

**MANATEE COUNTY ORDINANCE NO.  
PDMU-15-04(G)(R)[f.k.a.PDMU-13-01(Z)(G)]  
ROBINSON GATEWAY**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ORDINANCE PDMU-15- 04(G)(R5) TO APPROVE CHANGES TO THE GDP (GENERAL DEVELOPMENT PLAN) AND ORDINANCE AS FOLLOWS: 1) ADD “BUILD-FOR-RENT” DETACHED RESIDENTIAL DWELLING UNITS TO THE ENTITLEMENTS; 2) INCREASE MAXIMUM NUMBER OF PERMITTED RESIDENTIAL UNITS FROM 542 TO 2,000; 4) DECREASE THE MAXIMUM SQUARE FOOTAGE OF COMMERCIAL SPACE FROM 900,000 TO 400,000; 5) DECREASE THE MAXIMUM OFFICE SPACE FROM 600,000 SQUARE FEET TO 75,000 SQUARE FEET OF GENERAL OFFICE AND 170,000 SQUARE FEET OF MEDICAL DENTAL OFFICE; 6) ADD 52,361 SQUARE FOOT SURGICAL CENTER; 6) REMOVE 1,750 SEAT MOVIE THEATRE; 7) ADD 207-BED HOSPITAL AND HELIPAD; 8) DECREASE THE NUMBER OF HOTEL ROOMS FROM 350 TO 250 HOTEL ROOMS; 9) UPDATE PHASING AND BUILD-OUT DATES TO REFLECT PREVIOUSLY GRANTED LEGISLATIVE EXTENSIONS; 10) AMEND STIPULATIONS TO FACILITATE THESE CHANGES; 11) ADD A LAND USE EQUIVALENCY MATRIX FOR A PROJECT KNOWN AS ROBINSON GATEWAY; AND 12) PROVIDE FINDINGS TO SUPPORT RELOCATION OF A TRANSMISSION CORRIDOR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA:**

**SECTION 1. DEFINITIONS.** All capitalized terms used herein shall have the meanings set forth in the Robinson Gateway DRI Ordinance 15-14, Section 380.06 F.S., the Manatee County Comprehensive Plan, or the Manatee County Land Development Code, in that order of precedence.

**SECTION 2. FINDINGS OF FACT.** THE Board of County Commissioners (BOCC) of Manatee County, after considering the testimony, evidence, documentation, application for Zoning Ordinance, the recommendation and findings of the Planning Commission, and all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

- A. The BOCC received and considered the report of the Manatee County Planning Commission concerning the application for approval of a Modified General Development Plan application approving 2,000 multi-family residential units, 400,000 square feet of retail space, 75,000 square feet of general office space, 250 hotel beds, 207 hospital beds and helipad, 52,361 square feet for a surgical center, and 170,000 square feet of medical-dental office space, relocation of a transmission corridor, and a Land Use Equivalency Matrix with a not to exceed the traffic generated by the previously approved uses of 542 residences, 900,000 square feet of commercial space, 600,000 square feet of office space, 1,750 seats

or 130,680 square feet movie theatre and 350 rooms or 219,800 square feet for hotel(s) in Robinson Gateway project.

- B. The Planning Commission has held duly noticed public hearings on and found the Modified General Development Plan consistent with the Manatee County Comprehensive Plan (Ordinance 89-01, as amended) and recommended approval of the Modified General Development Plan by the adoption of Ordinance No. PDMU-15-04(G)(R). The BOCC held public hearings on regarding the Modified General Development Plan described herein in accordance with the requirements of the Manatee County Land Development Code (Ordinance No. 90-01) and further considered the information received at the public hearing.
- C. Based upon a review of the surrounding uses and the criteria listed in LDC Section 401.5, the Board finds that as conditioned herein structures on the Property in excess of 3 stories and up to six stories are compatible with the surrounding area and will not create any external impacts that would adversely affect surrounding development, or entranceways.
- D. The proposed Modified General Development Plan regarding the property described in Section 8 herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan (Ordinance No. 89-01), as amended.
- E. Pursuant to Policy 2.2.1.22.4 of the Comprehensive Plan, the Board finds that the relocation of the FPL transmission corridor as depicted on the Modified General Development Plan will reduce adverse impacts on adjacent existing and future land uses.

### **SECTION 3. GENERAL DEVELOPMENT PLAN**

The General Development Plan is hereby APPROVED to allow 2,000 multi-family residential units, , 400,000 square feet of retail space, 75,000 square feet of general office space, 250 hotel beds, 207 hospital beds and helipad, 52,361 square feet for a surgical center, and 170,000 square feet of medical-dental office space, relocation of a transmission corridor, and a Land Use Equivalency Matrix with a maximum of 542 residences, 900,000 square feet of commercial space, 600,000 square feet of office space, 1,750 seats or 130,680 square feet movie theatre and 350 rooms or 219,800 square feet for hotel(s), with the following stipulations:

#### **A. DEVELOPMENT APPROVAL**

- A(1). This Zoning Ordinance shall constitute approval of the Modified General Development Plan subject to the conditions set forth herein and limited to the development amounts for the Modified General Development Plan set forth in Table 1, below.

**TABLE 1: DEVELOPMENT TOTALS**

Modified General Development Plan

<b>Land Use</b>	<b>Single-Phased Development</b>	<b>Total</b>
<b>Residential (dwelling units)</b>		
Multi-family	2,000	2,000
<b>Commercial/Office (sq. ft.)</b>		
Retail	400,000	400,000
Office	75,000	75,000
Self-Storage	120,000	120,000
<b>Hospital (Beds)</b>	207	207
Surgical Center	52,361	52,361
Medical-Dental Office	170,000	170,000
<b>Hotel(s) (rooms)</b>	250	250
<b>Buildout Dates:</b>	JULY 26, 2031	

- A(2) The Developer has demonstrated the availability of adequate infrastructure and the ability to meet Acceptable Levels of Service for roadways, mass transit, drainage, and parks and recreation.
- A(3) The project site may continue to be used for agricultural activities, but at no greater intensity than at present.
- A(4) Preliminary and Final Site Plan Applications shall be reviewed for compliance with this Zoning Ordinance and shall be subject to the requirements of the Manatee County Comprehensive Plan and Land Development Code in effect at the time of such site plan application which are not specifically addressed in this Zoning Ordinance or are not inconsistent with this Zoning Ordinance.
- A(5) A Preliminary Site Plan shall be reviewed to determine compatibility (internally and externally) and design quality (relative to site layout and building design), pursuant to the applicable sections of Section 342.3 of the Land Development Code.
- A(6) Access to the adjacent parcel known as Manatee County Parcel ID No. 612100008 shall not be optional in the manner set forth in the GDP provided that the owner of such parcel establishes a legal right of access either by agreement or judicial determination. Any access to be provided shall be accomplished through the use of cross access easements or internal drive aisles. Manatee County shall have no responsibility to obtain access to the adjacent parcel for the benefit of the owner thereof.

- A(7) For the area located north of one thousand (1,000) feet from Moccasin Wallow Road, Residential Units in excess of two (2) stories shall be set back a minimum of 100 feet from Carter Road. For the area located south of one thousand (1,000) feet from Moccasin Wallow road, the set back shall be as set forth on the approved General Development Plan and as required by LDC Section 401.5.

## **B. TRANSPORTATION**

The site is adjacent to Moccasin Wallow Road, and Carter Road. Moccasin Wallow Road is designated as a six lane arterial roadway with planned right of way width of 150 feet. Carter Road is designated as a four lane collector with a planned right of way width of 120 feet.

### **Transportation Concurrency**

Transportation concurrency was evaluated for the project. The Applicant prepared a Traffic Impact Analysis (TIA) to determine impacts on U.S. 301, Moccasin Wallow Road and associated intersections near the project site. The results of the TIA, which was reviewed and approved by the Transportation Planning Division, indicated that level of service deficiencies exist at studied intersections and roadway segments. The project-related concurrency improvements and requirements are as set forth in Table 2.

**TABLE 2**

**Table A(1). Transportation Improvements**

No.	Road	Location/Limits	Improvement	Project Trip Threshold	Proportionate Share
1	Moccasin Wallow Rd	I-75 northbound ramps to 0.25 mi east of Buffalo Rd	Widen from four lanes to six lanes	2,541	75.2%
2	Moccasin Wallow Rd	0.25 mi east of Buffalo Rd to 0.25 mi east of Carter Rd	Widen from two lanes to four lanes	This improvement is included in the intersection improvement at Moccasin Wallow Road at Carter Road.	.. <sup>1</sup>
3	Moccasin Wallow Rd	intersection at U.S. 41	Construct a separate westbound left turn lane (for total of one)	2,463	62.2%
4	Moccasin Wallow Rd	at I-75 northbound ramps	Install traffic signal control	2,760	27.3%
5	Moccasin Wallow Rd	at project Driveway #1 aligning with Buffalo Rd	Construct a separate southbound left turn lane (for total of one), southbound right turn lane (for total of one), eastbound left turn lane (for total of two). Construct additional eastbound through lane (for total of three) and additional west bound through lane (for total of three) consistent with Improvement No. 1 of this table. See condition A(9).	2,167	100.0%
6	Moccasin Wallow Rd	intersection at Carter Rd	Construct a separate southbound left turn lane (for total of one). Construct additional eastbound through lane (for total of two) through the intersection tapering to one eastbound through lane 0.25 mi east of the intersection consistent with improvement No. 2 of this table.	1,751	62.7%
7	Moccasin Wallow Rd	intersection at U.S. 301	Construct a separate eastbound left turn lane (for total of one)	2,315	66.3%
8	U.S. 301	intersection at S.R. 62	Construct a separate westbound left turn lane (for total of one)	2,760	50.1%
9	Moccasin Wallow Rd	at project Driveway #2, approximately 0.20 mi east of Buffalo Rd	Construct separate eastbound left turn lane (for total of one), westbound right turn lane (for total of one), and southbound right turn lane (for total of one). Construct additional eastbound through lane (for total of two) and westbound through lane (for total of two), consistent with Improvement No. 2 of this table.	2,523	100.0%
10	Carter Rd	at project Driveway #3, located on Carter Rd	Construct separate northbound left turn lane (for total of one), eastbound left turn lane (for total of one), and eastbound right turn lane (for total of one).	2,968	100.0%

1. This improvement is included in the proportionate share calculation at the intersection of Moccasin Wallow Road & Carter Road

B(1) With each Final Site Plan (FSP) application, the Developer shall submit to Manatee County a Traffic Impact Analysis which addresses the following:

An assessment of the estimated traffic operations and turning movements together with a conceptual design of the driveways, serving the project covered by the FSP application:

B(2) In accordance with Section 163.3180(5)(h)(1), Florida Statutes, and as necessary to mitigate the Project impacts, the Applicant shall construct or pay the Proportionate Share of each required improvement prior to Project development approvals generating trips equal to or greater than the corresponding Project Trip Threshold. The contribution or construction of the proportionate share of the following roads or facilities shall be deemed sufficient to accomplish one or more mobility improvements that benefit a regionally significant transportation facility, and shall fully satisfy the transportation concurrency requirements of the Comprehensive Plan and the requirements for mitigation of the Project transportation impacts. Except for Applicants proportionate share as set forth

herein, the Applicant shall not be held responsible for the additional cost of reducing or eliminating deficiencies.

B(3) The developer may satisfy the concurrency-related transportation mitigation requirements listed in Table 2 by providing improvements made pursuant to the Robinson Gateway DRI Ordinance 22-\*\*, the proportionate share provisions of 163.3180(5), Florida Statutes (2021), and as may be provided in a Local Development Agreement.

B(4) A Land Use Equivalency Matrix is proposed for the project.

- The Land Use Equivalency Matrix (LUEM) allows trade-offs of approved land uses thorough conversion rates. The conversion rates presented are based on pm peak hour trip generation factors. The LUEM is attached as an exhibit to this ordinance.
- LUEM also has developed minimums and maximums that guarantee the reasonableness of these conversion rates to preserve a healthy balance on land use diversity. If the development exceeds minimums and maximums, the LUEM shall be reviewed for reasonableness of the conversion rates by means of a traffic study.
- To preserve the mixed-use nature of the development, a mix of at least three different land uses will be developed with a maximum residential density of 3,000 dwelling units and a minimum non-residential intensity of 250,000 square feet, which includes hospital floor area.
- In seeking approval of a specific Land Use Exchange, the applicant shall prepare a request which demonstrates that the impacts generated by the revised land use mix will not exceed the impacts for transportation which have been approved and authorized in the Certificate of Level of Service Compliance (CLOS) issued for that phase or subphase.
- Upon application of LUEM at final site plan, an updated land use tracking table indicating the exchange of units or square footage and corresponding increase or decrease of total unit counts and/or square footage by land use type shall be provided. For mixed-use developments, traffic assignment at project driveways may need to be in evaluated, and right-in/right-out connections may be approved.
- The applicant must apply for a modification to the CLOS and if the proposed Land Use Exchange results in impacts more than those previously approved, the applicant may be granted approval for that excess if, and when, capacity is available. However, reapplication shall not cause the applicant to lose the capacity already approved for the Project.

- If the request for a Land Use Exchange is approved, a modified CLOS shall be issued to replace the previously approved CLOS. Any modification to the CLOS shall not extend the time for which such capacity is reserved, pursuant to the CLOS.

### **C. WELLS**

- C(1) Four well existing within the Robinson Gateway project and are permitted by WUP #4307.006 issued by the Southwest Florida Water Management District (“SWFWMD”), as amended. A Well Management Plan for the proper protection and abandonment of non-permitted wells shall be submitted to the Environmental Planning Division for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
- Digital photographs of the well to be abandoned along with nearby reference structure (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.

### **D. VEGETATION AND WILDLIFE**

- D(1) The developer shall provide an updated study, consistent with Policy 3.3.2.3 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. A Management Plan, approved by the appropriate state or federal agency, shall be provided to the Planning Department for any listed species found on-site, prior to Final Site Plan approval.

### **E. LAND**

- E(1) The Developer shall limit site work and construction to areas needed for immediate development or stockpiling, if shown on the Final Site plan.
- E(2) An Integrated Pest Management Plan (IPM) for the application of fertilizers, pesticides, and herbicides shall be submitted to the Planning Section of the Building and Development Services Department for review and approval prior to Final Site Plan approval. Where practical, native or drought tolerant landscape materials shall be utilized in common areas.
- E(3) A Construction Water Quality Monitoring Program and proposed sampling locations shall be submitted to the county for review and approval prior to any land clearing activities, or Final Site Plan approval, whichever occurs first.

- E(4) The entire site shall be evaluated for potential hazardous material locations (i.e.,) historical cattle dipping vats, underground/aboveground storage tanks, or buried drums), by qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures.

## **F. AIR QUALITY**

- F(1) The Developer shall institute the following procedures to ensure dust control during development of the Project:
- a. Implement a watering program during excavation, and dredge and fill operations;
  - b. Apply water or chemical stabilization to dirt roads and heavily traveled primary haul route sections as necessary;
  - c. Treat disturbed areas after clearing, grading, earthmoving, or excavation is completed by watering, revegetation, spreading soil binders, or compacting fill material until areas are paved or developed;
  - d. Keep soil stockpiles moist, or treat with soil binders or cover;
  - e. Suspend dust producing activities during gusting or constant wind conditions of 39 mph or more;
  - f. Remove dust producing materials as soon as possible; and
  - g. Clean (sweep) paved roads adjacent to side as necessary.
- F(2) The open burning of trees or branches for land clearing shall be done in compliance with applicable regulations.

## **G. WATER QUALITY AND DRAINAGE**

- G(1). The Developer\* shall submit a Surface and Groundwater Quality Monitoring Plan for the Robinson Gateway DRI for review and approval by the County prior to approval of the first Preliminary Site Plan. A copy of this Plan shall also be provided to the Southwest Florida Water Management District, who will submit technical assistance comments to Manatee County as part of the review and approval process. Approval of the Surface and Groundwater Quality Monitoring Plan will be subject to the following conditions:
- Protection of monitoring wells and access to monitoring wells through build-out of the project. Should any of the monitoring wells be destroyed the responsible entity shall provide written notification of the incident and corrective action taken to Manatee County.
  - Baseline monitoring shall be completed prior to the commencement of any construction activities with the exception of those construction activities that may be required to implement the monitoring plan.

- Manatee County may require the monitoring plan to be modified should the land use change significantly or should the baseline monitoring reveal exceedances that would merit additional monitoring measures.
  - If monitoring activities do not begin in a timely manner, Manatee County may require the monitoring plan to be modified accordingly.
  - All surface and groundwater monitoring results shall be included with the respective Biennial Report to be submitted for the project.
- G(2) This project shall be required to reduce the calculated pre-development flow rate by fifty (50%) percent for all stormwater outfall flow directly or indirectly into Frog Creek Watershed. Modeling shall be used to determine pre-and post-development flows.
- G(3) A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plats along Cabbage Slough within the project boundaries. Drainage-Maintenance Access Easements shall be on clear and level ground, free of obstructions including landscaping. Manatee County is only responsible for maintaining the free flow of drainage through these systems.
- G(4) Any fill within the 100-year floodplain of the Buffalo Canal shall be compensated by the creation of an equal or greater storage volume above seasonal high water table. 100 year compensation in dual use facilities (i.e., stormwater attenuation and floodplain compensation) shall be compensated above the 25-year Design High Water level (DHWL).
- G(5) The stormwater management system shall be designed to restore and maintain the natural hydroperiod of the receiving wetlands, and to ensure the quality of the discharge and to meet or exceed the requirements for development within the Frog Creek Drainage Basin. Upland habitat adjacent to the wetland system shall be created and preserved in wetland buffers to enhance water quality.
- G(6) Development practices shall incorporate the Best Management Practices\*, described in ADA, including those which prevent construction-related turbidity.
- G(7) The Developer\* shall encourage the use of water conserving landscapes and the responsible use of water by residents and occupants throughout the project.
- G(8) Native plant species shall be incorporated into the landscape design to the greatest extent practicable.
- G(9) To prevent adverse effects to groundwater quality during construction, there shall be no excavation into or through the Floridan aquifer's confining layers.
- G(10) The applicant shall conduct any required remediation of chemical contaminants prior to construction.

- G(11) Stormwater management ponds shall not be constructed within wetland buffers or natural resources of regional significance.
- G(12) A separate storage facility, from the surface water management system is encouraged for sanitary reclaimed water use.
- G(13) The Developer shall implement resident education advocating surface water protection (i.e., proper use of fertilizers and pesticides).
- G(14) Low impact development techniques are encouraged to be used throughout the development. These techniques shall include, but are not limited to, the following:
- Retention of the maximum amount of existing native vegetation;
  - Shallow vegetated swales in areas where practical, including parking;
  - Appropriate Florida-friendly plant selections;
  - Small, recessed garden areas throughout landscaped areas;
  - Porous pavement and other pervious pavement technologies;
  - Stabilized grass areas for overflow parking; and
  - Stormwater reuse.

Specific requirements for implementation of these and/or other techniques shall be stipulated in the accompanying Zoning Ordinance.

- G(15) Prior to construction, the applicant must provide a plan detailing the operation and maintenance of the stormwater management system. The plan shall, at a minimum, identify the responsible entity, establish a long-term funding mechanism and provide assurance through written commitments that the entity in charge of the program has the technical expertise necessary to carry out the operation and maintenance functions of the stormwater management system. The plan must be approved by Manatee County prior to the first PSP or FSP approval and implemented at construction. Failure to implement the approved plan shall prevent Manatee County from issuing any further site plan approvals.
- G(16) The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each Biennial DRI Report through project buildout.

## **H. HISTORICAL AND ARCHAEOLOGICAL SITES**

H(1). Any historical or archaeological 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, TBRPC and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, TBRPC, 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.

## **I. WATER**

I(1) Water-saving devices shall be required in the project as mandated by the Florida Water Conservation Act (Section 553.14, F.S.).

I(2) The Developer\* shall be required by Manatee County ordinances, to extend potable water service or utilize the existing potable water infrastructure constructed onsite for the Project\* to assure that adequate potable water capacity exists to accommodate the Project\*.

I(3) The Developer\* shall be responsible for maintenance and operation of any on-site wells. These wells shall be operated in accordance with SWFWMD rules and regulations. Any existing on-site wells not intended for potable or non-potable uses shall be plugged and abandoned in accordance with Rule 40D-3.531, Florida Administrative Code.

I(4) Assurance of adequate water supply capacity to serve the project and identification of the entity(ies) responsible for maintenance of the water supply systems within the project site shall be provided for within the Development Order. This would include the necessity for adequate water supply for fire-fighting.

I(5) The project shall utilize the lowest quality water allowable and available for irrigation. In-ground irrigation using Manatee County public potable water supply shall be prohibited throughout the project, including on individual lots. The Developer shall coordinate with the County Utility Department for the use of reclaim water within the project to the extent reclaim water is a reliable quality and quantity. Prior to Final Site Plan approval the applicant shall specify the source of irrigation on the site plan.

I(6) The Developer has committed to the following:

- Development of a long-term plan to optimize potable and non-potable water resource use in the development;

- Use of xeriscaping or Florida-Friendly Landscaping [SWFWMD];
- Prohibit use of in-ground Manatee County public water supply for irrigation purposes;
- Incorporate ecologically viable portions of the existing native vegetation to the extent practicable with no irrigation required or used; and
- Provide water conservation educational materials to all residents and tenants.

- I(7) Water-saving plumbing fixtures must be used inside all buildings, including housing units.
- I(8) Water-conserving irrigation systems shall be used throughout the development. Rainfall sensors shall be placed on all systems.
- I(9) Irrigation time clocks shall be reset after the establishment period for new landscaping has expired.
- I(10) Florida-friendly landscaping principles shall be used throughout the development.
- I(11) Ecologically viable portions of existing native vegetation shall be incorporated into the landscape design to the extent practicable and shall not be irrigated.
- I(12) Water conservation educational materials shall be provided to all residents and tenants of the development.

## **J. WASTEWATER**

- J(1) Approval of the project shall include assurance of adequate wastewater treatment capacity as well as any developer provision(s) of any improvements to the internal wastewater collection system. Future biennial reports shall contain an updated summary of utility service commitments.
- J(2) No permanent septic tanks shall be installed on the Robinson Gateway site. In addition, abandoned septic tanks shall be pumped out, bottoms ruptured, and filled with clean sand or other suitable materials.

## **K. SOLID WASTE**

- K(1) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials. In the event that businesses using or producing hazardous materials or medical waste locate within the project, these materials shall be handled in a manner consistent with applicable Federal, State and Local regulations.

- K(2) The Developer shall be required by Manatee County ordinances, to extend solid waste service to the Project to assure that adequate solid waste capacity exists to accommodate the Project.

**L. RECREATION AND OPEN SPACE**

- L(1) Greenways, nature trails, parks, environmentally-sensitive features, open space, and recreation facilities shall be maintained by the Developer\* or successors such as a Home Owners Association, Property Owner Association, CDD, other legal entity and/or as directed by the permitting agencies, unless otherwise approved by the County.

**M. EDUCATION**

- M(1) No school sites are proposed within the project boundaries.

**N. HEALTH CARE, POLICE, AND FIRE**

- N(1) The Developer should apply and promote the use of the National Fire Protection Agency's "Firewise" principles such as clearing around houses and structures, carefully spacing trees, and maintaining irrigation systems.

**O. ENERGY**

- O(1) The Developer\* shall incorporate energy conservation measures into the site design, building construction, and landscaping to the maximum extent feasible.
- O(2) The developer shall work with TECO/Peoples Gas, or other similar provider, to encourage the availability of natural gas within the Project\*.
- O(3) The Developer\* shall enter into a separate agreement with FP&L relative to Contribution in Aid of Construction in order for FP&L to provide service.
- O(4) The FP&L Easement shall be relocated as depicted on the Modified General Development Plan and/or any development that may be proposed within the FP&L easement shall be consistent with the property owner's easement rights.

**Q. HURRICANE PREPAREDNESS**

- Q(1) The Developer shall promote awareness of hurricane and flooding hazard, preparedness and hazard mitigation through public information, neighborhood association newsletters, model homes, commercial/office buildings, etc.

## **R. DESIGN STANDARDS**

### **R(1) SETBACKS**

#### Project Boundary (Buffers)

Front: 20' minimum from Moccasin Wallow Road,  
20' minimum from I-75,  
20' minimum from Carter Road  
Side: 20' minimum from north boundary

#### Multi-family (perimeter property line setbacks)

Front: 20'  
Side: 10'  
Rear: 15'

#### Multi-family (internal)

Between Buildings: 10' between one-story, two-story, and three story buildings;

LDC Section 401.5 requires an additional 20' building setback for each floor above three stories.

Waterfront: 30 feet.

#### Residential Over Retail

Front: 0'  
Side: 0'  
Rear: 0'

#### Commercial Setbacks

Front: 25' (stand-alone building) 0'(retail/office residential)  
Side: 10'  
Rear: 15'  
Waterfront: 30 feet

### **R(2) Non Residential**

- a. The maximum square footage for each commercial and office component shall not exceed what is identified on the Land Use Equivalency Matrix referenced on the Modified General Development Plan.
- b. Building Appearance

All building facades shall exhibit an aesthetically attractive appearance. Design shall be subject to the following criteria and reviewed for compliance by the Planning Section of the Building and Development Services Department with future Final Site Plan and Building Permit submittals.

- 1) The sides of all buildings shall have minimal blank walls no longer than 30 feet in length or 20' in height. In order to insure that the buildings do not project a massive blank wall, design elements with distinctive color variation shall prominently visible architectural details [e.g., bump-outs, reveals and projecting ribs, cornice, offset building planes, windows, shutters, areas of contrasting or different finish building materials, etc.] or other methods, as approved by the Planning Section of the Building and Development Services Department. Facades greater than 75 feet in length shall have varying roof lines through varying the height of the cornice, or the use of two (2) or more roof types (parapet, dormers, and sloped, etc.)
- 2) Exterior building materials shall consist of brick, architectural precast concrete panels, architectural masonry units, split face block, glass, stucco, ceramic tile, stone, wood, or similar materials. Painted or exposed concrete block, or corrugated metal shall not be permitted. Architectural metal in conjunction with other permitted building materials shall be allowed, provided that at least seventy-five percent (75%) of the building face is constructed from other permitted materials.
- 3) All rooftop mechanical equipment shall be screened from view from abutting roadways or adjacent residential properties. Screening shall be provided by materials consistent with the building. Details shall be shown prior to Final Site Plan approval.

c. Service Areas

Trash and garbage receptacles shall be screened with materials similar to the adjacent building facades.

1. Exhaust and other filtering systems in Food Service Establishments or uses shall adhere to the Best Available Control Technology to eliminate or reduce the emission of smoke, grease, and odor from cooking facilities. This system shall be approved by the County with each Final Site Plan containing a food service establishment or use.
2. Exterior loud speakers, bells, or similar audio-communication shall not be permitted except for areas greater than five hundred feet from a residential unit constructed on grade; however, directed (non-broadcast) communication devices and intercoms shall not be

restricted. "Directed (non-broadcast)" shall mean not plainly audible to a person greater than 25 feet from the source.

- d. All Signs shall meet the requirements of Sections 603 and 605 of the Land Development Code. Any master sign plan shall require approval from the Board of County Commissioners.

R(3). Residential

- a. The maximum number of residential units is 2,000.
- b. The Notice to Buyers or Tenants shall be included in the Declaration of Covenants and Restrictions and in the Sales Contract or Lease, or a separate addendum to the sales or rental contract, and the Final Site Plan(s) and shall include language informing prospective residents or tenants of the following:
  - 1) Location of I-75 and that this interstate may be a ten lane facility and the location of the 70dBA noise contour that runs along the interstate and that residents may experience increase noise impacts from I-75 and Moccasin Wallow Road.
  - 2) The location and size (including potential height) of future commercial and office developments in the project.
  - 3) The water conservation measures relative to landscaping for the project design.
  - 4) Commercial and office tenants shall be provided with information at the time of purchase or lease which identifies hazardous and/or medical materials and proper procedures for the handling and disposal of such materials.
- c. An overall layout of the project shall be submitted with future Preliminary and Final Site Plan submittals for administrative review and approval.
- d. Prior to Preliminary/Final Site Plan approval, a noise analysis shall be done based on the potential ten-lane configuration of I-75 and anticipated traffic in 2025.

Manatee County noise level criteria for residential properties

<b>MANATEE COUNTY NOISE STIPULATION*</b>
No residential dwelling units shall be allowed in areas where the exterior noise level is;

Ldn > 65 dBA.:  
Leq design hour > 65 dBA: or  
L10 design Hour > 68 dBA

Unless protected by some performance equivalent measure to achieve;

Ldn # 65 dBA,  
Leq design hour # 65 dBA, or  
L10 design Hour # 68 dBA

#### NOISE REDUCTION REQUIRED\*

Sound attenuating barriers shall be provided between the residential units and the noise source.

Living areas shall be located and designed in a manner which orients the living areas and outdoor activity areas away from the noise source. Living areas include bedrooms, lanais, and florida rooms.

Buildings shall be positioned to maximize the distance between the residential units and the noise source.

\*For more detailed information see “The Noise Guidebook – A reference document for implementing the Department of Housing and Urban Development’s Noise Policy”, prepared by The Environmental Planning Division, Office of Environment and Energy.

- e. The types of buildings (architectural design with noise mitigating features, orientation of habitable structures, and placement of habitable rooms) to be constructed should be determined based on the results and recommendations of the noise analysis at Final Site Plan stage.

## S. DEFINITIONS

1. “Acceptable Level of Service” shall, for links and intersections in Manatee County, Florida, be “D” on a peak hour basis, as provided in the Land Development Code. Level of Service “D” shall be measured on a peak hour basis as determined by the Highway Capacity Manual (1994), TRB Special Report 209 or the most current manual and computer software version in accordance with guidelines acceptable to Manatee County.
2. “Developer” shall mean MW Gateway Development, LLC, its heirs, assigns, designees, and successors in interest as to the Project.
3. “Development Approval” shall mean any approval for development granted through the Preliminary Site Plan, Preliminary Plat, Final Site Plan, Final

Plat, or Construction Drawing approval where site plans or subdivision plats are not required.

4. "Funding Commitments" shall mean any combination of the following to assure the completion of any improvements required by this Development Order: 1) binding commitments for the actual construction with the posting of a cash bond, or irrevocable letter of credit in a form satisfactory to the County for construction of the improvements required in this Ordinance; 2) actual construction; 3) the placement of the improvements in the current year plus one year of the Capital Improvements Element of the appropriate County or the current year plus the first two years (or current plus first four years for FIHS facilities) of the Adopted Five-Year Work Program of the Florida Department of Transportation; or 4) a commitment for construction and completion of the required roadway improvements, pursuant to a Local Development Agreement entered into between the Developer and the County. This Agreement shall include a construction timetable which will set forth the completion of the required improvement consistent with the time frames specified.
5. "General Development Plan" shall be defined as the site plan for PDMU-15-04(Z)(G)(R), attached as Exhibit 1. Development on the General Development Plan shall be limited to the total number of dwelling units and non-residential development in the Modified General Development Plan identified in Table 1. The uses shown on the attached Schedule of Uses – Robinson Gateway – PDMU-15-04(G)(R) shall be permitted uses.
6. "Post-Development Wetlands" shall mean any lands determined to be within jurisdictional limits defined by Chapter 62-301, Florida Administrative Code (F.A.C.) and implemented by the Florida Department of Environmental Protection (FDEP), or as defined within Chapter 40-D, F.A.C., and implemented by the Southwest Florida Water Management District (SWFWMD), including any wetland mitigation areas approved as part of development of this Project.
7. "Preliminary Site Plan" (PSP) shall mean a Master Preliminary Plan or a Preliminary Site Plan for a Phase or Subphase, as defined in the Manatee County Land Development Code.
8. "Project" shall mean the land uses, phasing, and improvements described in the Modified General Development Plan identified in Table 1 which are attributable to development on that property described in Section 8 herein and set forth on the General Development Plan attached hereto as Exhibit 1.

9. "Vertical Development" shall mean and shall be deemed to include the construction of new residential units and non-residential units or the reconstruction or addition to any such units.
10. "Wetland" shall mean any wetland under the jurisdictional limits defined by Chapter 62-340, Florida Administrative Code, and implemented by the Florida Department of Environmental Protection, or as defined by Chapter 40D-4, FAC, and implemented by the Southwest Florida Water Management District.

**SECTION 6. 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 clause, or other provision shall be deemed severable, and such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this ordinance.

**SECTION 7. CODIFICATION.** Pursuant to 125.68 (1), Florida Statutes, the ordinance is not required to be codified. Therefore, the clerk shall not transmit the ordinance for codification.

**SECTION 8. LEGAL DESCRIPTION.**

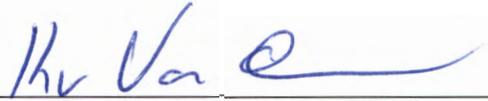
Legal description and sketch of the Project is attached as Exhibit 2.

**SECTION 7. EFFECTIVE DATE.** This ordinance shall take effect upon filing with the Department of State, State of Florida and provided, however, that: (a) filing of a Notice of Appeal pursuant to Section 380.07, F.S., shall suspend development authorization granted for this Development Order until the resolution of the appeal; and (b) Ordinance No. 22-\*\* shall become effective, in accordance with Section 5 of Ordinance 22-\*\*.

**PASSED AND DULY ADOPTED**, by the Board of County Commissioners of Manatee County, Florida this the 15<sup>th</sup> day of December 2022.



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

BY:   
Kevin Van Ostenbridge, Chairman

**ATTEST: Angelina "Angel" Colonnese  
Clerk of the Circuit Court**

BY:   
Deputy Clerk

**Exhibit "1"**  
**General Development Plan**

**Exhibit "2"**  
**Legal Description**

**Exhibit “3”  
Schedule of Uses**

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
<b>AGRICULTURAL USES</b>														
Agricultural Research Facilities	–	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.4	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.4	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short-Term Agricultural Uses	531.4	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.4	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.4	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.4	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.4	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.4	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots <sup>4</sup>	531.4	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
<b>COMMERCIAL - RETAIL</b>														
Alcoholic Beverage Establishment**	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

<b>Alcoholic Beverage Establishment- 2 COP License</b>	531.4	X	X	P	X	X	X	X	<b>P</b>	X	X	X	X	X
<b>Auction Houses, Enclosed</b>	–	X	X	P	X	P	X	X	<b>P</b>	X	X	X	X	X
<b>Auction Houses, Open</b>	531.6	X	X	P	X	P	X	X	<b>P</b>	X	X	X	X	X
<b>Building Materials Sales Establishment</b>	531.9	X	X	P	X	X	X	X	<b>P</b>	X	X	X	X	X
<b>Lumberyard</b>	531.9	X	X	X	X	P	X	X	<b>P</b>	X	X	X	X	P
<b>Drive- Through Establishments</b>	531.16	X	X	P	P	P	X	X	<b>P</b>	X	X	X	X	P
<b>Gas Pumps</b>	531.54	X	X	P	P	P	P	P	<b>P</b>	P	X	X	X	P
<b>Recreational Vehicle/Mobile Home Sales, Rental &amp; Leasing</b>	531.43	X	X	P	X	X	X	X	<b>P</b>	P	X	X	X	X
<b>Restaurant</b>	531.48	X	P	P	P	X	P	<b>P</b>	<b>P</b>	X	X	X	X	P
<b>Retail Sales, Neighborhood Convenience</b>	531.49	X	P	P	P	P	X	P	<b>P</b>	P	P	X	P	X
<b>Medical Marijuana Treatment Center Dispensing Facility</b>	531.49	X	P	P	P	P	X	P	<b>P</b>	P	P	X	P	X
<b>Retail Sales, General</b>	531.49	X	P	P	P	P	X	P	<b>P</b>	P	P	X	P	X
<b>Service Station</b>	531.54	X	X	P	X	P	X	X	<b>P</b>	X	X	X	X	P
<b>Vehicle Sales, Rental, Leasing</b>	531.57	X	X	P	X	P	X	X	<b>P</b>	X	X	X	X	X
<b>COMMERCIAL - SERVICES</b>														
<b>Bed and Breakfast</b>	531.7	P	X	P	X	X	X	P	<b>P</b>	X	X	X	P	X
<b>Business Services</b>	–	X	P	P	P	P	P	X	<b>P</b>	X	X	X	X	X
<b>Printing, Medium</b>	–	X	X	P	X	P	X	X	<b>P</b>	X	X	X	X	X
<b>Printing, Small</b>	–	X	P	P	X	P	X	X	<b>P</b>	X	X	X	X	X
<b>Car Wash: Full Service</b>	531.1	X	X	P	X	P	P	X	<b>P</b>	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Car Wash: Incidental	531.1	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	X
Clinics	–	X	P	P	X	X	P	X	<del>P</del>	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair— 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, leasing, storing and repair— light	–	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	<del>P</del>	X	X	X	X	X
Free Standing Emergency Department (FSED) <sup>5</sup>	531.62	X	X	P	X	X	X	X	<del>P</del>	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
Hospital <sup>1</sup>		X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	<del>P</del>	P	X	P	X	P
Intensive Services: Printing, Heavy	–	X	X	X	X	P	X	X	<del>X</del>	X	X	X	X	P
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: All others	531.26	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	P
Laboratories, Medical and Dental	–	X	P	P	P	P	P	X	<del>P</del>	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: Bed and Breakfast	531.28	X	X	X	X	X	X	P	<del>P</del>	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P <sup>2</sup>	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	X	P	X	
Dry Cleaners: General	--	X	P <sup>3</sup>	P	P <sup>3</sup>	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
<b>INDUSTRIAL</b>														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants <sup>4</sup>	--	X	X	X	X	P	X	X	X	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Industrial, Heavy	531.25	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	<del>X</del>	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	<del>P</del>	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	<del>P</del>	X	X	X	X	P
<b>COMMUNITY SERVICE USES</b>														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	<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
Emergency Shelters	531.44	P	P	P	X	X	X	P	<del>P</del>	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	<del>P</del>	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	<del>P</del>	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	<del>P</del>	P	P	X	P	P
Post Offices	--	P	P	P	P	P	P	P	<del>P</del>	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	--	X	X	P	P	P	P	X	<del>P</del>	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	<del>P</del>	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	<del>P</del>	X	X	X	X	X
<b>MISCELLANEOUS USES</b>														
Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	<del>P</del>	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	<del>P</del>	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	--	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	--	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52	-	-	-	-	-	-	-	-	-	-	-	-
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
<b>OPEN USE OF LAND - LIGHT</b>														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	--	X	X	P	X	X	P	X	P	X	X	X	X	X
<b>OPEN USE OF LAND - HEAVY</b>														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
<b>RECREATION USES</b>														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Recreation, Passive	531.44	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.44	X	X	X	X	P	P	X	X	X	X	X	X	X
<b>RESIDENTIAL USES</b>														
Assisted Living Facility, Large <sup>1</sup>	531.45	P	P	P	X	X	P	X	<del>P</del>	X	X	X	P	X
Assisted Living Facility, Small <sup>1</sup>	531.45	P	P	P	X	X	P	X	<del>P</del>	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	<del>P</del>	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	<del>P</del>	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
Nursing Homes <sup>1</sup>	531.35	X	P	P	X	X	P	X	<del>P</del>	X	X	X	X	X
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: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	<del>P</del>	X	X	X	X	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
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: Triplex and Quadruplex Dwellings	531.47	P	X	X	X	X	X	P	<del>P</del>	X	X	X	X	X

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

(Multifamily, four (4) units maximum)														
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	<del>P</del>	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	<del>P</del>	X	X	X	P	X
<b>RESIDENTIAL SUPPORT USES</b>														
<b>Adult Day Care Center</b>	–	P	P	P	X	X	X	P	<del>P</del>	X	P	X	P	X
<b>Child Care Center, Accessory</b>	531.12	P	P	P	P	P	P	P	<del>P</del>	P	P	X	P	P
<b>Child Care Center, Large</b>	531.12	P	P	P	P	P	P	X	<del>P</del>	X	X	X	P	X
<b>Child Care Center, Small</b>	531.12	P	P	P	X	P	P	X	<del>P</del>	P	P	X	P	X
<b>Churches /Places of Worship</b>	531.13	P	P	P	X	X	X	X	<del>P</del>	P	P	X	P	X
<b>Environmental Education Facilities</b>	–	P	X	X	X	X	P	X	<del>P</del>	X	X	X	P	X
<b>Family Day-Care Home</b>	–	P	X	X	X	X	P	X	<del>P</del>	P	P	X	P	X
<b>Schools, College/Universities</b>	531.5	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
<b>Schools, Elementary</b>	531.5	P	P	X	P	X	P	X	<del>P</del>	X	X	X	P	X
<b>Schools, High and Middle</b>	531.5	P	P	X	P	X	P	X	<del>P</del>	X	X	X	P	X
<b>Schools of Special Education</b>	531.5	P	P	P	P	X	P	X	<del>P</del>	X	X	X	P	X
<b>Schools, Public</b>	531.5	P	P	P	P	P	P	P	<del>P</del>	P	P	P	P	P
<b>TRANSPORTATION USES</b>														
<b>Aircraft Landing Field</b>	531.2	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
<b>Airport, Commercial</b>	531.3	X	X	X	X	X	P	X	<del>P</del>	X	X	X	X	X
<b>Airport, Private or Public</b>	531.3	X	X	X	X	P	P	X	<del>P</del>	X	X	X	X	P
<b>Bus and Train Passenger Station</b>	–	P	X	P	P	P	P	X	<del>P</del>	X	X	X	P	P

\* The "strike-through" uses are Applicant self-imposed prohibitions.

Revised 05/24/2022

**Exhibit "B"**  
**PDMU-21-04 (G)(R) Robinson Gateway (PLN2203-0022)**  
**Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Hazardous Waste Transfer Facility	–	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	<del>P</del>	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	<del>P</del>	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	–	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	–	X	X	X	X	P	P	X	<del>X</del>	X	X	X	X	P
<b>WAREHOUSING</b>														
Mini Warehouses, Self-storage	531.34	X	X	P	X	P	X	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

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

<sup>1</sup> Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

<sup>2</sup> Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

<sup>3</sup> Limited to 3,000 square feet in gross floor area.

<sup>4</sup> Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

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

**NOTES:**

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

\* The "strike-through" uses are Applicant self-imposed prohibitions.

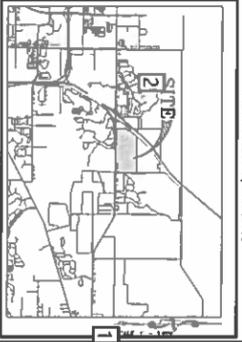
Revised 05/24/2022

**AMENDED  
GENERAL DEVELOPMENT PLAN  
TO SERVE  
ROBINSON GATEWAY**

LOCATION: SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA

EXISTING ZONING: PD-MU  
FUTURE LAND USE: MU, UF-4, P PDP-1  
PLAN 2203-0022

PLD# 610230009, 610310005



**SITE DATA**

TOTAL PROJECT AREA:	27.9 ACRES
TOTAL AREA OF NATIVE PLANT COMMUNITY PRESERVATION REQ:	0 ACRES
TOTAL WETLANDS:	0 ACRES
POTENTIAL WETLANDS:	0 ACRES
POTENTIAL WETLAND BUFFER IMPACTS:	0 ACRES
OPEN SPACE RECOMMENDATIONS:	
AREA WITHIN DEVELOPMENT (42.54 ACRES):	
NON-RESIDENTIAL REQUIRED 25%:	
RESIDENTIAL 25%:	
AREA CONTRIB OF DEVELOPMENT (25.88 ACRES):	
RESIDENTIAL 25%:	

**RESIDENTIAL PHASING TABLE**

PHASE	UNIT COUNT
PHASE I	200
PHASE II	200
PHASE III	200
PHASE IV	200
PHASE V	200
PHASE VI	200
PHASE VII	200
PHASE VIII	200
PHASE IX	200
TOTAL UNITS	2,000

**SETBACKS TABLE**

ESSENTIAL USE BUFFER AND RESIDENTIAL SETBACKS	10 FEET
FRONT:	10 FEET
REAR:	10 FEET
SIDE:	10 FEET
MINIMUM SETBACK FOR ALL OTHERS	10 FEET
FRONT:	10 FEET
REAR:	10 FEET
SIDE:	10 FEET
MINIMUM SETBACK FOR ALL OTHERS	10 FEET

**BUFFER TABLE**

LOCATION	WIDTH	PROPOSED
LOCALITY	50'	50'
STATE ROAD	50'	50'
FUTURE ROAD	50'	50'
ADJACENT PROPERTY LINE	15'	20' MINIMUM

**DENSITY CALCULATIONS**

F.U.C.	ACRES	MAX DENSITY	MAXIMUM UNITS
RD	24.3	30 DUA/C	729
UR-3	1.41	3 DUA/C	423
UR-3 ACTIVITY NODE	2.19	3 DUA/C	657
TOTAL	27.9		1,809

ACTIVITY NODE	AREA	ACTIVITY NODE	ACTIVITY NODE
LOCALITY	24.3	STATE ROAD	1.41
STATE ROAD	1.41	FUTURE ROAD	2.19
FUTURE ROAD	2.19	ADJACENT PROPERTY LINE	2.19
ADJACENT PROPERTY LINE	2.19	TOTAL	27.9

ACTIVITY NODE	AREA	ACTIVITY NODE	ACTIVITY NODE
LOCALITY	24.3	STATE ROAD	1.41
STATE ROAD	1.41	FUTURE ROAD	2.19
FUTURE ROAD	2.19	ADJACENT PROPERTY LINE	2.19
ADJACENT PROPERTY LINE	2.19	TOTAL	27.9

ACTIVITY NODE	AREA	ACTIVITY NODE	ACTIVITY NODE
LOCALITY	24.3	STATE ROAD	1.41
STATE ROAD	1.41	FUTURE ROAD	2.19
FUTURE ROAD	2.19	ADJACENT PROPERTY LINE	2.19
ADJACENT PROPERTY LINE	2.19	TOTAL	27.9

ACTIVITY NODE	AREA	ACTIVITY NODE	ACTIVITY NODE
LOCALITY	24.3	STATE ROAD	1.41
STATE ROAD	1.41	FUTURE ROAD	2.19
FUTURE ROAD	2.19	ADJACENT PROPERTY LINE	2.19
ADJACENT PROPERTY LINE	2.19	TOTAL	27.9

ACTIVITY NODE	AREA	ACTIVITY NODE	ACTIVITY NODE
LOCALITY	24.3	STATE ROAD	1.41
STATE ROAD	1.41	FUTURE ROAD	2.19
FUTURE ROAD	2.19	ADJACENT PROPERTY LINE	2.19
ADJACENT PROPERTY LINE	2.19	TOTAL	27.9

**NOT FOR CONSTRUCTION  
FOR REVIEW ONLY**

**ZNS ENGINEERING**

Land Planning Engineering Surveying Landscape Architecture

Date: 2022.12.1  
09:22:03  
-05:00'

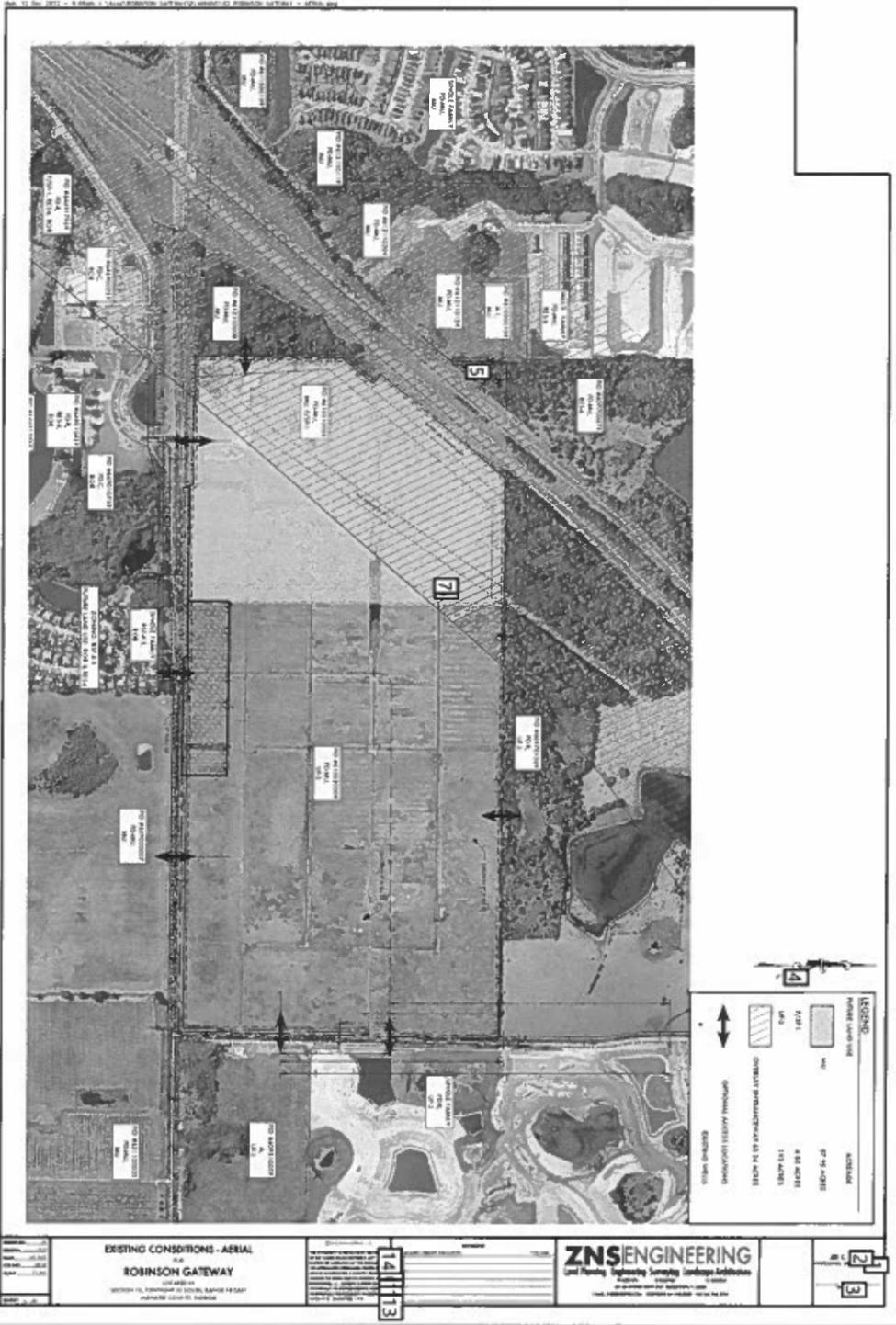
PROJECT NO. 2203-0022  
PROJECT NAME: ROBINSON GATEWAY  
PROJECT LOCATION: SECTION 15, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
DATE: 12/1/2022  
SCALE: AS SHOWN  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

# Summary of Comments on Revised GDP .pdf

## Page: SHEET 01

---

<input type="checkbox"/> Number: 1	Author: AutoCAD SHX Text	Date: Indeterminate
SCALE: 1" = 5,000'		
<input type="checkbox"/> Number: 2	Author: AutoCAD SHX Text	Date: Indeterminate
SITE		
<input type="checkbox"/> Number: 3	Author: AutoCAD SHX Text	Date: Indeterminate
VICINITY MAP		
<input type="checkbox"/> Number: 4	Author: AutoCAD SHX Text	Date: Indeterminate
JEB C. MULLOCK		
<input type="checkbox"/> Number: 5	Author: AutoCAD SHX Text	Date: Indeterminate
PROFESSIONAL ENGINEER #64692		
<input type="checkbox"/> Number: 6	Author: AutoCAD SHX Text	Date: Indeterminate
DATE		
<input type="checkbox"/> Number: 7	Author: AutoCAD SHX Text	Date: Indeterminate
BY		
<input type="checkbox"/> Number: 8	Author: AutoCAD SHX Text	Date: Indeterminate
DESCRIPTION		
<input type="checkbox"/> Number: 9	Author: AutoCAD SHX Text	Date: Indeterminate
SIGNATURE		



**EXISTING CONDITIONS - AERIAL**  
 FOR  
**ROBINSON GATEWAY**  
 CITY OF  
 WICHITA, KANSAS  
 PROJECT NO. 123456789  
 DATE: 12/31/2023

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/31/2023
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
13	REVISION	

**ZNS ENGINEERING**  
 Land Planning Engineering Surveying Landscape Architecture  
 12345 Main Street  
 Suite 100  
 Wichita, KS 67202  
 Phone: (316) 123-4567  
 Fax: (316) 987-6543  
 Email: info@zns-engineering.com  
 Website: www.zns-engineering.com

SHEET NO. 1  
 OF 1

Page: SHEET 02

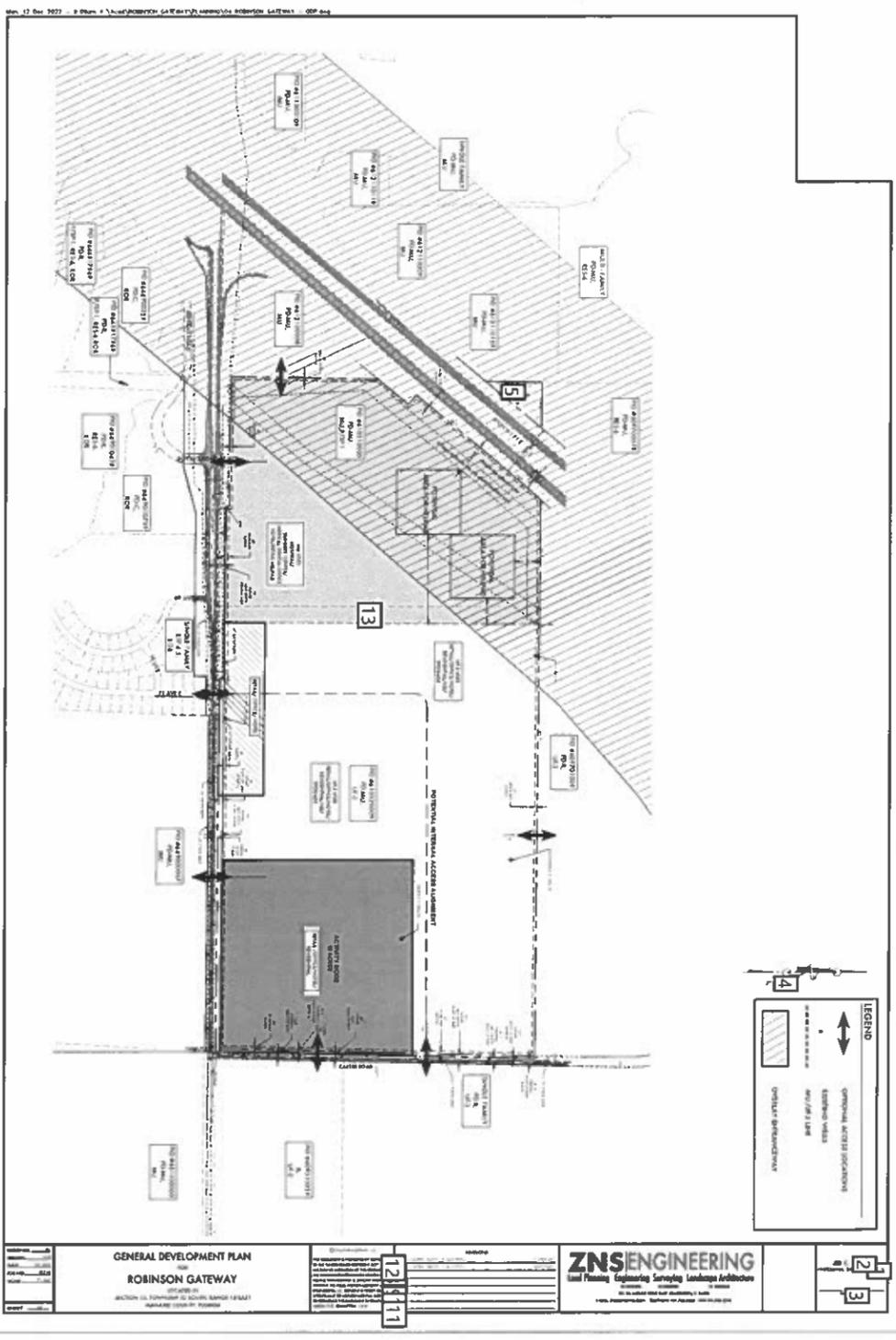
<input type="checkbox"/> Number: 1	Author: AutoCAD SHX Text	Date: Indeterminate
	PROFESSIONAL ENGINEER #64692	
<input type="checkbox"/> Number: 2	Author: AutoCAD SHX Text	Date: Indeterminate
	JEB C. MULLOCK	
<input type="checkbox"/> Number: 3	Author: AutoCAD SHX Text	Date: Indeterminate
	SIGNATURE	
<input type="checkbox"/> Number: 4	Author: AutoCAD SHX Text	Date: Indeterminate
	1"=300'	
<input type="checkbox"/> Number: 5	Author: AutoCAD SHX Text	Date: Indeterminate
	PARCEL B	
<input type="checkbox"/> Number: 6	Author: AutoCAD SHX Text	Date: Indeterminate
	PARCEL A	
<input type="checkbox"/> Number: 7	Author: AutoCAD SHX Text	Date: Indeterminate
	PARCEL C	
<input type="checkbox"/> Number: 8	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 9	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 10	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 11	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 12	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 13	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 14	Author: AutoCAD SHX Text	Date: Indeterminate



Page: SHEET 03

---

<input type="checkbox"/> Number: 1	Author: AutoCAD SHX Text	Date: Indeterminate
	PROFESSIONAL ENGINEER #64692	
<input type="checkbox"/> Number: 2	Author: AutoCAD SHX Text	Date: Indeterminate
	JEB C. MULLOCK	
<input type="checkbox"/> Number: 3	Author: AutoCAD SHX Text	Date: Indeterminate
	SIGNATURE	
<input type="checkbox"/> Number: 4	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 5	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 6	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 7	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 8	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 9	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> Number: 10	Author: AutoCAD SHX Text	Date: Indeterminate
<input type="checkbox"/> 1		



DATE	12/11/11
BY	
CHECKED	
SCALE	
PROJECT	

**GENERAL DEVELOPMENT PLAN**  
**ROBINSON GATEWAY**  
 SECTION 22, TOWNSHIP 22N, RANGE 18W, S44E1  
 MUNICIPALITY OF WINDSOR

**ZNS ENGINEERING**  
 Land Planning Engineering Surveying Landscape Architecture  
 1000 WINDSOR ROAD, WINDSOR, ONTARIO N9A 6K4  
 TEL: 519-253-1111 FAX: 519-253-1112

1	2	3
---	---	---

Page: SHEET 04

<input type="checkbox"/> Number: 1	Author: AutoCAD SHX Text	Date: Indeterminate
	PROFESSIONAL ENGINEER #64692	
<input type="checkbox"/> Number: 2	Author: AutoCAD SHX Text	Date: Indeterminate
	JEB C. MULLOCK	
<input type="checkbox"/> Number: 3	Author: AutoCAD SHX Text	Date: Indeterminate
	SIGNATURE	
<input type="checkbox"/> Number: 4	Author: AutoCAD SHX Text	Date: Indeterminate
	T=300	
<input type="checkbox"/> Number: 5	Author: AutoCAD SHX Text	Date: Indeterminate
	PARCEL B	
<input type="checkbox"/> Number: 6	Author: AutoCAD SHX Text	Date: Indeterminate
	4	
<input type="checkbox"/> Number: 7	Author: AutoCAD SHX Text	Date: Indeterminate
	2	
<input type="checkbox"/> Number: 8	Author: AutoCAD SHX Text	Date: Indeterminate
	3	
<input type="checkbox"/> Number: 9	Author: AutoCAD SHX Text	Date: Indeterminate
	5	
<input type="checkbox"/> Number: 10	Author: AutoCAD SHX Text	Date: Indeterminate
	6	
<input type="checkbox"/> Number: 11	Author: AutoCAD SHX Text	Date: Indeterminate
	7	
<input type="checkbox"/> Number: 12	Author: AutoCAD SHX Text	Date: Indeterminate
	1	
<input type="checkbox"/> Number: 13	Author: AutoCAD SHX Text	Date: Indeterminate
	2461.38'	







FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

December 16, 2022

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

Attention: Vicki Tessmer

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 PDMU-15-04(P)(G), which was filed in this office on December 16, 2022.

Sincerely,

Anya Owens  
Program Administrator

ACO/rra