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320.2. Applicability.

Pursuant to this Code, in certain circumstances a site plan may be required as part of a submitted application for development approval, or may be considered and approved as a separate step in the development process (where authorized by this Code).

- A. **General Development Plan Review Required.** General Development Plans shall be required in connection with applications for Planned Development zoning, for all Planned Development projects on property which is zoned for Planned Development but which has no previous plan approval, and Developments of Regional Impact. An applicant may voluntarily proceed, or be required to proceed directly to Preliminary Site Plan approval where the Board determines a General Development Plan will not provide adequate detail to assure compliance with this Code and the Comprehensive Plan. If the applicant elects to submit a Preliminary Site Plan without receiving General Development Plan approval, the Preliminary Site Plan shall meet all the requirements hereunder for a General Development Plan and shall be reviewed for all of the criteria in this Code for both a General Development Plan and a Preliminary Site Plan.
- B. **Preliminary Site Plan Review Required.** Preliminary Site Plans shall be required for Planned Development projects as provided for in Section 320.2, above. Preliminary Site Plan review may also be used in conjunction with other development review application types where a Preliminary Site Plan may provide adequate detail to make a decision prior to going through the effort of preparing a Final Site Plan.
- C. **Final Site Plan Review Required.** Final Site Plan review is required for all development projects, except the following activities:
 1. *Dwellings.* One-family, two-family, or mobile home dwellings and their accessory uses and structures, including home occupations, but not including such uses which allow more than two (2) dwelling units per lot.
 2. *Temporary Uses.*
 3. *Limited Increase in Gross Floor Area.* When additions, improvements, or alterations to existing uses do not result in an increase of all the structures on the lot in excess of one thousand (1,000) square feet of gross floor area or equals ten (10) percent of the total existing gross floor area, whichever is greater, not to exceed two thousand (2,000) square feet in area.
 4. *Change of Use with no Additional Parking Spaces Required.* A change of use within an existing structure, which does not require Special Permit approval and does not require additional parking spaces pursuant to Section 1005, Off-Street Parking. See Section 345 for Zoning Compliance Permit requirements.
 5. *Exempted Special Permits.* When the Department Director determines that the external modifications to an existing structure to be occupied by a Special Permit site would not require submission of a Final Site Plan.
 6. *Agriculture.* Non-commercial agricultural buildings such as barns, storage structures and similar

334.1. General Requirements.

Construction drawings, which provide detailed technical information on all site improvements prior to actual construction, are required to ensure that development will be in conformance with County Codes and any conditions of the approved development. The completeness and adequacy of the construction drawings shall be determined by the Department Director based on the type of development approval required. Construction drawings shall be prepared and certified by an engineer, except as exempted by Chapter 471, Florida Statutes, and shall conform to the requirements of the Manatee County Development Standards and the requirements of this Code. Where a Final Site Plan contains all of the information required under this section, the developer may elect to have the Final Site Plan also serve as the construction drawings.

Accept or reject suggestion? ✓ ✕

SR Scott Rudacille

Added: *Where a Final Site Plan contains all of the information required under this section, the developer may elect to have the Final Site Plan also serve as the construction drawings.*

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Future Land Use Categories and Zoning Districts.

...to a district that implements the future land use designation of the site in the Comprehensive Plan. In no event shall the density or intensity in a given district in the Future Land Use designation of the site. Properties that are not consistent with the future land use category are not required to be rezoned. However, if the property owner wishes to rezone the property, it must be consistent with the assigned future land use category. The existing development on those sites are subject to the provisions of Section 107, Nonconformities.

The following table correlates individual zoning districts with future land use categories. Not all the zoning districts shown under a future land use category, however, are presumed to be appropriate for a site with that particular future land use designation. The factors listed in Section 342.3 need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use Map categories, provided the rezoning request meets the requirements of Section 342.4 and is consistent with the Comprehensive Plan and corresponding future land use designation.

Table 4-1: Future Land Use Categories and Zoning Districts

Future Land Use Category	Zoning Districts
CON (Conservation)	CON
AG/R (Agriculture/Rural)	CON, A, EX NC-S*
ER (Estate Rural)	CON, A, MP-I NC-S*
RES-1 (Residential-1)	CON, A, A-1, RSF-1, RSF-F, RVP, MP-I NC-S*, NC-M*, PR-S*, PR-M*, GC*
RES-3 (Residential-3)	CON, A-1, RSF-1, RSF-2, RSF-3, RSF-F RVP, RDD-3,

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Revisions

40 revisions

- Scott Rudacille Added

Where a Final Site Plan contains all of the information required under this section, the developer may elect to have the Final Site Plan also serve as the construction drawings.
- Scott Rudacille Deleted

When located in an area where land use types and/or intensities or densities vary, Planned Development districts shall be designed in such a manner as to provide for gradual changes in intensity and/or density.
- Scott Rudacille Deleted

and shall generally be superior in design to conventional development site plans
- Scott Rudacille Deleted

additional
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in the PDEZ District
- Scott Rudacille Deleted

Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interruptions.

Pedestrian access shall, where practical, be separated from vehicular access points in order to reduce congestion, friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movement safety.

- E. **Transitions.** Planned development districts shall be responsive to the character of the area. ~~When located in an area where land use types and/or intensities or densities vary, Planned Development districts shall be designed in such a manner as to provide for gradual changes in intensity and/or density.~~
- F. **Design Quality.** All site plans in Planned Development districts shall be designed in such manner to address all of the standards set forth in this section ~~and shall generally be superior in design to conventional development site plans~~, and consistent with all other factors in this section. All Planned Developments proposing specific approval of requirements for development under standard zoning district regulations shall be designed so as to be sensitive to the impacts of the specific approval requested.
- G. **Relationship to Adjacent Property.** Projects in Planned Development districts shall include ~~additional~~ screening, buffering, transitional uses or other design features as necessary to adequately protect existing or probable uses of surrounding property; and shall provide functional and logical linkages to activity centers and circulation facilities on such adjacent property.
- H. **Access.** Principal vehicular access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. Merging and turnout lanes, or traffic dividers and extra width of the approach street shall be required where existing or anticipated traffic flows indicate need. The location of specific access points shall not be required at the General Development Plan stage ~~in the PDEZ District.~~
 - ~~Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interruptions.~~
 - ~~Pedestrian access shall, where practical, be separated from vehicular access points in order to reduce congestion, friction and hazards, except where signalization is used in such a manner as to control pedestrian and vehicular movement safety.~~
- I. **Streets, drives, parking and service areas shall provide safe and general facilities. Commercial and office uses shall be grouped in clusters. Facilities and access routes for deliveries, servicing and loading and to prevent interference with pedestrian traffic. Loading zones shall be located and arranged so as to prevent interference with pedestrian travel ways.**
 - ~~planned developments, the following minimum design standards shall be used:~~
 - ~~Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;~~
 - ~~Horizontal and vertical sight distances;~~
 - ~~Traffic safety requirements;~~
 - ~~Emergency vehicle maneuverability and access;~~
 - ~~Logical future extension of inter-neighborhood ties.~~
- J. **Pedestrian Systems.** Development in all Planned Development districts shall provide internal or external walkways where pedestrian circulation requires them.

Accept or reject suggestion?

SR Scott Rudacille

Deleted: Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes traffic friction, and excessive interrupti...

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Revisions

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For all rights-of-way and private streets in planned developments, the following minimum design considerations shall be adequately addressed:

1. Safe vehicular travel;
2. The manner in which pedestrians can traverse in the planned development;
3. Structural stability of all construction materials;
4. Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;
5. Horizontal and vertical sight distances;
6. Traffic safety requirements;
7. Emergency vehicle maneuverability and access;
8. Logical future extension of inter-neighborhood ties.

Scott Rudacille Deleted

The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent to the district, with a minimum of conflicts with vehicular traffic.

Pedestrian systems through

I. ~~Streets, Drives, Parking and Service Areas.~~ streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities. Commercial and office uses shall be grouped in relation to parking areas so that after visitors arrive by automobile, establishments can be visited with a minimum of internal automotive movements. Facilities and access routes for deliveries, servicing and maintenance shall be located and arranged to prevent interference with pedestrian traffic. Loading zones where customers pick up goods shall be located and arranged so as to prevent interference with pedestrian movement, fire lanes, and other vehicular travel ways.

~~For all rights-of-way and private streets in planned developments, the following minimum design considerations shall be adequately addressed:~~

- ~~1. Safe vehicular travel;~~
- ~~2. The manner in which pedestrians can traverse in the planned development;~~
- ~~3. Structural stability of all construction materials;~~
- ~~4. Utility distribution, power, sewer, cable, potable water and fire protection routing, location, and sizing;~~
- ~~5. Horizontal and vertical sight distances;~~
- ~~6. Traffic safety requirements;~~
- ~~7. Emergency vehicle maneuverability and access;~~
- ~~8. Logical future extension of inter-neighborhood ties.~~

J. Accept or reject suggestion? Planned Development districts shall provide internal or external quires them.

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~~The site plan shall provide for safe, efficient, convenient and harmonious groupings of structures, uses, facilities and open spaces in a manner facilitating pedestrian movement between major origins and destinations, within and adjacent to the district, with a minimum of conflicts with vehicular traffic.~~

~~Pedestrian systems through buildings shall be related to a network of exterior open spaces reserved for pedestrian use and enjoyment. Interior and exterior pedestrian ways shall be scaled for anticipated traffic and form a convenient pattern connecting major concentrations of uses within the district, and shall connect to principal access points within and outside the district.~~

~~Access for pedestrians and cyclists entering or leaving the district shall be by safe and convenient routes. Where there are crossings of pedestrian ways and vehicular routes at edges of Planned Developments, such crossings shall be safely located, marked and controlled, and where such ways are exposed to substantial vehicular traffic at edges of districts, safeguards shall be required to prevent crossings, except at designated~~

SR Scott Rudacille

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K. Accept or reject suggestion?

L. **Scott Rudacille**
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O. **Yards and Setbacks.** Yard and setback requirements shall be consistent in each Planned Development district to promote general health, safety, welfare, design excellence and neighborhood compatibility. Notwithstanding other required wetland and jurisdictional buffer requirements, all setbacks within a Planned Development subphase shall maintain consistency with the approved General Development Plan or preliminary site plan throughout the development. All proposed setbacks shall be shown on the General Development Plan or preliminary site plan in either graphic or tabular form.

~~P. **Trash and Utility Plant Screens.** In the Planned Development district all central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development district.~~

~~Q. **Signs.** Signs in the Planned Development district shall be in accordance with Chapter 6.~~

~~R. **Landscaping.** Landscaping shall be equal to or exceed the standards stipulated pursuant to Section 701, Landscaping and Screening Standards.~~

~~S. **Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated**~~

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- S. **Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.** The Comprehensive Plan establishes interstate interchanges as critical gateways to Manatee County. In these areas, additional scrutiny shall be given to the potential visual impacts of the proposed projects, pursuant to Section 900.
- Scott Rudacille Added considered

~~ences and screening. fences or vegetative screening at periphery of Planned Development district may when be provided to protect occupants from undesirable views, lighting, noise or other off-site influence, or to protect occupants of adjoining districts from similar adverse influences. When adjacent development is of either similar use or intensity, such screening may be reduced at the discretion of the Department Director.~~

O. **Yards and Setbacks.** Yard and setback requirements shall be consistent in each Planned Development district to promote general health, safety, welfare, design excellence and neighborhood compatibility. Notwithstanding other required wetland and jurisdictional buffer requirements, all setbacks within a Planned Development subphase shall maintain consistency with the approved General Development Plan or preliminary site plan throughout the development. All proposed setbacks shall be shown on the General Development Plan or preliminary site plan in either graphic or tabular form.

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site development concepts shall be ~~considered~~ **reduced in order** to promote requirements may be reduced by providing for:

15

- ~~b. The reestablishment of native plant communities;~~
- ~~c. Limited amount of lawn grass areas;~~
- ~~d. The use of site-specific plant materials;~~
- ~~e. The use of shade trees to reduce transpiration rates of lower story plant materials;~~
- ~~f. Site development that retains stormwater runoff on site;~~
- ~~g. The use of pervious paving materials;~~
- ~~h. Site development that addresses the carrying capacity of the land in its present form; and~~
- ~~i. Other environmentally sensitive site development concepts.~~

2. **Minimum Open Space Requirements.** Minimum open space requirements shall be established based

Accept or reject suggestion?

SR Scott Rudacille

Deleted: P. *Trash and Utility Plant Screens. In the Planned Development district all central refuse, trash and garbage collection containers shall be screened from sight or located in such a manner so as not to be visible from any public area within or adjacent to the Planned Development district.*

Q. *Signs...*

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- Scott Rudacille Deleted
 - Water requirements may be reduced by providing for:
 - The preservation of existing plant communities;
 - The reestablishment of native plant communities;
 - Limited amount of lawn grass areas;
 - The use of site specific plant materials;
 - The use of shade trees to reduce transpiration rates of lower story plant materials;
 - Site development that retains stormwater runoff on site;
 - The use of pervious paving materials;
 - Site development that addresses the carrying capacity of the land in its present form; and
 - Other environmentally sensitive site development concepts.
- Scott Rudacille Deleted
 - Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and

either similar use of intensity, such screening may be reduced at the discretion of the Department Director.

O. **Yards and Setbacks.** Yard and setback requirements shall be consistent in each Planned Development district to promote general health, safety, welfare, design excellence and neighborhood compatibility. Notwithstanding other required wetland and jurisdictional buffer requirements, all setbacks within a Planned Development subphase shall maintain consistency with the approved General Development Plan or ~~ment. All proposed setbacks shall be shown on the General~~ either graphic or tabular form.

P. ~~ed Development district all central refuse, trash and garbage sight or located in such a manner so as not to be visible from~~

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T. ~~th Mixed Use Plan Designations and Projects at Designated~~ ~~ublishes interstate interchanges as critical gateways to Manatee~~ ~~all be given to the potential visual impacts of the proposed~~

development concepts shall be ~~considered used in order~~ to promote water conservation. ~~Water requirements may be reduced by providing for:~~

a. ~~The preservation of existing plant communities;~~

Accept or reject suggestion? ✓ X

SR Scott Rudacille

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b. ~~The reestablishment of native plant communities;~~

c. ~~Limited amount of lawn grass areas;~~

d. ~~The use of site specific plant materials;~~

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f. ~~Site development that retains stormwater runoff on site;~~

g. ~~The use of pervious paving materials;~~

h. ~~Site development that addresses the carrying capacity of the land in its present form; and~~

i. ~~Other environmentally sensitive site development concepts.~~

2. *Minimum Open Space Requirements.* Minimum open space requirements shall be established based upon a site-specific evaluation of the project and surrounding land uses.

3. *Preservation of Existing Plant Communities.*

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- i. Other environmentally sensitive site development concepts.
 - Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and ground covers left intact and undisturbed. In most cases, preservation of existing native plant communities will decrease the initial costs of site development, decrease future water and maintenance requirements and enhance the aesthetic appearance of the property.
 - b. When existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.
- U. **Rights-of-Way and Utility Standards.** All improvements shall adhere to the requirements of the County's administrative procedures for all public and private rights of

e. ~~The use of shade trees to reduce transpiration rates of lower story plant materials;~~

f. ~~Site development that retains stormwater runoff on site;~~

g. ~~The use of pervious paving materials;~~

h. ~~Site development that addresses the carrying capacity of the land in its present form; and~~

i. ~~Other environmentally sensitive site development concepts.~~

2. *Minimum Open Space Requirements.* Minimum open space requirements shall be established based upon a site-specific evaluation of the project and surrounding land uses.

3. *Preservation of Existing Plant Communities.*

a. Existing native plant communities on sites proposed for development should be preserved and incorporated into the required open space wherever possible. ~~Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and ground covers left intact and undisturbed. In most cases, preservation of existing native plant communities will decrease the initial costs of site development, decrease future water and maintenance requirements and enhance the aesthetic appearance of the property.~~

b. ~~When existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty five (35) percent of the required open space or seventy five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.~~

U. ~~Improvements shall adhere to the requirements of the County's private rights-of-way construction.~~

V. ~~Management facilities shall adhere to the requirements of Section [redacted] of the County's administrative procedures.~~

W. ~~Planned Development shall be approved if it is inconsistent with~~

X. ~~which:~~

~~1. *Provide quality construction material and superior design;*~~

~~2. *Maximize use of buffers and berms; and*~~

~~3. *Otherwise encourage the establishment of high quality projects at these critical locations.*~~

Accept or reject suggestion? ✓ X

SR Scott Rudacille

Deleted: Existing native plant communities that are specified to remain shall be preserved in their entirety, with all desirable trees, understory, and ground covers left intact and undisturbed. In most cases, preservation of existing native plant communities will decrease the initial costs of site develop...

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Management facilities shall adhere to the requirements of Section [redacted] of the County's administrative procedures.

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1. *Provide quality construction material and superior design;*

2. *Maximize use of buffers and berms; and*

3. *Otherwise encourage the establishment of high quality projects at these critical locations.*

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shall be in the form of preserved native plant communities.

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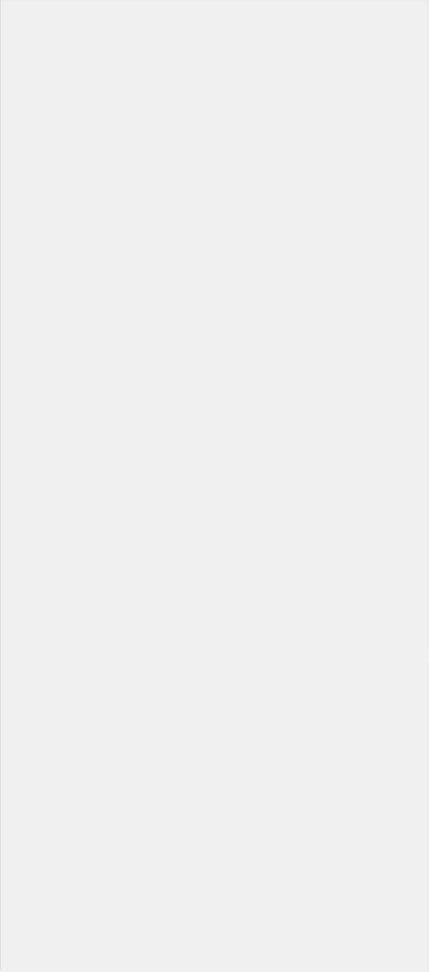
U. **Rights-of-Way and Utility Standards.** All improvements shall adhere to the requirements of the County's administrative procedures for all public and private rights-of-way construction.

V. **Stormwater Management.** Stormwater management facilities shall adhere to the requirements of Section 801, Stormwater Management, and the County's administrative procedures.

Scott Rudacille Deleted

X. **Other Factors.** Other factors shall be applied which:

- Address views from interstates and major connectors;
- Generally require greater open space than permitted in standard districts;
- Prohibit visible exterior storage;
- Prohibit parking and loading areas adjacent to interstate and connectors;
- Provide quality construction material and superior design;
- Maximize use of buffers and berms; and
- Otherwise encourage the establishment of high quality projects at these critical locations.



percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

~~U. **Rights-of-Way and Utility Standards.** All improvements shall adhere to the requirements of the County's administrative procedures for all public and private rights-of-way construction.~~

~~V. **Stormwater Management.** Stormwater management facilities shall adhere to the requirements of Section 801, Stormwater Management, and the County's administrative procedures.~~

W. **Consistency with Comprehensive Plan.** No Planned Development shall be approved if it is inconsistent with the Comprehensive Plan.

~~X. **Other Factors.** Other factors shall be applied which:~~

- ~~Address views from interstates and major connectors;~~
- ~~Generally require greater open space than permitted in standard districts;~~
- ~~Prohibit visible exterior storage;~~
- ~~Prohibit parking and loading areas adjacent to interstate and connectors;~~
- ~~Provide quality construction material and superior design;~~
- ~~Maximize use of buffers and berms; and~~
- ~~Otherwise encourage the establishment of high quality projects at these critical locations.~~

16

402.7. PDR—Planned Development Residential.

A. **Intent.** It is the intent of these regulations to provide for development of residential development in areas adequately served, or which can be served, by necessary utilities and services, in locations that are compatible with adjacent and surrounding land uses in accord with the goals, objectives, and policies of the Comprehensive Plan and in compliance with the standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development with carefully located buildings, parking and service areas, and landscaped open space will provide for internal

Accept or reject suggestion? ✓ ✕

SR Scott Rudacille

Deleted: X. Other Factors. Other factors shall be applied which: 1. Address views from interstates and major connectors; 2. Generally require greater open space than permitted in standard districts; 3. Prohibit visible exterior storage; 4. Prohibit parking and loading areas adjacent to interstate and c...

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Neighborhoods. All Planned Residential Developments shall be designed in such a manner as to promote neighborhoods. This shall be done by creating a neighborhood focal point within the development such as water bodies, recreation areas or community centers. Other methods of achieving neighborhood unity include: use of natural features, unified theme, use of greenbelts and pedestrian/bikeway corridors.

Scott Rudacille Deleted

Greenbelts. In order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring fifteen (15) feet in width and containing one (1) shade tree, meeting minimum planting size standards in Section 715, planted every thirty (30) feet on center. Greenbelts are to be so planned that where two (2) PDR districts abut one another, the greenbelt buffer areas are contiguous. Streets and utilities providing inter-neighborhood ties may be permitted to pass through greenbelt buffer areas.

In PDR Districts consisting entirely of fifteen (15) or less single-family lots, greenbelt width may be reduced to ten (10) feet.

Scott Rudacille Added

3. ~~*Frontage and Accessibility.* Every owning unit or other use permitted in the Planned Development shall have vehicular access to a public street either directly or via an approved private street, pedestrian way, court, or other area dedicated to public use or private use, or common element guaranteeing access. Permitted uses are not required to front on a publicly dedicated road. Adequate emergency vehicular access is required to every dwelling unit.~~

4. ~~*Neighborhoods.* All Planned Residential Developments shall be designed in such a manner as to promote neighborhoods. This shall be done by creating a neighborhood focal point within the development such as water bodies, recreation areas or community centers. Other methods of achieving neighborhood unity include: use of natural features, unified theme, use of greenbelts and pedestrian/bikeway corridors.~~

17

5. ~~*Greenbelts.* In order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring fifteen (15) feet in width and containing one (1) shade tree, meeting minimum planting size standards in Section 715, planted every thirty (30) feet on center. Greenbelts are to be so planned that where two (2) PDR districts abut one another, the greenbelt buffer areas are contiguous. Streets and utilities providing inter-neighborhood ties may be permitted to pass through greenbelt buffer areas.~~

In PDR Districts consisting entirely of fifteen (15) or less single-family lots, greenbelt width may be reduced to ten (10) feet.

6. Accept or reject suggestion?

7. **SR** Scott Rudacille Deleted: *Greenbelts.* In order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring fifteen (15) feet in width and containing one (1) shade tree, meeting minimum planting size standards in Section 715, planted...

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borhood ties; however, the neighborhood focal points shall actor/connector roads.

yard and setback requirements shall be established which design excellence and neighborhood compatibility. Yard and in each Planned Development district or "phase." Each new se specific setbacks for that project. Unless otherwise als, the following minimum required yards shall apply to all

except that all front loaded garages and carports shall have it.

the minimum setbacks are established for the project at the rezoning and/or site plan approval (e.g. General Development Plan or Preliminary Site Plan) stage, the required setbacks shall be:

Minimum front yard—twenty-five (25) feet.

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- greenbelt buffer areas.
- In PDR Districts consisting entirely of fifteen (15) or less single-family lots, greenbelt width may be reduced to ten (10) feet.
- Scott Rudacille Added: , to the extent such replacement can be reasonably accomplished on site or pursuant to the methods described in this section
- Scott Rudacille Deleted: Cash payment to Manatee County may be made in lieu of replacement.
- Scott Rudacille Deleted
- Scott Rudacille Added: reduced replacement ratio where one-to-one replacement cannot be reasonably accomplished on site or pursuant to the methods described in this section
- Scott Rudacille Deleted: combination of either of the above methods for compliance with this Section
- Scott Rudacille Deleted: The Department Director shall also have the option of considering replacement of the trees on adjacent sites, if there is no reasonable replacement alternative on-site and the adjacent site is of sufficient size to support the placement of such trees. If such an alternative is chosen, the applicant must provide a landscaping plan for the replacement trees as well as a written maintenance agreement for the trees. All trees planted off-site shall be at least Florida Quality No. 1 nursery stock. If the adjacent site is single-owner occupied, then it shall be the responsibility of that owner to maintain all of the replacement trees in perpetuity and replace any trees

3. ~~Grade changes. The effect that changes in the natural grade will have on the remaining trees and vegetation.~~

6. **Signage.** The visibility of an existing or proposed sign shall not serve as a reason for approval of a tree removal permit.

I. **Tree Replacement Alternatives.** The Department Director shall condition a tree removal permit for all projects upon the replacement of the removed trees at a one-to-one ratio ~~to the extent such replacement can be reasonably accomplished on site or pursuant to the methods described in this section. Cash payment to Manatee County may be made in lieu of replacement.~~ The Department Director may accept a ~~reduced replacement ratio where one-to-one replacement cannot be reasonably accomplished on site or pursuant to the methods described in this section~~ combination of either of the above methods for compliance with this Section.

- The Department Director shall also have the option of considering replacement of the trees on adjacent sites, if there is no reasonable replacement alternative on-site and the adjacent site is of sufficient size to support the placement of such trees. If such an alternative is chosen, the applicant must provide a landscaping plan for the replacement trees as well as a written maintenance agreement for the trees. All trees planted off-site shall be at least Florida Quality No. 1 nursery stock. If the adjacent site is single-owner occupied, then it shall be the responsibility of that owner to maintain all of the replacement trees in perpetuity and replace any trees that succumb to disease or death. If the adjacent site is the property of a homeowner's association or other group ownership, the association or group shall maintain all replacement trees in perpetuity and replace any trees that succumb to disease or death.
- Alternative method of tree mitigation may be considered by the Department Director, if it is demonstrated that the lost canopy will be replaced within ten (10) years. This alternative shall require a greater quantity of replacement trees while allowing smaller replacement sizes.
- The Department Director shall reserve the right to increase the size of the replacement tree under unusual circumstances, such as age of tree, type of tree, rarity and historical significance, or the removal of a tree without a permit.
- When trees are to be replaced on individual residential or nonresidential lots within a subdivision, the Department Director may condition the approval of any preliminary plat to allow for replacement at the time of construction on each lot. The placement of trees on an individual lot shall be a prerequisite for an occupancy permit. Notice of replacement trees on each lot must be placed within the homeowner's documents or association documents approved with each final plat. Within this notice the developer shall state that the replacement trees may not be removed unless diseased or dead, in which case, they must be replaced with the same size and type of tree as originally planted on the lot.

Accept or reject suggestion? ✓ ✕

SR Scott Rudacille

Deleted: *The Department Director shall also have the option of considering replacement of the trees on adjacent sites, if there is no reasonable replacement alternative on-site and the adjacent site is of sufficient size to support the placement of such trees. If such an alternative is chosen, the applican...*

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- succumo to disease or deatn.
- Scott Rudacille Added: Cash in lieu payments shall not be required for applications received after [insert date].
- Scott Rudacille Deleted: When cash in lieu payments are made, the amount of cash payments will be in the manner established by the Board and shall include all material and labor costs, as well as those costs associated with the administration of this program. Payment for Tree Replacement shall be paid prior to the issuance of any Building Permits for the project.
- Scott Rudacille Added: existing
- Scott Rudacille Added: two
- Scott Rudacille Deleted: one
- Scott Rudacille Added: 2
- Scott Rudacille Deleted: 1
- Scott Rudacille Added: , except that the Department Director may approve an alternative design which allows for up to a maximum of fifteen (15) consecutive parking spaces where the overall design of the vehicle use area landscaping is consistent with the purposes of this section
- Scott Rudacille Deleted:
 4. Residential Greenbelts.
 - i. For all residential projects, a fifteen (15) foot wide perimeter greenbelt

whether the trees will have sufficient room to thrive. The majority of replacement trees within such projects shall be located within common areas within the project such as greenbelts, roadway buffers and screening buffers. The Department Director shall have the authority to approve an alternative replacement method.

6. ~~Cash in lieu payments shall not be required for applications received after [insert date]. When cash in lieu payments are made, the amount of cash payments will be in the manner established by the Board and shall include all material and labor costs, as well as those costs associated with the administration of this program. Payment for Tree Replacement shall be paid prior to the issuance of any Building Permits for the project.~~ Utilization of the ~~existing~~ cash-in-lieu funds shall be determined by the Board for amounts greater than five thousand ~~less than five thousand dollars (\$5,000~~ housing projects (meeting the criteria beautification programs, and other pu Accept or reject suggestion? in affordable and entranceway
7. When trees are removed with an appr follows: replaced as

SR Scott Rudacille
Added: existing
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Existing Tree Size	Required Replacement Caliper Minimum	Ratio of Replacement Trees to Removed Trees
4"—15" D.B.H.	3"	1:1
16"—30" D.B.H.	4"	2:1
Over 30" D.B.H.	4"	3:1

8. All replacement trees shall be at least Florida Quality No. 1 nursery stock.
9. In order to help preserve significant trees (twenty-six (26) inches dbh or greater), an applicant may be given credit towards fulfilling the tree portion of screening, buffering and parking lot landscaping requirements. All such trees shall be in good health. Those trees between twenty-six (26) and thirty-five (35) inches dbh shall equal three (3) required trees; over thirty-six (36) inches dbh shall equal five (5) required trees. A condition of use of this incentive is total protection of the tree during construction. Should the tree die as a result of construction practices or post-construction stress, as determined by the Department Director, the replacement trees shall be planted or assurances are made for future planting at the appropriate time, within thirty (30) days of the determination of the death of the tree.

- J. **Identification of Preserved Trees.** Upon approval of a tree removal permit, the location and species or common name of individual trees to be preserved, shall be entered upon the Final Site Plan, Final Development Plan or Preliminary Subdivision Plat. The applicant shall also identify and conspicuously mark

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may approve an alternative design which allows for up to a maximum of fifteen (15) consecutive parking spaces where the overall design of the vehicle use area landscaping is consistent with the purposes of this section

Scott Rudacille Deleted

4. Residential Greenbelts.

i. For all residential projects, a fifteen (15) foot wide perimeter greenbelt buffer shall be required. Streets and utilities providing interneighborhood ties may be permitted to pass through greenbelt buffer areas. Should such greenbelts be located adjacent to single family lots, such lots may not be platted through the greenbelt. In projects consisting entirely of fifteen (15) or less single family lots, greenbelt buffers shall be reduced in width to ten (10) feet.

Exemptions:

- For new residential subdivisions located in the A or A-1 zoning districts, no greenbelt

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Accept or reject suggestion? [Checkmark] [X]

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SR Scott Rudacille

Deleted: 4. Residential Greenbelts. i. For all residential projects, a fifteen (15) foot wide perimeter greenbelt buffer shall be required. Streets and utilities providing interneighborhood ties may be permitted to pass through greenbelt buffer areas. Should such greenbelts be located adjacent to single fa...

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~~4. Residential Greenbelts.~~

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Exemptions:

- ~~For new residential subdivisions located in the A or A-1 zoning districts, no greenbelt shall be required, unless designed as a cluster development per Sections 800.11 and 800.12.~~
- ~~For lot splits inside or out of a subdivision, resulting in the creation of one additional lot, no greenbelt shall be required.~~
- ~~For replatting of existing lots if the total number of lots either remains the same or is reduced, no greenbelt shall be required.~~

~~ii. The greenbelt buffer shall be planted with a minimum of one (1) canopy tree planted every thirty (30) feet on center for the length of the perimeter of the project.~~

~~iii. For new residential projects abutting non-recreational, non-residential uses, the greenbelt buffer shall also meet the screening buffer requirements that may include either a hedge, fence or wall.~~

~~iv. All landscaping shall be installed prior to final plat approval, unless performance security is posted guaranteeing the landscaping will be installed prior to the first Certificate of Occupancy.~~

~~v. Irrigation shall be provided as required pursuant to this Code and installed prior to issuance of the first Certificate of Occupancy of the project.~~

(The exception is chain link with slats shall be allowed for the)

wed only if split face design.

attractive.

ight.

ng buffer zones, the plant materials used shall reach a within three (3) years of planting.

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Scott Rudacille Deleted

701.6. Residential Street Trees.

- One (1) canopy tree shall be planted within twenty-five (25) feet of the right-of-way of each local street within a residential development for every fifty (50) linear feet, or substantial fraction thereof, of right-of-way when proposed lots have a minimum of one hundred (100) feet of frontage or greater. When proposed lots have less than one hundred (100) feet of frontage, street trees shall be limited to one (1) canopy tree per frontage. None of these required trees shall be planted within a public or private utilities easement. Palm trees may not be utilized to meet this requirement, unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25) per cent of all proposed residential street trees may be palm trees.
- For proposed lots with less than sixty (60) feet of frontage smaller maturing canopy trees or understory trees may be utilized.
- The trees shall be spaced no closer together than twenty-five (25) feet, unless a decorative grouping or alternative method is chosen by the developer. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements

Animal Products Processing Facility, Animal Structures, Farm Equipment and Supply Establishments, Nurseries, Sawmills, Slaughterhouses, Stockyards/Feedlots, and Veterinary Hospitals.

701.6. Residential Street Trees.

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- The trees shall be spaced no closer together than twenty-five (25) feet, unless a decorative grouping or alternative method is chosen by the developer. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements and are adequately protected during construction.
- Installation and initial maintenance of landscaping on all common areas within the project is the developer's responsibility. A notice of responsibility for the property owner's installation and maintenance of the trees shall be drafted in a notice recorded in the public records governing the development.

Accept or reject suggestion? ✓ ✕

SR Scott Rudacille

Deleted: 701.6. Residential Street Trees. 1. One (1) canopy tree shall be planted within twenty-five (25) feet of the right-of-way of each local street within a residential development for every fifty (50) linear feet, or substantial fraction thereof, of right-of-way when proposed lots have a minimum of on...

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General Prohibition; Exemptions.

defined in this Code, shall occur in a wetland or wetland buffer unless section.

This Section shall not apply to the following activities, which the Board requirements of Objective 3.3.1 of the Comprehensive Plan by nature and

exotic plant species or noxious endemic vegetation such as poison ivy or

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- unless a decorative grouping or alternative method is chosen by the developer. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements and are adequately protected during construction.
- 4. Installation and initial maintenance of landscaping on all common areas within the project is the developer's responsibility. A notice of responsibility for the property owner's installation and maintenance of the trees shall be drafted in a notice recorded in the public records governing the development.
- Scott Rudacille Added
- 10. Activities which are authorized pursuant to a State environmental resource permit, or which are exempt from State environmental resource permitting.
- Scott Rudacille Deleted
- Use of greenbelt buffers for connector trails is required. Up to fifty (50) percent of the width of a greenbelt buffer may be used for trails, subject to County approval. The planting requirements in Section 701.3 shall apply to the remaining portion of the greenbelt buffer.
- Scott Rudacille Added

- rights-of-way, and other related drainage systems;
- 5. Mosquito or aquatic weed control activities permitted by federal, state, regional or local agencies;
- 6. Alterations of wetlands affected by phosphate mining activities, which shall be governed by Chapter 2-20 of the Manatee County Code of Ordinances;
- 7. Those activities exempted by the Florida Department of Environmental Protection pursuant to the provisions of Chapter 62-312, Florida Administrative Code, to the extent that such activities are not prohibited by other provisions of this Code or policies of the Comprehensive Plan;
- 8. Clearing and/or construction of walking trails in compliance with the specifications of this Section; and
- 9. Construction of timber boardwalks/catwalks for direct access to waterbodies, wildlife management shelters, footbridges, observation decks and similar water-related structures not requiring dredging and/or filling for their placement in compliance with the specifications of this Section of this Code. All such structures shall be elevated on pilings to permit the unobstructed flow of water and movement of wildlife, to minimize shading of the area beneath the structure, and to preserve the natural contour of the wetland. Excavation and filling of irrigation or drainage ditches in uplands on non-hydric soils that are not treated as wetlands by the State.

10. Activities which are authorized pursuant to a State environmental resource permit, or which are exempt from State environmental resource permitting.

Accept or reject suggestion?

SR Scott Rudacille

Added: 10. *Activities which are authorized pursuant to a State environmental resource permit, or which are exempt from State environmental resource permitting.*

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ian Ways and Bicycle Facilities Standards.

shall be provided to allow for safe and convenient access to

- A. **Boardwalks.**
 1. **Sidewalks Required.** New development requiring Administrative or Special Permits, Preliminary or Final Site Plans, or Preliminary or Final Plat approval shall provide five (5) foot sidewalks, constructed to the specifications of the Manatee County Public Works Standards, as follows:
 - a. Along both sides of all new or existing Major Thoroughfares, unless the development is adjacent only to one (1) side of the thoroughfare. In such case, the development shall be required to construct a sidewalk only on the side of such street lying adjacent to the development.
 - b. Along the north and west sides of all new or existing public streets contiguous to the development, and/or also within the proposed development. The Department Director has the ability to require placement of sidewalks in other locations (i.e. on the south or east sides of streets) to provide a more efficient pedestrian system.
 - c. Along all new or existing streets abutting a development located:
 - i. Within two (2) walking miles of any Public Elementary or Middle School;

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unless a decorative grouping or alternative method is chosen by the developer. Existing native trees should be used to fulfill these requirements wherever they meet the spacing and size requirements and are adequately protected during construction.

4. Installation and initial maintenance of landscaping on all common areas within the project is the developer's responsibility. A notice of responsibility for the property owner's installation and maintenance of the trees shall be drafted in a notice recorded in the public records governing the development.

Scott Rudacille Added

10. Activities which are authorized pursuant to a State environmental resource permit, or which are exempt from State environmental resource permitting.

Scott Rudacille Deleted

Use of greenbelt buffers for connector trails is required. Up to fifty (50) percent of the width of a greenbelt buffer may be used for trails, subject to County approval. The planting requirements in Section 701.3 shall apply to the remaining portion of the greenbelt buffer.

Scott Rudacille Added

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b. Developments located within 1/4 mile of a proposed trail corridor (spine trail) identified in the adopted Manatee County Greenways Master Plan shall be evaluated to determine if the trail corridor may be located on the development site. If determined appropriate for trail development, the developer shall dedicate land for trail development.

c. If land within a development is dedicated for a spine trail identified in the Manatee County Greenways Master Plan or for a trail providing connectivity to the spine trail (i.e., connector trail), the applicant may receive credit towards the countywide parks and open space impact fees levied upon the project, subject to the provisions of Chapter 8. Additionally, land dedicated for trails may be used to meet open space requirements of the project.

2. Connectivity.

a. ~~Use of greenbelt buffers for connector trails is required. Up to fifty (50) percent of the width of a greenbelt buffer may be used for trails, subject to County approval. The planting requirements in Section 701.3 shall apply to the remaining portion of the greenbelt buffer.~~

b. ~~Accept or reject suggestion?~~ ✓ ✕

SR Scott Rudacille Deleted: *Use of greenbelt buffers for connector trails is required. Up to fifty (50) percent of the width of a greenbelt buffer may be used for trails, subject to County approval. The planting requirements in Section 701.3 shall apply to the remaining portion of the greenbelt buffer.*

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ty with the County trail system, as well as provisions us to adjacent property, shall be provided to form an ig neighborhoods recreational amenities, schools, g goods and services.

of trails to extend a maximum distance of one er limits of the proposed development where o other existing trails in the interest of safety, for trails to existing or proposed attractors. If necessary, ng right-of-way for these connections. The applicant y wide parks and open space impact fee levied upon of Chapter 8.