

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Exhibit A-1 – Introduction

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Exhibit A-1 INTRODUCTION V3 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 51

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Section B. Purpose.	Modification		, generally referred to as "the Plan"	The phrase 'generally referred to as "the Plan"' was added after "Comprehensive Plan" to establish a shorthand reference used throughout the rewritten document.
2	Section B. Purpose.	Addition	—	Consistent with Chapter 163 F.S., this Plan is expressed through Goals, Objectives, and Policies (GOPs) and takes into consideration the required and necessary data on changing demographics, a growing and diverse population, and a changing market.	A new sentence was inserted explicitly stating that the Plan is expressed through GOPs and is informed by demographic and market data, grounding the Plan's structure in the statutory framework.
3	Section B. Purpose.	Modification	Other than the purposes expressly defined in Ch. 163, F.S. (see General Data Section in the Technical Support Document of this Plan), t	T	The opening clause referencing purposes defined in Ch. 163, F.S., and the cross-reference to the

					TSD's General Data Section were deleted. The sentence now begins simply with "This Comprehensive Plan..."
4	Section B. Purpose.	Modification	<i>has other specific targeted functions, as enumerated in the goals of the various plan elements.</i>	<i>builds off of the County's original Comprehensive Plan which has been updated to implement the vision of the County and its residents through the Board of County Commissioners (BOCC).</i>	The original language describing the Plan as having 'specific targeted functions enumerated in the goals' was replaced with language situating the rewritten Plan as building on the original and implementing the vision of the County and BOCC.
5	Section B. Purpose.	Modification	<i>These</i>	<i>The</i>	Minor grammatical adjustment: "These goals" was changed to "The goals" following deletion of the prior sentence.
6	Section B. Purpose.	Addition	—	<i>of this Plan</i>	The phrase "of this Plan" was inserted after "goals" to clarify that the enumerated goals refer specifically to this Plan.
7	Section B. Purpose. — Bullet: public health	Modification	<i>e.</i>	<i>e;</i>	The period following "welfare" was changed to a semicolon for consistent punctuation within the bulleted list.
8	Section B. Purpose. — Bullet: long-range considerations	Addition	—	<i>(20 years or more)</i>	A parenthetical clarification "(20 years or more)" was added after "long-range" to define what constitutes long-range planning.
9	Section B. Purpose. — Bullet:	Modification	<i>actions.</i>	<i>actions (5-10 years);</i>	The period was replaced with a parenthetical "(5-10

	long-range considerations				years)" defining the short-range time frame, plus a semicolon for list consistency.
10	Section B. Purpose. — Bullet: private property rights	Modification	<i>Board of County Commissioners of Manatee County</i>	<i>BOCC</i>	The full formal name was replaced with the abbreviation BOCC, consistent with the abbreviation established earlier in the revised section.
11	Section B. Purpose. — Ordinance citation	Deletion	<i>(Ord. No. 16-23, § 4(Exh. B), 9-19-16)</i>	—	The ordinance history citation at the end of Section B was deleted.
12	C.1.2.1. Goals, objectives, and policies	Addition	—	<i>(GOPs)</i>	The abbreviation "(GOPs)" was inserted after "Goals, objectives, and policies" in the section heading to establish the acronym used throughout the rewritten Plan.
13	C.1.2.1. — Objectives as benchmarks	Modification	<i>against which the effectiveness (or lack thereof) of the policies for eventual achievement of the goal can be established</i>	<i>for evaluating the effectiveness of the policies or identifying potential areas for improvement in achieving the goal.</i>	The description of objectives as benchmarks was revised to use more constructive, forward-looking language, removing the phrase 'or lack thereof' and replacing it with language about identifying 'potential areas for improvement.'
14	C.1.2.1. — Monitoring and evaluation	Modification	<i>or failures experienced in achieving this Plan's objectives</i>	<i>and challenges in implementing the policies within this Plan are expected and</i>	Language about 'failures' in achieving objectives was replaced with language about 'challenges in implementing the policies,' shifting focus from failure measurement to implementation

					challenges.
1 5	C.1.2.1. — Monitoring and evaluation results	Modifica tion	<i>shall then be utilized to adjust Plan policies as necessary to ensure continuing success, or correct apparent failures, in achieving goals</i>	<i>are used to review and update or reprioritize the County's efforts based on changing legislative, economic and environmental considerations. It is understood that periodic amendments to this Plan, in whole or in part, are a necessary and expected component of the overall county-wide process.</i>	The corrective mandate ('adjust Plan policies to correct apparent failures') was replaced with adaptive management language and a statement that periodic amendments are a necessary and expected component of the planning process.
1 6	C.1.2.1. — Goals aspirational	Addition	—	<i>While Goals are aspirational, they provide the basis for the respective Objectives and subsequent Policies.</i>	A new sentence was added clarifying the aspirational nature of Goals and their role as the basis for Objectives and Policies.
1 7	C.1.2.1. — Objectives measurabil ity	Addition	—	<i>, but like Goals, may sometimes be more aspirational and provide a general “intent” from which the respective Policies are developed</i>	A clause was added acknowledging that like Goals, Objectives may sometimes be aspirational and establish general intent rather than strictly measurable outcomes.
1 8	C.1.2.1. — Objectives measurabil ity	Deletion	<i>However, where establishing the adoption of a measurable objective would require the selection of an arbitrary time frame or other measurable parameter, it is the position of Manatee County that arbitrary adjustment of Plan policies may result, and subject otherwise defensible objectives and policies to challenge.</i>	—	The sentence cautioning against arbitrary measurable parameters (on grounds they could expose objectives and policies to challenge) was deleted entirely.
1 9	C.1.2.1. — Policies role	Addition	—	<i>Policies are intended to be the mechanism by which the County will take the next</i>	A new sentence was added defining the role of Policies as the mechanism for County action and

				<i>step or steps and provide specific guidance towards the implementation of this Plan through the County's respective codes, standards, and design requirements.</i>	providing specific implementation guidance through codes, standards, and design requirements.
20	C.1.2.1. — GOPs ordering	Modification	<i>Goals, objectives, and policies</i>	<i>The GOPs as presented</i>	The phrase "Goals, objectives, and policies" beginning the ordering sentence was replaced with "The GOPs as presented."
21	C.1.2.1. — GOPs ordering	Modification	<i>are not listed in this Comprehensive Plan in order of importance.</i>	<i>generally follow the previous order and sequencing to minimize confusion and retain a consistent theme including flow of ideas and objectives from which the County's staff and residents have come to know.</i>	The statement that GOPs are not listed in order of importance was replaced with language explaining that GOPs follow the previous order and sequencing for consistency and staff/resident familiarity.
22	C.1.2.1. — Policy conflict cross-reference	Deletion	<i>(see also C.2 Plan Administration)</i>	—	The cross-reference to C.2 Plan Administration within the policy conflict sentence was deleted.
23	C.1.2.2. — Implementation mechanisms	Addition	—	<i>which is a key cornerstone of the respective FS Chapter 163</i>	The clause "which is a key cornerstone of the respective FS Chapter 163" was added after the statement that it is not the County's intent to include regulations in the Comprehensive Plan, providing a statutory basis for that position.
24	C.1.2.3. — LDRs parenthetical	Addition	—	<i>(LDRs or code or regulations)</i>	A parenthetical "(LDRs or code or regulations)" was added after "land

					development regulations" to establish common alternate references for the term.
25	C.1.2.3. — Consistency reference	Modification	<i>comprehensive plan</i>	<i>Plan</i>	The phrase "comprehensive plan" was replaced with "Plan" (capitalized), consistent with the shorthand reference established in Section B.
26	C.1.2.3. — Consistency determination punctuation	Modification	.	:	The period after "based upon the following" was changed to a colon, improving grammatical flow into the bulleted list below.
27	C.1.2.3. — Taking of private property (bullet 3)	Addition	—	<i>the</i>	The word "the" was inserted before "taking" for grammatical correctness.
28	C.1.2.3. — Land development regulations (bullet 4)	Addition	—	<i>the</i>	The word "the" was inserted before "land development regulations" for grammatical correctness.
29	C.1.3. — Section heading capitalization	Modification	<i>Technical support document</i>	<i>Technical Support Document</i>	Capitalization corrected: 'support document' changed to 'Support Document' to match the proper noun form.
30	C.1.3.1. — TSD alias	Addition	—	<i>, sometimes referenced as the Data Inventory and Analysis (DIA)</i>	A parenthetical was added noting that the TSD is sometimes referenced as the Data Inventory and Analysis (DIA), establishing both acronyms.
31	C.2.1.1. — Administrative	Modification	<i>"aggrieved or adversely affected party" (as defined in § 163.3215(2), F.S.) may request</i>	<i>may request a formal letter of interpretation from</i>	The interpretation process was changed from a

	interpretation process		<i>a final interpretation of the appropriate policy or policies by the Board of County Commissioners, or other appropriate body assigned duties of final plan interpretation by the Board of County Commissioners. Any such final interpretation shall be limited to use of the applicable policy or policies as pertaining to the specific development order application or public sector activity. Any such final interpretation shall be rendered by the Board of County Commissioners (or other appropriate body) within thirty (30) days of the receipt of a written request for final interpretation by Manatee County. Any such final interpretation shall be subject to further action only as described in § 163.3215, F.S.</i>	<i>the Department Director pursuant to Land Development Code Section 311. The aggrieved party may appeal such interpretation pursuant to Land Development Code Chapter 3, Part X—Appeals. Any interpretation shall be limited to use of the applicable policy or policies as pertaining to the specific development order application or public sector activity.</i>	BOCC-directed process with a 30-day response requirement and § 163.3215 F.S. avenue, to a Department Director letter-of-interpretation process under LDC Section 311, with appeal rights under LDC Chapter 3, Part X—Appeals.
3 2	C.2.3.1. — Type of Amendments cross-reference	Deletion	<i>(see General Data Section of the Technical Support Document)</i>	—	The cross-reference to the General Data Section of the TSD was deleted from the description of Comprehensive Plan amendments.
3 3	C.2.1.3(k) — Due dates interpretation	Addition	—	<i>, but are understood to be subject to amendment due to priorities of the BOCC, financing, and/or changes in legislative directives. The failure to meet a prescribed “year” is not presumed to render the Plan nor the Policy non-compliant</i>	New language was added clarifying that year-based deadlines are subject to amendment and that failure to meet a stated year does not automatically render the Plan or Policy non-compliant.
3 4	C.3. — Ordinance citation	Deletion	<i>(Ord. No. 16-23, § 4(Exh. B), 9-19-16; Ord. No. 18-04, § 4(Exh. B), 8-23-18)</i>	—	Ordinance history citations at the end of Section C were deleted.
3 5	D.2.1(a) — Document availability	Addition	—	<i>, or at the County Clerk’s Public Records Hub.</i>	The County Clerk’s Public Records Hub was added as an additional location

					where plan documents are available for public examination.
3 6	D.2.1(b) — Central Library availability	Deletion	<i>(b) During any plan revision process all draft and final Comprehensive Plan and support documents will also be available at the Manatee County Central Library for public examination.</i>	—	The provision making plan documents available at the Manatee County Central Library was deleted entirely.
3 7	D.2.1(c) — Map notice at library	Deletion	<i>(c) Where products are not readily reproduced (e.g., certain maps), a notice shall be placed at the library to inform members of the public that a copy is available at the Manatee County Administration Building for review by the public.</i>	—	The provision requiring a library notice for non-reproducible map products was deleted, consistent with the removal of the library availability provision in (b).
3 8	D.2.3.1. — Department name	Modification	<i>Building and Development Services Department</i>	<i>Development Services Department</i>	The word "Building and" was removed, updating the mailing contact department name.
3 9	D.2.3.1. — Email contact	Modification	<i>Or via email at: _____@mymanatee.org</i>	<i>Or via email at: Compplan@mymanatee.org</i>	The placeholder email address was replaced with the actual email address Compplan@mymanatee.org.
4 0	D.2.3.2. — Section number punctuation	Addition	—	.	A period was added after the section number designation 'D.2.3.2' for formatting consistency.
4 1	D.2.3.3. — Official Responses subsection	Deletion	<i>D.2.3.3. Official Responses. After due consideration of each relevant public comment, inquiry or request, an official response may be made on the form containing record of the comment, inquiry or request. This response would record the recommended disposition on a public comment or request, or record any action taken to answer a public inquiry. Responses may also be reflected in subsequent proposals, recommended</i>	—	The entire D.2.3.3 subsection on Official Responses—describing the process for recording official responses to public comments on forms—was deleted.

			<i>alternatives, publications, verbal answers, or presentations at public meetings.</i>		
4 2	D.3.1. — Public Notice intro clause	Modifica tion	<i>, and Manatee County staff will provide appropriate public notice for each such workshop and hearing</i>	—	The clause "and Manatee County staff will provide appropriate public notice for each such workshop and hearing" was deleted from the introductory sentence of D.3.1.
4 3	D.3.1. — Notice procedures reference	Modifica tion	<i>the following</i>	—	The phrase "the following" was deleted, changing the sentence to read: "procedures for public notice for the workshop or hearing will be followed in accordance with chapters 125, 163, and 166, Florida Statutes."
4 4	D.3.1. — Statutory grounding for notice	Addition	—	<i>in accordance with chapters 125, 163, and 166, Florida Statutes</i>	New language was added requiring public notice procedures to be followed in accordance with chapters 125, 163, and 166, Florida Statutes.
4 5	D.3.1. — Additional notice methods	Addition	—	<i>including the County's website as permitted by Florida Statutes</i>	Language was added specifying that additional notice may include the County's website, as permitted by Florida Statutes.
4 6	D.3.1.1 through D.3.1.3 — Detailed public notice subsection s	Deletion	<i>D.3.1.1. Optional Public Notice—Local Planning Agency Public Workshops and Board of County Commissioners Public Workshop on Revisions. [Full subsection including newspaper advertisement requirements and content requirements] D.3.1.2. Public Notice—LPA Public Hearings on Plan Amendments. [Full subsection</i>	—	Three entire subsections detailing specific public notice requirements and formats for LPA workshops (D.3.1.1), LPA public hearings (D.3.1.2), and BOCC public hearings (D.3.1.3) were deleted. These contained detailed

			<i>including mailed notice to property owners and newspaper advertisement requirements with required content]</i> <i>D.3.1.3. Public Notice—Board of County Commissioners Public Hearings on Plan Amendments. [Full subsection including mailed notices, newspaper advertisement format requirements including size, headline, sub-title, timing, and small scale plan amendment notice provisions]</i>		newspaper advertisement requirements, mailed notice procedures, required content elements, size specifications, and scheduling requirements.
47	D.3.1.1 (renumbered) — Section renumbering	Modification	<i>D.3.2.2.</i>	<i>D.3.1.1.</i>	The section was renumbered from D.3.2.2 to D.3.1.1, consistent with the deletion of prior subsections and restructuring of Section D.3.
48	D.3.1.1 (renumbered) — Heading	Modification	<i>Number of Workshops and Hearings.</i>	<i>Public Hearings.</i>	The subsection heading was changed from "Number of Workshops and Hearings" to "Public Hearings," removing reference to workshops.
49	D.3.1.1 (renumbered) — LPA optional workshop	Deletion	<i>The Local Planning Agency (LPA) may hold an optional workshop for the consideration of any plan amendment, the decision whether or not to hold such workshop being based on the size, impact and effect associated with the proposed amendment, and being made by the LPA following consideration of a summary of the proposed plan amendment presented to the LPA at a regularly scheduled meeting.</i>	—	The provision authorizing the LPA to hold optional workshops for plan amendments—with criteria based on size, impact, and effect—was deleted.
50	D.3.1.1 (renumbered) — BOCC optional workshop	Deletion	<i>The Board of County Commissioners may hold an optional workshop for the consideration of any plan amendment, the decision whether or not to hold such workshop being based on the</i>	—	The provision authorizing the BOCC to hold optional workshops for plan amendments—with criteria based on

			<i>size, impact, and effect associated with the proposed amendment, and being made by the Board of County Commissioners following consideration of a summary of the proposed plan amendment presented to the Board of County Commissioners at a regularly scheduled meeting.</i>		size, impact, and effect—was deleted.
5 1	D.3. — Ordinance citation	Deletion	<i>(Ord. No. 16-23, § 4(Exh. B), 9-19-16; Ord. No. 18-04, § 4(Exh. B), 8-23-18)</i>	—	Ordinance history citations at the end of Section D were deleted.

SECTION 2: SIGNIFICANT AMENDMENTS

9 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #4 — Section B. Purpose. — Plan purpose statement

Why It Is Significant: The original language described the Plan as having ‘specific targeted functions, as enumerated in the goals of the various plan elements,’ which framed the Plan as a multi-element instrument with defined functional roles. The revised language replaces this entirely with a statement that the Plan ‘builds off of the County’s original Comprehensive Plan which has been updated to implement the vision of the County and its residents through the Board of County Commissioners (BOCC).’ This is a substantive shift in how the Plan’s purpose and identity is characterized—from a multi-element functional document to a visionary update implementing community and BOCC intent.

Change Summary: Deleted: reference to ‘specific targeted functions as enumerated in the goals of the various plan elements.’ Added: language framing the Plan as an update to the original Comprehensive Plan that implements the vision of the County and its residents through the BOCC.

2. Amendment #2 — Section B. Purpose. — GOP structure and data basis

Why It Is Significant: A new sentence was added explicitly stating that the Plan is expressed through Goals, Objectives, and Policies (GOPs) and takes into consideration required data on demographics, population growth, and market changes. This introduces the GOP framework and a data-driven planning mandate directly into the Purpose section, which was not previously articulated there. It also formally establishes the ‘GOPs’ abbreviation in the Plan’s foundational purpose statement.

Change Summary: Added: new sentence referencing Ch. 163 F.S., the GOP structure, and consideration of demographic and market data. No prior language was removed.

3. Amendment #31 — C.2.1.1. — Administrative and final interpretation

Why It Is Significant: This is a significant procedural change. The original plan directed aggrieved parties to request final plan interpretations from the Board of County Commissioners (or a body it designates), with a 30-day response requirement and further action limited to § 163.3215, F.S. The revised language redirects this process entirely: aggrieved parties now request a formal letter of interpretation from the Department Director pursuant to LDC Section 311, with appeal rights under LDC Chapter 3, Part X—Appeals. This shifts interpretive authority from an elected body (BOCC) to a staff/administrative level, and routes appeals through the Land Development Code rather than state statute.

Change Summary: Deleted: BOCC as the final interpretation body, 30-day response requirement, reference to § 163.3215 F.S. as the avenue for further action. Added: Department Director as the interpretation authority under LDC Section 311, with appeal rights under LDC Chapter 3, Part X—Appeals.

4. Amendment #33 — C.2.1.3(k) — Due dates interpretation rule

Why It Is Significant: The original rule stated only that year-based due dates mean December 31 of the stated year. The revision adds that these dates are subject to amendment based on BOCC priorities, financing, and legislative changes, and explicitly states that failure to meet a prescribed year does not render the Plan or the Policy non-compliant. This is a significant addition because it reduces the enforceability of time-based policy commitments, providing a built-in defense against compliance challenges tied to missed deadlines.

Change Summary: Added: language providing that year-based deadlines are subject to amendment, and that failure to meet a stated year does not presumptively render the Plan or Policy non-compliant.

5. Amendment #15 — C.1.2.1. — Use of monitoring and evaluation results

Why It Is Significant: *The original language stated that monitoring results ‘shall then be utilized to adjust Plan policies as necessary to ensure continuing success, or correct apparent failures, in achieving goals’—an outcome-focused, corrective mandate. The revised language replaces this with a directive to ‘review and update or reprioritize the County’s efforts based on changing legislative, economic and environmental considerations,’ and adds that periodic amendments are a ‘necessary and expected component of the overall county-wide process.’ This shifts the framing from failure correction to adaptive management, and explicitly normalizes and anticipates plan amendments.*

Change Summary: *Deleted: obligation to utilize results to adjust policies to correct failures. Added: directive to review and reprioritize based on changing conditions, plus a statement that periodic amendments are a necessary and expected component of the planning process.*

6. Amendment #46 — D.3.1.1 through D.3.1.3 — Detailed public notice procedures

Why It Is Significant: *Three subsections containing detailed public notice requirements were deleted in their entirety. These provisions specified the format, content, size, and timing of newspaper advertisements for LPA workshops, LPA public hearings, and BOCC public hearings, as well as mailed notice requirements to property owners. Their deletion removes specific procedural requirements from the Plan text, deferring to the general statutory references added to D.3.1. This meaningfully reduces the specificity of public notice obligations in the Plan itself.*

Change Summary: *Deleted: entire subsections D.3.1.1 (optional workshop notice), D.3.1.2 (LPA public hearing notice including mailed notices and newspaper ad content requirements), and D.3.1.3 (BOCC public hearing notice including advertisement format, size, headline, sub-title, timing requirements). No replacement language was added.*

7. Amendment #41 — D.2.3.3. — Official Responses

Why It Is Significant: *The entire Official Responses subsection was deleted. This provision required County staff to record official responses to each public comment, inquiry, or request, using forms that would constitute a formal record, and allowed verbal comments at workshops to be transcribed for a formal response record. Its deletion removes a structured accountability mechanism for tracking and responding to public input during plan amendment processes.*

Change Summary: *Deleted: entire D.2.3.3 subsection requiring official responses to be recorded on forms for each public comment, inquiry, or request. No replacement language was added.*

8. Amendment #49 — D.3.1.1 (renumbered) — LPA optional workshop provision

Why It Is Significant: *The provision authorizing the LPA to hold an optional workshop for plan amendments—with explicit criteria based on size, impact, and effect, and a process requiring LPA action at a regularly scheduled meeting—was deleted. This removes the optional workshop process and its procedural framework from the Plan.*

Change Summary: *Deleted: provision allowing LPA to hold optional workshops based on size, impact, and effect of proposed amendments. No replacement language was added.*

9. Amendment #50 — D.3.1.1 (renumbered) — BOCC optional workshop provision

Why It Is Significant: *The provision authorizing the BOCC to hold an optional workshop for plan amendments—with explicit criteria based on size, impact, and effect, and a process requiring BOCC action at a regularly scheduled meeting—was deleted. This removes the optional workshop process and its procedural framework from the Plan.*

Change Summary: *Deleted: provision allowing BOCC to hold optional workshops based on size, impact, and effect of proposed amendments. No replacement language was added.*

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft [Date]

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 1 – Definitions

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_1__DEFINITIONS STAFF REWRITE_V2 ES of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

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1	Definitions Preamble (paragraph 1)	Modification	—	Terms not otherwise defined herein or for which the meaning is unclear shall be interpreted using the rules for plan interpretation contained in C.2.1.	A new sentence was added to the introductory preamble directing readers to plan interpretation rules in C.2.1 for undefined or unclear terms. This provides a cross-reference standard for resolving ambiguity in definitions.
2	Accessory Dwelling Unit (ADU)	Addition	—	Accessory Dwelling Unit (ADU): A smaller, independent residential dwelling unit located on the same lot as a stand-alone single or two-family dwelling unit.	A new definition for Accessory Dwelling Unit (ADU) was added in its entirety. This introduces a term not previously defined in this element, establishing ADUs as a recognized residential category under the Comprehensive Plan.
3	Acute Care Medical Facility	Addition	—	Acute Care Medical Facility: provides immediate and	A new definition for Acute Care Medical Facility was added in its entirety. This term

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				short-term treatment for serious illnesses, injuries, and other urgent medical needs.	was not previously defined in this element.
4	Agriculture	Modification	fruits of all kind, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products	fruits of all kind, including grapes, nuts, and berries; vegetables; nursery, floral, ornamental, and greenhouse products	Serial commas were added before 'and' in two list constructions within the definition. This is a minor punctuation correction with no change in substantive meaning.
5	Alternative Transportation System	Addition	—	Alternative Transportation System: A local government fee schedule established by ordinance for the purpose of supporting the County's Transportation System.	A new definition for Alternative Transportation System was added in its entirety. This term introduces a new defined concept — a local government fee schedule for transportation support — that was not previously in the plan.
6	Aquatic Preserve	Deletion	owned by the State of Florida	—	The phrase 'owned by the State of Florida' was deleted from the Aquatic Preserve definition. The definition now refers to submerged lands as identified in Ch. 258, F.S. without the state ownership qualifier.
7	Commercial Use	Modification	This terms shall	This term shall	The word 'terms' was corrected to 'term.' This is a minor typographical/grammatical correction with no change in meaning.
8	Commercial Use—Neighborhood	Modification	restaurants	cafés	The example use 'restaurants' was replaced with 'cafés' in the Neighborhood Commercial Use definition. This changes a specific example of a neighborhood commercial use type.
9	Commercial Use—Region-Serving	Modification	regional malls, major recreational facilities	regional malls, supercenters, new car dealerships, major recreational facilities	Two new example uses — 'supercenters' and 'new car dealerships' — were added to the list of examples in the Region-Serving Commercial Use definition. This expands the illustrative examples of

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					region-serving commercial uses.
10	Complete Streets	Modification	roadway users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists, to the extent appropriate to the function and context of the street, within a connected roadway network.	roadway users, of all ages and abilities, including bicyclists, pedestrians, transit riders, and motorists, to the extent appropriate to the function and context of the street and surrounding area, within a connected roadway network.	The phrase 'and surrounding area' was added after 'context of the street.' This expands the scope of the Complete Streets definition to encompass the surrounding area beyond the street itself.
11	Construction Permit [Air Pollution]	Modification	Florida Department of Environmental Regulation	Florida Department of Environmental Protection	The agency name was updated from 'Florida Department of Environmental Regulation' to 'Florida Department of Environmental Protection,' reflecting the agency's correct current name.
12	DACS Shellfish Harvesting Area — Conditionally Approved classification	Modification	based on predictable polluttional events.	based on predictable pollution events.	The word 'polluttional' was corrected to 'pollution.' This is a minor grammatical/word-choice correction with no change in meaning.
13	Density	Addition	—	Density: (See Residential Density, Net and Residential Density, Gross)	A new cross-reference definition entry for 'Density' was added, directing readers to the definitions for Residential Density, Net and Residential Density, Gross. This is a new navigational entry not previously in the element.
14	Development	Modification	The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or non-	The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or	The entire definition of 'Development' was replaced with a new definition aligned with § 380.04(2), Florida Statutes. The prior definition was locally crafted; the revised definition expressly references state statute, broadens the scope to include any material change in appearance, land division, and mining operations, and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			agricultural land disturbance, and any non-agricultural use or extension of the use of land. Includes redevelopment but does not include environmental preserve restoration taking place within environmental preserves.	more parcels, pursuant to applicable law, as updated on a periodic basis. This definition shall also include all activities described in 380.04(2), Florida Statutes.	removes the prior exclusion for environmental preserve restoration.
15	District Park	Modification	Driving periods of up to thirty (30) to forty (40) minutes	Driving periods of up to thirty (30) to forty (40) minutes	A typographical error in the word 'thirty' (previously 'thrity') was corrected. This is a minor spelling correction with no change in meaning.
16	Dock	Modification	Any structure intended to serve a boat, which structure is constructed on pilings over open water, or which structure is supported by flotation on the water.	Any structure intended to serve for vessel mooring and other water-dependent recreational activities, which structure is constructed on pilings extending from the shoreline into the water, or which structure is supported by flotation on the water.	The Dock definition was substantively revised in two ways: (1) the purpose language was changed from 'serve a boat' to 'serve for vessel mooring and other water-dependent recreational activities,' broadening the definition beyond mooring to include other water-dependent uses; and (2) the structural description was changed from 'over open water' to 'extending from the shoreline into the water,' specifying the directional relationship to the shoreline.
17	Emergency Housing	Addition	—	Emergency Housing: Designed to assist individuals with immediate temporary shelter/housing, with the goal of moving into transitional and/or permanent housing.	A new definition for Emergency Housing was added in its entirety. This introduces a term not previously defined in this element.
18	Exotic Species	Modification	Also known as alien species, invasive species, and	Also known as alien species, invasive species, and	The descriptor 'indigenous' was replaced with 'nonnative-' in the list of alternative names for exotic species. Note: the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			indigenous species.	nonnative-species.	revised language appears to contain a formatting artifact ('nonnative-' with a trailing hyphen) as rendered in the tracked-changes output.
19	Gross Nonresidential Acreage — wetland acreage bullet	Modification	Wetland acreage subject to the jurisdiction of any local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage	Wetland acreage subject to the jurisdiction of any local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage consistent with Policy 2.3.1.1 of this Plan.	The phrase 'consistent with Policy 2.3.1.1 of this Plan' was added after the wetland acreage threshold clause in the Gross Nonresidential Acreage definition. This adds a cross-reference to a specific plan policy as the governing standard for this acreage threshold.
20	Gross Nonresidential Acreage — setback bullet	Modification	Within any required setbacks from such jurisdictional area as required by Policy 3.3.1.5. of this Plan.	Within any required setbacks from such jurisdictional area consistent with the Comprehensive Plan and Land Development Code.	The specific policy cross-reference 'Policy 3.3.1.5. of this Plan' was replaced with a broader reference to 'the Comprehensive Plan and Land Development Code.' This removes a specific policy citation and broadens the governing standard for setback requirements in the Gross Nonresidential Acreage definition.
21	Gross Residential Acreage — wetland acreage bullet	Modification	Wetland acreage subject to the jurisdiction of any Local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage	Wetland acreage subject to the jurisdiction of any Local, State or Federal environmental review agency, provided that the jurisdictional wetland area is less than or equal to twenty (20) percent of total project acreage consistent with Policy 2.3.1.1 of this Plan.	The phrase 'consistent with Policy 2.3.1.1 of this Plan' was added after the wetland acreage threshold clause in the Gross Residential Acreage definition. This mirrors the parallel change made to the Gross Nonresidential Acreage definition.
22	Gross Residential Acreage — setback bullet	Modification	Acreage within any required setbacks from such	Acreage within any required setbacks from such	The specific policy cross-reference 'Policy 3.3.1.5. of this Plan' was replaced with the broader reference

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			jurisdictional area as required by Policy 3.3.1.5. of this Plan.	jurisdictional area consistent with the Comprehensive Plan and Land Development Code.	'consistent with the Comprehensive Plan and Land Development Code.' This mirrors the parallel change made to the Gross Nonresidential Acreage definition.
23	Highway, Street or Road	Modification	Highway, Street or Road	Highway, Street, or Road	A serial comma was added before 'or' in the definition heading. This is a minor punctuation correction with no change in substantive meaning.
24	Inflowing Watercourses	Modification	Hydrologic connections defined as areas of Florida Department of Environmental Regulation jurisdiction	Hydrologic connections defined as areas of State or Federal jurisdiction	The specific agency reference 'Florida Department of Environmental Regulation jurisdiction' was replaced with the broader term 'State or Federal jurisdiction.' This expands the jurisdictional scope of inflowing watercourses beyond a single named agency to any applicable state or federal authority.
25	Intensity	Modification	(See Floor Area Ratio).	An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services. (See also, Floor Area Ratio).	The prior single-sentence cross-reference definition for 'Intensity' was replaced with a substantive definition that articulates what intensity measures (above/on/below-ground space, natural resources, and facilities/services demand), followed by a retained cross-reference to Floor Area Ratio. The word 'also,' was also added to the cross-reference.
26	Level of Service	Modification	An indicator of extent or degree of service which is, or will be, provided by a facility.	An indicator of extent or degree of service which is, or proposed to be, provided by a facility based on and related to the	The Level of Service definition was expanded in two ways: (1) 'will' was replaced with 'proposed to,' and 'based on and related to the operational characteristics of the facility' was added; and (2) a new sentence was inserted stating

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.	that level of service shall indicate the capacity per unit of demand for each public facility.
27	Livability	Addition	—	Livability: The quality of life experienced by the residents of a particular area. It encompasses a variety of factors, including access to essential services (such as healthcare, education, and transportation), the availability of affordable housing, safety, environmental quality, economic opportunities, social interactions, recreational options, and overall well-being. A livable community promotes a high standard of living for its inhabitants, ensuring that they can lead healthy, secure, and fulfilling lives.	A new definition for 'Livability' was added in its entirety. This introduces a term not previously defined in this element, with a broad enumeration of quality-of-life factors.
28	Manatee Protection Plan	Modification	Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of Natural Resources.	Guidelines for the protection of the West Indian Manatee formulated by the Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission.	The responsible agency was updated from 'Florida Department of Natural Resources' to 'Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission,' reflecting the current agencies responsible for manatee protection guidelines and the reorganization of state environmental agencies.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
29	Marine Wetlands	Deletion	, including those species listed in Subsection 17-4.02(17), F.A.C., "Submerged Marine Species."	—	The phrase specifying that marine wetland dominant vegetation includes species listed in Subsection 17-4.02(17), F.A.C. was deleted. The definition now ends after 'salt tolerant plant species' without a specific regulatory citation.
30	Mobility Fee	Deletion	Mobility Fee: A local government fee schedule established by ordinance and based on the projects included in the local government's adopted mobility plan.	—	The entire definition for 'Mobility Fee' was deleted with no replacement language. This removes a defined term from the plan entirely.
31	Mobility Plan	Deletion	Mobility Plan: An alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan that promotes a compact, mixed use, and interconnected development served by a multimodal transportation system in an area that is urban in character, or designated to be urban in character.	—	The entire definition for 'Mobility Plan' was deleted with no replacement language. This removes a defined term from the plan entirely, which also relates to the deletion of the Mobility Fee definition.
32	Operating Permit (Air Pollution)	Modification	Florida Department of Environmental Regulation	Florida Department of Environmental Protection	The agency name was updated from 'Florida Department of Environmental Regulation' to 'Florida Department of Environmental Protection.' This is the same agency name correction as made in the Construction Permit definition.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
33	Potable Water	Modification	Florida Department of Environmental Regulation.	Florida Department of Environmental Protection.	The agency name was updated from 'Florida Department of Environmental Regulation' to 'Florida Department of Environmental Protection.' This is the same agency name correction applied consistently across multiple definitions.
34	Project Basis	Addition	—	Project Basis: a regulatory or procedural framework in which approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project.	A new definition for 'Project Basis' was added in its entirety. This introduces a new term establishing the concept of individual project-level evaluation for regulatory approvals, requirements, fees, and compliance.
35	Public Facilities	Modification	Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.	Capital improvements, including transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.	The phrase 'Capital improvements, including' was inserted at the beginning of the Public Facilities definition (with 'Transportation' changed to lowercase 't'). This characterizes public facilities as a subset of capital improvements.
36	Site Plan Approval	Modification	The review, approval and certification of General Development, Conceptual or other Site Plan, for purposes of obtaining or implementing	The review, approval and certification of a Site Plan, including, but not limited to, General Development, Preliminary, or Final Site, for	The Site Plan Approval definition was revised in three ways: (1) 'a Site Plan, including, but not limited to,' was added as introductory language; (2) the plan types listed changed from 'Conceptual or other Site Plan' to 'Preliminary, or Final Site'; and (3) 'and entitlements' was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			suitable zoning on a site.	purposes of obtaining or implementing suitable zoning and entitlements on a site.	added to the purpose clause. This expands the types of site plans covered and adds 'entitlements' to the scope of the approval process.
37	Technical Support Document (TSD)	Modification	TSD: Technical Support Document for this Comprehensive Plan comprising data and analysis required pursuant to ch. 163, F.S.	Technical Support Document (TSD): Technical Support Document for this Comprehensive Plan comprising data and analysis required pursuant to ch. 163, F.S.; may also be referred to as the "data inventory and analysis (DIA)".	The heading of the definition was expanded from 'TSD' to 'Technical Support Document (TSD),' and a new clause was added stating the document may also be referred to as the 'data inventory and analysis (DIA).' This adds an alternative name and expands the heading to spell out the full term.
38	Transfer of Development Rights (TDR)	Addition	—	Transfer of Development Rights (TDR): A process that provides for the transfer of some or all of the development rights for a piece of property to another area which can better accommodate urban development in exchange for the protection of environmental lands within the original parcel of land.	A new definition for Transfer of Development Rights (TDR) was added in its entirety. This introduces a defined term for TDR not previously in this element.
39	Urban Sprawl	Modification	Urban Sprawl: A	Urban Sprawl: A development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally	The definition of Urban Sprawl appears to have been expanded or completed. Based on the tracked-changes output, the existing text ('Urban Sprawl: A') is retained and new language defining it as a development pattern has been added. The full definition was not present in the prior version beyond the article 'A.'

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.	
40	Vegetative Communities	Modification	which are classified based on the presence of certain soils, vegetation and animals.	which are classified based on the presence of certain soils, vegetation and wildlife.	The word 'animals' was replaced with 'wildlife' in the Vegetative Communities definition. This is a minor terminology update aligning the term with standard ecological/planning usage.
41	Vessel	Addition	—	Vessel: synonymous with boat and includes every description of watercraft, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.	A new definition for 'Vessel' was added in its entirety. This introduces a term not previously defined in this element.
42	Ordinance History (end of document)	Deletion	(Ord. No. 16-07, § 4(Exh. B), 9-19-16; Ord. No. 16-23, § 5(Exh. C), 9-19-16; Ord. No. 17-03, § 4(Exh. B), 3-2-17; Ord. No. 18-17, § 3(Exh. A), 6-7-18; Ord. No. 18-04, § 5(Exh. C), 8-23-18; Ord. No. 22-29, § 3(Exh. A), 4-21-22)	—	The ordinance history citation block at the end of the Definitions element was deleted in its entirety. No replacement text was added.

SECTION 2: SIGNIFICANT AMENDMENTS

16 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

2. Amendment #2 — Accessory Dwelling Unit (ADU)

Why It Is Significant: The addition of a formal ADU definition introduces a recognized housing category into the Comprehensive Plan that was not previously defined in this element. ADUs are a significant housing type with implications for residential density, affordability, and land use compatibility. This definition establishes the conceptual basis for ADU-related policies and regulations throughout the plan.

Change Summary: No prior definition. New definition added: 'A smaller, independent residential dwelling unit located on the same lot as a stand-alone single or two-family dwelling unit.'

5. Amendment #5 — Alternative Transportation System

Why It Is Significant: This new definition establishes a fee-based mechanism — a local government fee schedule established by ordinance — for supporting the County's Transportation System. It introduces a new financial and regulatory tool not previously defined in the element. This definition is directly related to the concurrent deletion of 'Mobility Fee' and 'Mobility Plan,' suggesting a replacement of the prior mobility fee framework with a differently named and defined fee structure.

Change Summary: No prior definition. New definition added: 'A local government fee schedule established by ordinance for the purpose of supporting the County's Transportation System.'

6. Amendment #6 — Aquatic Preserve

Why It Is Significant: Removing the qualifier 'owned by the State of Florida' from the Aquatic Preserve definition broadens the potential scope of areas that may be considered aquatic preserves. Under the prior definition, only state-owned submerged lands could qualify; the revised definition refers solely to the Ch. 258, F.S. designation process, which may include non-state-owned lands.

Change Summary: Deleted: 'owned by the State of Florida.' Revised definition no longer restricts aquatic preserves to state-owned submerged lands.

14. Amendment #14 — Development

Why It Is Significant: The complete replacement of the Development definition is the most substantively significant change in this element. The prior locally crafted definition focused on construction, mining, and land use changes, and explicitly excluded environmental preserve restoration. The new definition is expressly aligned with § 380.04(2), Florida Statutes, and broadens the definition to include 'any material change in the use or appearance of any structure or land' and 'the dividing of land into three or more parcels.' Critically, the exclusion of environmental preserve restoration is eliminated entirely. This change directly affects the scope of activities that constitute 'development' for purposes of the entire Comprehensive Plan.

Change Summary: Deleted: 'The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or non-agricultural land disturbance, and any non-agricultural use or extension of the use of land. Includes redevelopment but does not include environmental preserve restoration taking place within environmental preserves.' Replaced with a definition aligned with § 380.04(2), F.S., including land division and material change in appearance, without the environmental preserve restoration exclusion.

16. Amendment #16 — Dock

Why It Is Significant: The Dock definition was substantively changed in two respects: the purpose was broadened from serving a boat to serving 'vessel mooring and other water-dependent recreational activities,' and the structural description was changed from 'over open water' to 'extending from the shoreline into the water.' The broadened purpose may affect permit applicability and the range of activities considered consistent with dock structures. The changed structural description more specifically ties dock eligibility to shoreline attachment.

Change Summary: Original: 'Any structure intended to serve a boat...constructed on pilings over open water.'
Revised: 'Any structure intended to serve for vessel mooring and other water-dependent recreational activities...constructed on pilings extending from the shoreline into the water.'

24. Amendment #24 — Inflowing Watercourses

Why It Is Significant: Replacing the specific agency name 'Florida Department of Environmental Regulation' with the broader 'State or Federal' jurisdiction expands the regulatory scope of what qualifies as an inflowing watercourse. The prior definition tied jurisdiction to a single agency; the revised definition encompasses any state or federal authority, which may affect the range of waterbodies subject to the plan's watercourse-related protections.

Change Summary: Deleted: 'Florida Department of Environmental Regulation jurisdiction.' Replaced with: 'State or Federal jurisdiction.'

25. Amendment #25 — Intensity

Why It Is Significant: The prior definition of Intensity was merely a cross-reference to Floor Area Ratio. The revised definition provides a substantive definition that encompasses three distinct dimensions of measurement: above/on/below-ground space use, natural resource demand, and facilities/services demand. This significantly expands how 'intensity' is defined and applied throughout the plan, with potential implications for development review and land use decision-making.

Change Summary: Deleted: '(See Floor Area Ratio).' Replaced with a full substantive definition measuring space use, natural resource demand, and facilities/services demand, with a retained cross-reference.

26. Amendment #26 — Level of Service

Why It Is Significant: The Level of Service definition was substantively expanded by (1) changing 'will' to 'proposed to' — which may affect when LOS standards apply — and adding a reference to operational characteristics, and (2) adding a sentence stating that LOS shall indicate the capacity per unit of demand for each public facility. The addition of the capacity-per-unit-of-demand standard provides a more specific and measurable basis for LOS determinations, with direct implications for concurrency and capital improvements planning.

Change Summary: Deleted: 'which is, or will be, provided by a facility.' Replaced with: 'which is, or proposed to be, provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.'

27. Amendment #27 — Livability

Why It Is Significant: The addition of a formal Livability definition introduces a broad quality-of-life concept into the plan's defined terms, encompassing healthcare access, affordable housing, safety, environmental quality, economic opportunity, social interaction, recreation, and well-being. This is a new policy-oriented term that may support the application of livability-related goals and objectives throughout the plan.

Change Summary: No prior definition. New three-sentence definition added establishing livability as a multi-factor quality-of-life measure for community residents.

28. Amendment #28 — Manatee Protection Plan

Why It Is Significant: The agency responsible for the Manatee Protection Plan guidelines was changed from the 'Florida Department of Natural Resources' (a defunct agency) to 'Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission.' This updates the definition to reflect the current institutional structure for manatee protection in Florida, ensuring the definition references agencies with actual legal authority.

Change Summary: Deleted: 'Florida Department of Natural Resources.' Replaced with: 'Florida Department of Environmental Protection and Florida Fish and Wildlife Conservation Commission.'

30. Amendment #30 — Mobility Fee

Why It Is Significant: The complete deletion of the Mobility Fee definition removes a defined transportation financing mechanism from the Comprehensive Plan without direct replacement. When considered alongside the deletion of Mobility Plan and the addition of Alternative Transportation System, this change reflects a policy decision to remove the mobility fee/plan framework and replace it with a different transportation fee structure.

Change Summary: Deleted in its entirety: 'A local government fee schedule established by ordinance and based on the projects included in the local government's adopted mobility plan.' No replacement language.

31. Amendment #31 — Mobility Plan

Why It Is Significant: The complete deletion of the Mobility Plan definition removes a defined multimodal transportation planning tool from the Comprehensive Plan without replacement. Together with the deletion of Mobility Fee and the addition of Alternative Transportation System, this represents a structural shift in how the plan defines transportation system financing and planning frameworks.

Change Summary: Deleted in its entirety: 'An alternative transportation system mobility study developed by using a plan-based methodology and adopted into a local government comprehensive plan that promotes a compact, mixed use, and interconnected development served by a multimodal transportation system in an area that is urban in character, or designated to be urban in character.' No replacement language.

34. Amendment #34 — Project Basis

Why It Is Significant: The addition of a 'Project Basis' definition introduces a new regulatory concept establishing that approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project. This has potential implications for how development applications are processed, how fees are assessed, and how compliance is evaluated under the plan.

Change Summary: No prior definition. New definition added: 'a regulatory or procedural framework in which approvals, requirements, fees, and compliance obligations are applied and evaluated individually for each distinct development project.'

35. Amendment #35 — Public Facilities

Why It Is Significant: Characterizing public facilities as 'capital improvements' by inserting the phrase 'Capital improvements, including' at the start of the definition ties the definition to the Capital Improvements framework of the plan. This has implications for how public facilities are planned, funded, and evaluated under concurrency and capital improvements requirements.

Change Summary: Added 'Capital improvements, including' at the beginning of the definition. 'Transportation' changed to lowercase 't' consistent with the new introductory phrasing.

36. Amendment #36 — Site Plan Approval

Why It Is Significant: The revised Site Plan Approval definition expands the scope of site plan types covered (adding 'Preliminary' and 'Final Site' while removing 'Conceptual'), introduces 'entitlements' as a stated purpose of site plan approval, and adds introductory language clarifying the definition applies to site plans including but not limited to the listed types. Adding 'entitlements' to the purpose clause may expand the legal scope of what site plan approval authorizes.

Change Summary: Deleted: 'General Development, Conceptual or other Site Plan, for purposes of obtaining or implementing suitable zoning.' Replaced with: 'a Site Plan, including, but not limited to, General Development, Preliminary, or Final Site, for purposes of obtaining or implementing suitable zoning and entitlements.'

38. Amendment #38 — Transfer of Development Rights (TDR)

Why It Is Significant: The addition of a formal TDR definition introduces a land use planning tool — the transfer of development rights from environmentally sensitive sending areas to receiving areas — into the plan's defined terms. TDR is a significant land use mechanism with implications for development rights, environmental land protection, and density allocation that was not previously defined in this element.

Change Summary: No prior definition. New definition added establishing TDR as a process for transferring development rights to areas better suited for urban development in exchange for protection of environmental lands at the originating parcel.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft [Date]

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 2 – Future Land Use

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_2___FUTURE_LAND_USE STAFF REWRITE_ES V5 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 135

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 2.1 (Goal Statement)	Modification	<i>A distribution of land uses throughout unincorporated Manatee County which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner.</i>	<i>A distribution of Future Land Use designations have been adopted throughout unincorporated Manatee County with the intent to limit urban sprawl, provide a predictable and functional urban form, encourage development and redevelopment in the existing urban core area and within existing and proposed nodes (as identified within this Plan), and allow public facilities and services to be provided in a relatively cost efficient manner.</i>	The Goal 2.1 statement has been rewritten to shift from present-tense direction to a declarative statement of adopted intent. The new language adds references to "existing and proposed nodes" and frames the goal as an adopted policy rather than a directive.
2	Objective 2.1.1 (Heading / Title)	Modification	<i>Mapping Methodology for the Future Land Use Map.</i>	<i>Future Land Use Map.</i>	The phrase "Mapping Methodology for the" was deleted from the objective title, simplifying it to refer only to the Future Land Use Map.
3	Objective 2.1.1 (Body Text)	Modification	<i>Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the Future Land Use Map. (See also all policies under Objective 2.6.1).</i>	<i>Manatee County has established and adopted the Manatee County Future Land Use Map and supporting maps, including appropriate future land use designations, and applicable, supporting maps limiting urban sprawl which recognize existing development; projected growth areas (residential</i>	The objective body was substantially rewritten. The new language declares that the County has established and adopted the FLUM rather than directing a methodology. References to "projected population and employment growth" and "a possible development density and intensity less than the maximum" were deleted; references to "residential and non-residential" growth areas and "lands identified for conservation and/or preservation" were added. Cross-reference was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>and non-residential); and lands identified for conservation and/or preservation. (See also all policies under Objective 2.2.1 and 2.6.1).</i>	expanded to include Objective 2.2.1.
4	Policy 2.1.1.1	Modification	<i>Maintain the Future Land Use Map with reserve capacity to accommodate the projected population and employment base through 2040.</i>	<i>Maintain the Future Land Use Map with considerations for sufficient reserve capacity to accommodate the projected population and employment base through 2050.</i>	The planning horizon was extended from 2040 to 2050. The phrase "considerations for sufficient" was added before "reserve capacity."
5	Policy 2.1.1.2	Addition	—	<i>consistent with Objective 2.2.1 and related policies</i>	New language added requiring that land designations within existing developed areas be consistent with Objective 2.2.1 and related policies.
6	Policy 2.1.1.3	Modification	<i>permit significant increases over current land use designations without creating urban sprawl.</i>	<i>permit potential increases over current land use designations without creating urban sprawl through the use of overlays, development related incentives, including but not limited to, affordable housing and other desired incentives which are provided for in the Land Development Code (LDC). Consistent with Objective 2.2.1, maximum density(s) and/or intensity(s) are not guaranteed and are subject to availability of public infrastructure, development patterns, and compatibility.</i>	"Significant" was replaced with "potential." New language was added specifying that increases shall occur through overlays and LDC incentives including affordable housing. A new sentence explicitly states that maximum densities/intensities are not guaranteed and are subject to infrastructure availability, development patterns, and compatibility.
7	Policy 2.1.1.4	Modification	<i>Promote development in currently</i>	<i>Promote development in</i>	"Or underdeveloped" was added as a qualifying area

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>undeveloped areas which have the greatest level of public facility availability and investment.</i>	<i>currently undeveloped or underdeveloped areas which have the greatest level of public facility and infrastructure availability and investment including those located within the County's established urban areas (Map K) and Future Development Area Boundary (FDAB) except where otherwise regulated by Policy 2.1.2.2.</i>	type. "And infrastructure" was added to "public facility availability." New language directs focus specifically to established urban areas (Map K) and the FDAB, with a cross-reference exception to Policy 2.1.2.2.
8	Policy 2.1.1.4, Implementation Mechanism (a)	Modification	<i>Future Land Use Map indicating nodal concentrations of intensity at or surrounding interstate interchanges where public facilities are available.</i>	<i>Future Land Use Map indicating a concentration of intensity within activity nodes (also referred to as "nodes") at or surrounding interstate interchanges, and/or where thoroughfares intersect, and where public facilities are available at levels needed to serve the proposed development.</i>	"Nodal concentrations of intensity" was replaced with "a concentration of intensity within activity nodes (also referred to as 'nodes')." Added "and/or where thoroughfares intersect" as an additional node location. Added "at levels needed to serve the proposed development" to the public facilities availability qualifier.
9	Policy 2.1.1.4, Implementation Mechanism (b)	Addition	—	<i>including revisiting currently designated areas, including the urban corridors and urban infill areas, while not precluding the designation of additional areas for consideration by the County based on available infrastructure, levels of development and future build-out needs</i>	New language was added to the infill designation mechanism directing the County to revisit existing urban corridor and infill area designations while remaining open to designating additional areas based on infrastructure, development levels, and build-out needs.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
10	Policy 2.1.1.5	Addition	—	<i>and infrastructure</i>	The phrase "and infrastructure" was inserted after "utility" in the policy heading, expanding the category of facilities addressed to include infrastructure facilities generally.
11	Objective 2.1.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-17, § 4(Exh. B), 6-7-18; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed from the document text.
12	Objective 2.1.2 (Body Text)	Modification	<i>2040</i>	<i>2050</i>	The planning horizon in the FDAB policy objective was updated from 2040 to 2050.
13	Policy 2.1.2.1	Addition	—	<i>including Objective 2.1.1</i>	Cross-reference to Objective 2.1.1 added to Policy 2.1.2.1.
14	Policy 2.1.2.2(5)	Modification	<i>Land Development Code</i>	<i>LDC</i>	The full term "Land Development Code" was replaced with the abbreviation "LDC."
15	Policy 2.1.2.3	Modification	<i>Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.</i>	<i>Permit the consideration of new residential and nonresidential development, including redevelopment, with characteristics compatible with existing development consistent with Objective 2.6.1, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.</i>	"Including redevelopment" was added to expand the policy scope. A cross-reference to Objective 2.6.1 was added to the compatibility requirement.
16	Policy 2.1.2.4	Addition	—	<i>The County may consider redevelopment of designated neighborhoods providing the development is established in neighborhood action plans or is</i>	A new sentence was added allowing the County to consider redevelopment of designated neighborhoods based on neighborhood action plans or County designation, with specific communities named: Terra Ceia, Parrish, Oneco, and Myakka.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>designated by the County, including but not limited to, designated communities such as Terra Ceia, Parrish, Oneco, and Myakka.</i>	
17	Policy 2.1.2.5 (Original)	Deletion	<i>Policy 2.1.2.5. Permit the consideration of new residential and nonresidential development in areas which are currently undeveloped, which are suitable for new residential or nonresidential uses.</i>	—	The original Policy 2.1.2.5 was deleted in its entirety.
18	Policy 2.1.2.5 (formerly 2.1.2.6)	Modification	<i>2.1.2.6. Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.</i>	<i>2.1.2.5. Manage urban growth in areas west of the FDAB by focusing on new developments and redevelopments in currently undeveloped or underdeveloped areas that are suitable for improvement and compatible with future growth plans.</i>	This policy was renumbered from 2.1.2.6 to 2.1.2.5. The policy language was substantially rewritten: the previous directive to "Limit urban sprawl" was replaced with a direction to "Manage urban growth." The geographic scope was specified as "west of the FDAB" and "redevelopments" were added as a category alongside new developments.
19	Policy 2.1.2.6 (formerly 2.1.2.7)	Modification	<i>2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:</i>	<i>2.1.2.6. Review all proposed development for compatibility (as defined in Element 1) and appropriate timing of development consistent with Objective 2.6.1 and related policies. The LDC shall set forth a similar matrix for zoning districts and associated mitigation techniques and review processes. This analysis shall include the following:</i>	Policy renumbered from 2.1.2.7 to 2.1.2.6. The parenthetical "(as defined in Element 1)" was added to compatibility. A cross-reference to Objective 2.6.1 was added. A new sentence was added directing the LDC to establish a compatibility matrix for zoning districts.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
20	Policy 2.1.2.7	Addition	—	<i>Policy 2.1.2.7. Reserved.</i>	A new reserved policy placeholder was added at Policy 2.1.2.7.
21	Policy 2.1.2.8, Implementation Mechanism (a)	Modification	<i>assure</i>	<i>ensure</i>	Word change from "assure" to "ensure" in the UF-3 designation mechanism.
22	Objective 2.1.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 21-12, § 3(Exh. A), 11-18-21; Ord. No. 21-17, §3(Exh. A), 12-16-21)</i>	—	Ordinance history citation removed.
23	Objective 2.1.3 (Body Text)	Modification	<i>thereby encouraging the continued vitality and economic prosperity of these areas.</i>	<i>thereby encouraging the continued livability and economic prosperity of these areas. In the context of this Comprehensive Plan, livability refers to the quality of life experienced by the residents of a particular area. It encompasses a variety of factors, including but not limited to access to essential services such as healthcare, education, transportation, the availability of affordable housing, safety, environmental quality, economic opportunities, recreational options, and overall well-being. A livable community promotes a high standard of living for its inhabitants, ensuring that they can lead healthy, secure, and fulfilling lives.</i>	"Vitality" was replaced with "livability" and a new multi-sentence definition of "livability" was added to the objective body, providing a comprehensive policy statement on quality-of-life factors.
24	Policy 2.1.3.1	Modification	<i>Consider the establishment minimum density requirements within the urban core area, in</i>	<i>Review and update, as appropriate minimum density requirements in</i>	"Consider the establishment" replaced with "Review and update, as appropriate." The geographic limitation "within

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>association with planning efforts for increased mobility through greater street connectivity and transit services. This effort shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.</i>	<i>association with planning efforts for increased mobility through greater street connectivity and transit services. This evaluation shall respect the Comprehensive Plan policy structure to limit density within vulnerable coastal areas.</i>	the urban core area" was deleted, broadening the policy's geographic scope. "Effort" was replaced with "evaluation."
25	Policy 2.1.3.2	Modification	<i>Continue using development standards that would permit multi-story mixed-use development in the urban service area.</i>	<i>Continue using development standards that would permit multi-story mixed-use development by implementing applicable standards of the LDC.</i>	"In the urban service area" was replaced with "by implementing applicable standards of the LDC," shifting from geographic scope to an LDC implementation reference.
26	Policy 2.1.3.4	Modification	<i>Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the urban area.</i>	<i>Continue to work with the Manatee Sheriff's Office to understand and reduce criminal activity within the Urban Core and Urban Service Areas.</i>	"Urban area" replaced with "Urban Core and Urban Service Areas," using defined geographic terms.
27	Policy 2.1.3.5	Modification	<i>Continue to fund infrastructure needs within the urban area.</i>	<i>Continue to fund infrastructure needs within the Urban Core and Urban Service Areas using tools such as the Southwest Tax Increment Finance (SWTIF) District.</i>	"Urban area" replaced with "Urban Core and Urban Service Areas." A specific funding tool — the Southwest Tax Increment Finance (SWTIF) District — was added.
28	Policy 2.1.3.7	Addition	—	<i>within the Urban Core and Urban Corridors</i>	Geographic scope of the CDBG/SWTIF implementation policy was clarified to "Urban Core and Urban Corridors."
29	Policy 2.1.3.10	Modification	<i>Reserved.</i>	<i>Encourage projects to mitigate transportation impacts with multi-modal and design alternatives consistent with the</i>	Policy 2.1.3.10 changed from "Reserved" to substantive policy encouraging multi-modal transportation impact mitigation.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>Transportation Element, as may be amended.</i>	
30	Policy 2.1.3.11	Modification	<i>Establish a mechanism to track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas.</i>	<i>Track the transportation impacts from projects located within the Urban Infill Redevelopment Area to facilitate additional public transit and other alternative transportation modes serving those areas, as needed.</i>	"Establish a mechanism to track" replaced with simply "Track," shifting from directing establishment of a new mechanism to an ongoing action. "As needed" was added at the end.
31	Policy 2.1.3.11, Implementation Mechanism	Deletion	<i>Implementation Mechanism: (a) Adopt provisions in the Land Development Code and Administrative Procedures.</i>	—	The implementation mechanism for Policy 2.1.3.11 was deleted in its entirety.
32	Objective 2.1.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-7, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
33	Policy 2.1.4.1	Addition	—	<i>by establishing guidelines and recommendations which encourage preferred types of residential and non-residential development.</i>	New language added specifying that activity areas are to be identified "by establishing guidelines and recommendations which encourage preferred types of residential and non-residential development."
34	Policy 2.1.4.2	Modification	<i>Continue enforcing the LDC provisions</i>	<i>Continue enforcing LDC provisions</i>	Minor deletion of the definite article "the" before "LDC provisions."
35	Policy 2.1.4.3	Modification	<i>The Land Development Code shall continue offering</i>	<i>The LDC shall continue offering</i>	"Land Development Code" replaced with "LDC" abbreviation.
36	Objective 2.1.4 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
37	Goal 2.2 (Goal Statement / Former Title)	Modification	<i>A Pattern of Future Land Uses Providing Adequate Recognition of Existing Development and Providing Adequate</i>	<i>Adopt a pattern of future land uses providing recognition of existing development and</i>	The former goal title (styled as a section heading) was replaced with a new Goal 2.2 statement. "Adequate" was deleted before "recognition" and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Guidance to All Parties for the Potential Location, General Types, and General Range of Densities and Intensities Which May be Considered for New Development or Redevelopment.</i>	<i>providing guidance to all parties for the potential location, general types, and general range of densities and intensities which may be considered for new development or redevelopment.</i>	"guidance," and "Adopt" was added to make it an affirmative directive.
38	Objective 2.2.1 (Body Text)	Addition	—	<i>; maximum density and intensity standards are not guaranteed and are subject to availability of public infrastructure, development patterns and compatibility including Policies 2.1.1.3, 2.6.1.1., and other related Policies within this Plan</i>	New language added to Objective 2.2.1 clarifying that maximum density and intensity standards are not guaranteed, referencing Policies 2.1.1.3 and 2.6.1.1.
39	Policy 2.2.1.1	Addition	—	<i>The intent of each Future Land Use category policy is to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, the areas where the category applies. Each Future Land Use Category will detail the range of potential uses (See Policy 2.2.1.5) and a range of potential densities and intensities. Density is described in Dwelling Units Per Acre (DU/AC) and will show a standard for the gross DU/AC and net DU/AC. Intensity is described in Floor Area Ratio (FAR). These standards</i>	A substantial new paragraph was added to Policy 2.2.1.1 explaining the format and structure of Future Land Use Category policies, including the distinction between gross and net DU/AC and FAR, and noting that LDC may further restrict standards.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>may have additional bonuses or restrictions based on the policies detailed in each Future Land Use Category. The LDC may further restrict these standards (See Policy 2.2.1.6).</i>	
40	Policy 2.2.1.1 — Table 2-1 (Summary Table)	Modification	TABLE 2-1 SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM [entire old table including 23 residential/commercial /industrial/public FLU categories and 6 overlay districts, with columns for Map Symbol, Purpose, Range of Uses, Maximum Gross/Net Density, Maximum Potential Intensity, and Commercial Size Limitation]	TABLE 2-1 SUMMARY OF FUTURE LAND USE CLASSIFICATION SYSTEM [revised table with 23 updated FLU categories using new numbering, new category names (e.g., Recreation/Open Space renumbered as #2; Agriculture/Open Space as #3; Agriculture/Rural as #4; residential categories renumbered #6–12; industrial renumbered #15–17; new MU-C/CS subcategory added), and 7 overlay districts (adding Planned Village Overlay PV); density/intensity columns removed from summary table — replaced by reference to individual category policies; footnote references updated]	The entire Table 2-1 was replaced. The revised table removes density/intensity columns and directs readers to individual policy sections for standards. Category numbering, names, and organization were substantially restructured. A new MU-C/CS (Mixed Use Community/Community Serving) subcategory was added. The overlay district list was reorganized and the Potable Water Reservoir Watersheds overlay (WO) was renumbered, while the Planned Village Overlay (PV) was added to the overlay table.
41	Policy 2.2.1.5, Implementation Mechanism (a)	Addition	—	, as may be amended	"As may be amended" was added after the citation to § 163.3202, F.S.
42	Policy 2.2.1.6	Modification	<i>The land development regulations LDC regulations may restrict development potential to less than</i>	<i>LDC regulations may restrict development potential to less than the maximum</i>	"The land development regulations" replaced with "LDC regulations." "Availability of" added before "public facilities."

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			<i>the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan.</i>	<i>provided for in this Comprehensive Plan, to address land use compatibility, availability of public facilities and natural resource considerations as identified in this Comprehensive Plan.</i>	"Facility" corrected to "facilities."
43	Policies 2.2.1.8 through 2.2.1.29 (Old) — Complete FLU Category Policy Set	Deletion	<i>Policies 2.2.1.8 (Ag/R) through 2.2.1.29 (AG/OS): Complete set of individual Future Land Use Category policies for Ag/R, RES-1, RES-3, UF-3, RES-6, RES-9, RES-12, RES-16, OL, ROR, IL, IH, IU, MU, P/SP(1), P/SP(2), AT, R/OS, ER, OM, MU-C and all sub-categories, AG/OS — including all Intent, Range of Uses, Density/Intensity, and Other Information sub-policies (approximately Policies 2.2.1.8.1 through 2.2.1.29.2)</i>	—	The entire previous set of individual Future Land Use Category policies (old 2.2.1.8 through 2.2.1.29 with all sub-policies) was deleted in its entirety and replaced by a comprehensive new policy structure (new Policies 2.2.1.7 through 2.2.1.29).
44	Policies 2.2.1.7 through 2.2.1.29 (New) — Complete Rewritten FLU Category Policy Set	Addition	—	<i>New comprehensive set of Future Land Use Category policies (Policies 2.2.1.7 CON through 2.2.1.29 P/SP-2): each category now includes Intent, Range of Potential Uses, Range of Potential Density/Intensity (presented as standardized tables with GROSS/NET residential density and nonresidential FAR), and Other Information sub-policies. New categories added: MU-C/CS (Community Serving subarea) with unique</i>	The entire individual Future Land Use Category policy set was replaced with a new, reformatted structure. Key substantive changes include: the addition of a new MU-C/CS (Community Serving) subcategory with affordable housing incentives at 60% AMI; addition of a low-income affordable housing density tier across multiple residential categories (RES-3 through RES-16); new FAR of 2.0 in the Urban Core for RES-9, RES-12, RES-16 and MU categories; and updated density bonus tiers linked to AMI thresholds.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>affordable housing density incentives at 60% AMI threshold; new Industrial categories using abbreviations "Industrial Light," "Industrial Heavy," "Industrial Urban." Density/intensity tables use new formatting with footnoted bonus provisions. New policy added for warehouse uses (Policy 2.11.1.6). MU (Mixed Use) policy revised to add "2.0 inside the Urban Core if an FAR bonus is approved" provision. P/SP-1 Other Information expanded to allow exception to Planned Development requirement for sites under 10 acres or for certain minor utility facilities.</i>	
45	Objective 2.2.2 / Policies 2.2.2.2 through 2.2.2.10 (Overlay Districts) — Complete Restructuring	Modification	<i>Policies 2.2.2.2 (WO), 2.2.2.4 (CEA), 2.2.2.5 (CHHA), 2.2.2.6 (HR), 2.2.2.7 (AI), 2.2.2.9 (FIG), 2.2.2.10 (Planned Village Overlay) — existing overlay district policy set in original numbering order with original text</i>	<i>Policies 2.2.2.2 (AI), 2.2.2.3 (CEA), 2.2.2.4 (CHHA), 2.2.2.5 (FIG), 2.2.2.6 (HR), 2.2.2.7 (Planned Village Overlay, renumbered from 2.2.2.10), 2.2.2.8 (WO) — overlay district policies reorganized and renumbered, text revised to remove "Definition" and "Purpose" subheadings and consolidate into streamlined policy language; Policy 2.2.2.4.3 (CHHA Effect of Mapping) revised to add "and is subject to a more precise</i>	The overlay district policies were entirely reorganized and renumbered. The Watershed Overlay (WO) was moved to Policy 2.2.2.8 (from 2.2.2.2). The Airport Impact (AI) overlay moved to 2.2.2.2. The Planned Village Overlay moved from 2.2.2.10 to 2.2.2.7. Definition sections were generally removed and text consolidated into streamlined policy form. Internal cross-references were updated throughout to reflect renumbering.

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				<i>determination on any project within, or proximate to, that area"; FIG policy cross-reference updated from "Policy 2.2.2.9(1)-(4)" to "Policy 2.2.2.5.1 and Policy 2.2.2.5.2"; HR policy reference corrected from "2.2.2.6.2" to "2.2.2.6.1"; Planned Village Overlay policy cross-references within sub-policies updated throughout (e.g., "2.2.2.10.5" to "2.2.2.7.5").</i>	
46	Objective 2.2.2 (Body Text)	Modification	<i>Establish and define a suitable number of overlay districts</i>	<i>Establish and define overlay districts</i>	"A suitable number of" was deleted, simplifying the objective language.
47	Policies 2.2.3 Ordinance Citation	Deletion	<i>(Ord. No. 18-04, § 6(Exh. 6), 8-23-18)</i>	—	Ordinance history citation removed.
48	Goal 2.3 (Goal Statement)	Modification	<i>A Land Use Pattern Sensitive to Natural Features and Environmental Constraints.</i>	<i>Recognize and establish a Land Use Pattern Sensitive to Natural Features and Environmental Constraints including those Objectives and Policies contained within the Conservation Element.</i>	"Recognize and establish a" was added as an introductory phrase. New language referencing the Conservation Element was added at the end.
49	Objective 2.3.1 (Body Text)	Modification	<i>Promote the clustering of uses</i>	<i>Support and promote the clustering of uses</i>	"Support and" was added before "promote."
50	Policy 2.3.1.1	Modification	<i>Permit the transfer of density or intensity from undisturbed jurisdictional wetlands and associated buffers</i>	<i>Permit the transfer of density or intensity from pre-development jurisdictional wetlands and associated buffers</i>	"Undisturbed" replaced with "pre-development" as the qualifying descriptor for jurisdictional wetlands.
51	Policy 2.3.1.1, Implementation Mechanism (a)	Modification	<i>Maintain Land Development Code provisions to ensure</i>	<i>Maintain and update LDC provisions to ensure compliance</i>	"Land Development Code" replaced with "LDC." "And update" was added. New language added directing

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			<i>compliance with this policy.</i>	<i>with this policy and consider incentives for transfers to upland areas and/or those outside of the CHHA or similarly situated lands.</i>	consideration of incentives for transfers to upland areas outside the CHHA.
52	Policy 2.3.1.3, Implementation Mechanism (a)	Modification	<i>Establish clustering development standards in the LDC.</i>	<i>Review the County's current clustering development standards in the LDC; the County may include potential consideration of watershed and or coastal overlays standards and incentives.</i>	"Establish" replaced with "Review the County's current" and new language added directing potential consideration of watershed/coastal overlay standards and incentives.
53	Objective 2.3.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22)</i>	—	Ordinance history citation removed.
54	Policy 2.3.2.1, Implementation Mechanism	Modification	<i>(a) Review of site plan and/or building permit approvals to ensure policy compliance. (b) Encourage adoption of soil conservation plans for all agricultural operations consistent with Policy 3.2.1.2.</i>	<i>(a) Review, adopt and update as appropriate standards within the LDC. (b) Review of site plan and/or building permit approvals to ensure policy compliance. (c) Encourage adoption of soil conservation plans for all agricultural operations consistent with Policy 3.2.1.2.</i>	A new implementation mechanism (a) was added directing the County to review, adopt and update LDC standards. Former mechanisms (a) and (b) were renumbered (b) and (c) respectively. Former mechanism (b) was relettered "c."
55	Policy 2.3.2.4, Implementation Mechanism (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
56	Policy 2.3.3.1, Implementation Mechanism (a)	Modification	<i>Land Development Code</i>	<i>LDC</i>	"Land Development Code" replaced with "LDC" abbreviation.
57	Policy 2.3.3.2	Modification	<i>100-year floodplain [three instances]</i>	<i>FEMA 1% annual chance flood hazard area [three instances]</i>	All three references to "100-year floodplain" replaced with the current FEMA terminology "FEMA 1%

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					annual chance flood hazard area."
58	Policy 2.3.3.3	Modification	<i>within the 100-year floodplain are constructed so that finished floor elevations are above the elevation of the 100-year flood. [And:] within the 100-year floodplain are constructed to meet the finished floor elevation, or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.</i>	<i>within the FEMA 1% annual chance flood hazard area are constructed so that finished floor elevations are at least 1' above the Base Flood Elevation. [And:] within the FEMA 1% annual chance flood hazard area are constructed to meet the finished floor elevation requirement in the Floodplain Ordinance, or meet and/or exceed the performance standards established by the Federal Emergency Management Agency.</i>	"100-year floodplain" replaced with "FEMA 1% annual chance flood hazard area." For residential buildings, "at least 1'" was added as the minimum freeboard above Base Flood Elevation, and "of the 100-year flood" replaced with "Base Flood Elevation." For nonresidential, "requirement in the Floodplain Ordinance and" was added.
59	Policy 2.3.3.4, Implementation Mechanism (b)	Modification	<i>Coordination between the Manatee County [Clerk] and the Manatee County Property Appraiser</i>	<i>Coordination between the Manatee County Clerk's Office and the Manatee County Property Appraiser</i>	"Clerk's Office" was added to specify the Clerk's Office rather than just "Clerk."
60	Objective 2.3.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22)</i>	—	Ordinance history citation removed.
61	Policy 2.3.4.1, Implementation Mechanism (a)	Modification	<i>Establish regulations in the Land Development Code to implement this policy.</i>	<i>Review and update, as appropriate, regulations in the LDC to implement this policy.</i>	"Establish" replaced with "Review and update, as appropriate." "Land Development Code" replaced with "LDC."
62	Policy 2.3.4.2, Implementation Mechanism (a)	Modification	<i>Incorporate requirements in the Land Development Code consistent with this policy.</i>	<i>Incorporate requirements in the LDC consistent with this policy.</i>	"Land Development Code" replaced with "LDC."
63	Policy 2.3.4.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
64	Policy 2.3.5.2, Implementation Mechanism (a)	Addition	—	<i>including consistency with the LDC and /or applicable engineering standards</i>	New qualifying language added to the spoil disposal site review mechanism, requiring consistency with the LDC and applicable engineering standards.
65	Policy 2.3.5.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
66	Goal 2.4 (Goal Statement)	Modification	<i>Adequate and Available Public Facilities and Services Concurrent with New Development.</i>	<i>Provide Adequate and Available Public Facilities and Services Concurrent with New Development and Redevelopment.</i>	"Provide" was added as an introductory directive. "And Redevelopment" was added at the end.
67	Objective 2.4.1 (Body Text)	Addition	—	(CLOS)	The abbreviation "(CLOS)" was added after "Certificate of Level of Service."
68	Policy 2.4.1.1	Modification	<i>As may be permitted by the Land Development Code, the following development orders or approvals may have an option to obtain a Certificate of Level of Service for drainage, solid waste and park facilities: (1) Development of Regional Impact development order, Florida Quality Development, General Development Plans meeting Large Project standards of the Land Development Code or subsequent amendments thereto.</i>	<i>As may be permitted by and regulated consistent with the LDC, the following development orders or approvals may have an option to obtain a CLOS for drainage, solid waste and park facilities: (1) Development of Regional Impact (DRI) development order, General Development Plans (GDP) meeting Large Project standards of the LDC or subsequent amendments thereto.</i>	"And regulated consistent with" added. "Land Development Code" replaced with "LDC" (multiple instances). "Certificate of Level of Service" replaced with "CLOS." "Florida Quality Development" deleted. "(DRI)" and "(GDP)" abbreviations added.
69	Policy 2.4.1.1 (Last Paragraph)	Modification	<i>In no instance shall the term of the educational facilities component exceed the Certificate of Level of Service Issued by affected local government.</i>	<i>In no instance shall the term of the educational facilities component exceed the CLOS Issued by affected local government.</i>	"Certificate of Level of Service" replaced with "CLOS."
70	Policy 2.4.1.2	Modification	<i>When a project has not received a Certificate of Level of Service Compliance</i>	<i>When a project has not received a CLOS Compliance</i>	"Certificate of Level of Service" replaced with "CLOS."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>during any of items (1)–(3)</i>	<i>during any of items (1)–(3)</i>	
71	Policy 2.4.1.3	Modification	<i>Conditions may be imposed as part of the Certificate of Level of Service Compliance to ensure compliance [and later:] on which issuance of a Certificate of Level of Service Compliance is predicated.</i>	<i>Conditions may be imposed as part of the CLOS Compliance to ensure compliance [and later:] on which issuance of a CLOS Compliance is predicated.</i>	"Certificate of Level of Service" replaced with "CLOS" (multiple instances).
72	Policy 2.4.1.4	Modification	<i>That all adopted level of service standards referenced in the Recreation/Open Space and Public Facilities Element are maintained by the proposed development or development phase. This finding shall cause the issuance of a Certificate of Level of Service Compliance</i>	<i>That all adopted level of service standards referenced in the Recreation/Open Space and Public Facilities Element are maintained by the proposed development or development phase. This finding shall cause the issuance of a CLOS Compliance</i>	"Certificate of Level of Service" replaced with "CLOS."
73	Objective 2.4.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 17-13, § 3, 9-3-17; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
74	Objective 2.5.1 (Body Text)	Modification	<i>Protect, enhance, and maintain, through 2040, the countywide economic value of Manatee County's agriculture.</i>	<i>Protect, enhance, and maintain, through at least 2050, the countywide economic value of Manatee County's agriculture.</i>	The time horizon was changed from "2040" to "at least 2050," with "at least" added.
75	Policy 2.5.1.1, Implementation Mechanism (a)	Modification	<i>Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted exception in Policy 2.1.1.1 above.</i>	<i>Maintain the Future Development Area Boundary on the adopted Future Land Use Map as the easternmost extent of categories other than Agriculture/Rural, except where described as a permitted</i>	The cross-reference was updated from "Policy 2.1.1.1 above" to "Objective 2.1.2."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>exception in Objective 2.1.2.</i>	
76	Policy 2.5.1.3, Implementation Mechanism (a)	Addition	—	<i>in the LDC</i>	"In the LDC" added after "Maintain land development regulations."
77	Policy 2.5.2.2	Addition	—	<i>, farm worker housing</i>	"Farm worker housing" was added as a permitted cluster development type alongside residential or nonresidential development.
78	Policy 2.5.2.6 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history citation removed.
79	Goal 2.6 (Goal Statement)	Modification	<i>Development Compatible with Existing and Proposed Adjacent Land Uses.</i>	<i>Recognize the Importance of Providing and Requiring Compatible Development with Existing and Proposed Adjacent Land Uses.</i>	"Recognize the Importance of Providing and Requiring Compatible" was added as introductory language, making the goal more affirmative.
80	Objective 2.6.1 (Body Text and Title)	Modification	<i>Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures. Require suitable separation between adjacent incompatible land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.</i>	<i>Development Compatibility to Be Achieved through Screening, Buffering, Setbacks, and Other Mitigative Measures. Require suitable separation between adjacent incompatible land uses, and/or require alternative design and development standards including increased buffers, increased opacity, additional building setbacks and/or stepbacks or other agreed upon measures to reduce the potential of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.</i>	The objective title was expanded to include "Development" and "to Be Achieved." The objective body added a comprehensive list of alternative design standards (increased buffers, opacity, setbacks, stepbacks). "Possibility" was replaced with "potential."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
81	Policy 2.6.1.1	Modification	<i>Building setbacks; [and] A density and/or intensity below the maximum allowed.</i>	<i>Building setbacks and setbacks; [and] Density and/or intensity below the maximum allowed.</i>	"And setbacks" added to building setbacks. "A" removed before "density."
82	Policy 2.6.1.1, Implementation Mechanism	Modification	<i>(a) Maintain setback, screening, buffering, and other appropriate mitigation requirements in the land development regulations. (b) County review of development approvals to ensure policy compliance.</i>	<i>(a) Maintain setbacks, screening, buffering, and other appropriate mitigation requirements in the land development regulations and LDC. (b) County review of development approvals to ensure policy compliance. (c) Projects reviewed through the Planned Development or Special Permit approval processes may result in additional mitigation technique requirements to reduce incompatibilities between land uses.</i>	"Setback" corrected to "setbacks." "And LDC" added to mechanism (a). New mechanism (c) was added referencing additional mitigation requirements through Planned Development/Special Permit review.
83	Objective 2.6.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-07, § 5(Exh. C), 9-19-16; Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
84	Objective 2.6.2 (Title and Body)	Modification	<i>Residential Compatibility/Transition. Residential uses compatible with adjacent residential and nonresidential uses.</i>	<i>Residential Compatibility/Transition. Maintain standards for residential use that are compatible with adjacent residential and nonresidential uses.</i>	"Maintain standards for" added, and "uses" changed to "use that are," making the objective a directive to maintain standards rather than a descriptive statement.
85	Policy 2.6.2.2	Modification	<i>Prohibit residential development in industrial future land use categories except as noted in Policy 2.2.1.18.4.</i>	<i>Prohibit residential development in industrial future land use categories except as noted in Policy 2.2.1.21.4 and</i>	Cross-reference updated from Policy 2.2.1.18.4 to 2.2.1.21.4 (reflecting renumbering of FLU category policies). "And where otherwise permitted

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>where otherwise permitted by Florida Statutes.</i>	by Florida Statutes" was added.
86	Policy 2.6.2.8, Implementation Mechanism (a)	Modification	<i>Land development regulations to require mitigation consistent with this policy.</i>	<i>LDC to require mitigation consistent with this policy.</i>	"Land development regulations" replaced with "LDC."
87	Objective 2.6.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
88	Policy 2.6.3.1, Implementation Mechanism (a)	Modification	<i>Land development regulations consistent with this policy.</i>	<i>LDC provisions consistent with this policy.</i>	"Land development regulations" replaced with "LDC provisions."
89	Policy 2.6.3.1 (Body)	Addition	—	<i>within the LDC</i>	"Within the LDC" added after "Consider performance standards or other measures."
90	Policy 2.6.3.2	Modification	<i>Prohibit the adjacency of any Industrial-Heavy designation</i>	<i>Prohibit the adjacency of any Industrial Heavy designation</i>	Hyphen removed from "Industrial-Heavy" to read "Industrial Heavy."
91	Policy 2.6.3.3 (Formerly Reserved)	Modification	<i>Reserved.</i>	<i>[Policy 2.6.3.3 is deleted as reserved and text of former 2.6.3.4 moved up; former 2.6.3.4 "Require that any industry demonstrate compliance with appropriate industrial performance standards" is now Policy 2.6.3.3 (unnumbered in the addition)]</i>	Policy 2.6.3.3 was changed from "Reserved" and the policy formerly numbered 2.6.3.4 moved to fill this number.
92	Objective 2.6.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
93	Objective 2.7.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
94	Policy 2.8.1.2	Deletion	<i>Policy 2.8.1.2. Reserved.</i>	—	"Policy 2.8.1.2. Reserved." was deleted.
95	Objective 2.8.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
96	Goal 2.9 (Goal Statement)	Modification	<i>Residential Communities Which Contribute to a High Quality of Life.</i>	<i>Support Communities Which Contribute to a High Quality of Life.</i>	"Residential" replaced with "Support," broadening the goal beyond residential communities.
97	Objective 2.9.1 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
98	Objective 2.9.2 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed.
99	Objective 2.9.3 (Body)	Addition	—	<i>which contribute to quality project design, promote diversity in projects and support innovative development standards</i>	New language added to Objective 2.9.3 specifying that innovative planning efforts should "contribute to quality project design, promote diversity in projects and support innovative development standards."
100	Policies 2.9.3.2 and 2.9.3.3 (Original)	Deletion	<i>Policy 2.9.3.2. Reserved. Policy 2.9.3.3. Reserved.</i>	—	Policies 2.9.3.2 and 2.9.3.3 (both "Reserved") were deleted.
101	Policy 2.9.3.2 (formerly 2.9.3.4)	Modification	<i>Policy 2.9.3.4. Allow for the consideration of "neo-traditional" development.</i>	<i>Policy 2.9.3.2. Allow for the consideration of "neo-traditional" development.</i>	Policy renumbered from 2.9.3.4 to 2.9.3.2.
102	Policy 2.9.3.3 (formerly 2.9.3.5)	Modification	<i>Policy 2.9.3.5.</i>	<i>Policy 2.9.3.3.</i>	Policy renumbered from 2.9.3.5 to 2.9.3.3.
103	Policy 2.9.3.4 (formerly 2.9.3.6)	Modification	<i>Policy 2.9.3.6.</i>	<i>Policy 2.9.3.4.</i>	Policy renumbered from 2.9.3.6 to 2.9.3.4.
104	Policy 2.9.3.5 (New)	Addition	—	<i>Policy 2.9.3.5. Encourage vertical integration, within currently undeveloped areas designated for new growth including underdeveloped areas within the Urban Core and Urban Corridors.</i>	New Policy 2.9.3.5 added to encourage vertical integration of uses within the Urban Core and Urban Corridors.
105	Objective 2.9.3 (Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18; Ord. No. 22-29, § 3(Exh. C), 4-21-22;</i>	—	Ordinance history removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Ord. No. 23-29, § 3(Exh. A), 5-24-23)</i>		
106	Policy 2.9.1.7, Implementation Mechanism (b)	Modification	<i>Appropriate revisions to the Land Development Code by the County.</i>	<i>Appropriate revisions to the LDC by the County.</i>	"Land Development Code" replaced with "LDC."
107	Objective 2.9.4 / Policy 2.9.4.3 (Second Instance)	Modification	<i>Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment.</i>	<i>Maintain appropriate sign regulations, landscaping requirements, special setbacks, building and site design criteria, and other appropriate limitations on the use of land, to create and maintain an aesthetically pleasing environment; the protection and use of existing native habitat communities is encouraged with incentive standards provided in the LDC.</i>	New language was added to Policy 2.9.4.3 (in the updated/second instance of Objective 2.9.4) encouraging protection and use of existing native habitat communities, with incentive standards in the LDC.
108	Policy 2.9.4.3 (Second Instance), Implementation Mechanism (a)	Modification	<i>Maintain Land Development Code provisions to implement this policy.</i>	<i>Maintain/adopt Land Development Code provisions to implement this policy including potential landscape and open space bonuses where existing habitats are preserved.</i>	"Maintain/adopt" replaces "Maintain." New language added specifying potential landscape and open space bonuses where existing habitats are preserved.
109	Policy 2.9.4.5 (Second Instance), Implementation Mechanism (c)	Addition	—	<i>(c) County may support use of Tree Trust Fund consistent with 2.9.3.</i>	New implementation mechanism (c) added allowing the County to support use of the Tree Trust Fund.
110	Policy 2.9.4.6 (Second Instance, Ordinance Citation)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 6(Exh. D), 8-23-18)</i>	—	Ordinance history removed from second instance.
111	Policy 2.10.1.4	Modification	<i>Allow DRI's and Large Project developments or lands developed pursuant to Policy 2.1.2.8, that meet commercial locational</i>	<i>Allow Large Project developments or lands developed pursuant to Policy 2.1.2.8, that meet commercial</i>	"DRI's and" was deleted from the heading. "Mixed" was corrected to "mix of." New qualifying language was added to subsection (a) requiring vertical/horizontal

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met: (a) Must have a mixed use with a residential component.</i>	<i>locational criteria or have a future land use category that allows for commercial square footage, the option of reallocating commercial square footage internally within neighborhoods if the following criteria is met: (a) Must have a mix of uses with a residential component either vertically and/or horizontally integrated, interconnected through multimodal routes; uses shall not be isolated from other uses within the project.</i>	integration and multimodal interconnection, and prohibiting isolation of uses.
112	Policy 2.10.2.1	Modification	<i>Small commercial projects limited to thirty thousand (30,000) square feet of gross building area. Medium commercial projects limited to one hundred fifty thousand (150,000) square feet of gross building area. Large commercial projects limited to three hundred thousand (300,000) square feet of gross building area. [Followed by:] Table 2-1 lists the category of commercial gross building square footage eligible for consideration in each future land use category.</i>	<i>Small commercial projects limited to thirty thousand (30,000) square feet of gross building area (combined all buildings). Medium commercial projects limited to one hundred fifty thousand (150,000) square feet of gross building area (combined all buildings). Large commercial projects limited to three hundred thousand (300,000) square feet of gross building area (combined all buildings). [Table 2-1 reference deleted]</i>	"(Combined all buildings)" was added as a clarifying parenthetical to each commercial project size category. The sentence referencing "Table 2-1" for eligible commercial square footages by future land use category was deleted.
113	Policy 2.10.2.4	Modification	<i>Require the development of off-street parking areas for nonresidential uses in the village of Parrish</i>	<i>Require the development of off-street parking areas for nonresidential uses</i>	"Or rear" was added as an alternative parking location. "Or within a shared parking facility" was added as a permitted alternative.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>at the sides of such uses, with cross access easements</i>	<i>in the village of Parrish at the sides or rear of such uses, or within a shared parking facility, with cross access easements</i>	
114	Policy 2.10.2.4, Implementation Mechanism (a)	Modification	<i>Land Development Regulations developed pursuant to § 163.3202, F.S., to ensure compliance with this policy.</i>	<i>LDC standards developed pursuant to § 163.3202, F.S., to ensure compliance with this policy.</i>	"Land Development Regulations" replaced with "LDC standards."
115	Policy 2.10.2.5	Modification	<i>Allow for neotraditional projects to have commercial (retail/office) uses that are central to the individual projects.</i>	<i>Encourage projects to utilize neo-traditional, grid-style developments providing commercial (retail/office) uses that are central to the individual projects.</i>	"Allow for neotraditional" replaced with "Encourage projects to utilize neo-traditional, grid-style developments providing." "Have" was replaced with the new language.
116	Policy 2.10.4.2 (Exception for RV Parks)	Modification	<i>Recreational vehicle parks. However, compliance with Policy 2.10.5.2 shall be required.</i>	<i>Recreational vehicle parks. However, compliance with Policy 2.10.6 shall be required.</i>	Cross-reference updated from Policy 2.10.5.2 to Policy 2.10.6 (reflecting renumbering of the Recreational Vehicle Parks objective).
117	Objective 2.10.5 — Complete Restructuring (RV Parks → Land Use Operative Provisions)	Modification	<i>Objective 2.10.5. Recreational Vehicle Parks. Recreational vehicle parks which are located and planned to ensure maximum compatibility with other commercial, and with residential, land uses. Policy 2.10.5.1 [RV park regulation]. Policy 2.10.5.2 [LDC standards for RV parks].</i>	<i>Objective 2.10.5. Land Use Operative Provisions. Establish appropriate groupings of commercial uses around intersecting thoroughfares. Policy 2.10.5.1 Land Use Operative Provisions [full Commercial Locational Criteria provisions, including small/medium/large commercial project criteria and illustrations, previously located at end of Element as "LAND USE OPERATIVE PROVISIONS"]. [RV Parks content</i>	Objective 2.10.5 was completely replaced: the Recreational Vehicle Parks objective was moved to new Objective 2.10.6, and the Land Use Operative Provisions (previously located as a standalone section at the end of the Element) were formally incorporated as Objective 2.10.5 with Policy 2.10.5.1.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>moved to new Objective 2.10.6].</i>	
118	Objective 2.10.6 (New) — Recreational Vehicle Parks	Addition	—	<i>Objective 2.10.6. Recreational Vehicle Parks. Policy 2.10.6.1. Regulate recreational vehicle parks and campgrounds as commercial uses [full text retained from former Policies 2.10.5.1 and 2.10.5.2, renumbered as 2.10.6.1 and 2.10.6.2].</i>	A new Objective 2.10.6 was created to house the Recreational Vehicle Parks policies formerly at Objective 2.10.5, with policies renumbered 2.10.6.1 and 2.10.6.2.
119	Land Use Operative Provisions (Standalone Section at End of Element)	Deletion	<i>LAND USE OPERATIVE PROVISIONS — A. Commercial Locational Criteria [full criteria including (1) Small, (2) Medium, (3) Large commercial projects, (4) Permitted exceptions, with illustrations and legends] — this was a standalone unnumbered section at the end of the element.</i>	—	The standalone "LAND USE OPERATIVE PROVISIONS" section at the end of the Element was deleted because its content was moved and formally incorporated as Policy 2.10.5.1 under the new Objective 2.10.5.
120	Policy 2.11.1.6 (New)	Addition	—	<i>Policy 2.11.1.6. Establish language in the LDC that identifies specific warehouse uses as industrial, commercial and "flex" spaces.</i>	New Policy 2.11.1.6 added to direct the LDC to identify and define specific warehouse uses as industrial, commercial, or flex spaces.
121	Objective 2.11.2 (Title and Body)	Modification	<i>Objective 2.11.2. Port. Continued viability of Port Manatee.</i>	<i>Objective 2.11.2. SeaPort. Acknowledges the economic viability and importance of SeaPort Manatee as a local and regional asset.</i>	"Port" replaced with "SeaPort" throughout. The objective language was rewritten from "Continued viability" to "Acknowledges the economic viability and importance of SeaPort Manatee as a local and regional asset."
122	Policy 2.11.2.1	Modification	<i>Promote and facilitate the growth and continued viability of Port Manatee in a manner consistent</i>	<i>Promote and facilitate the growth and continued viability of SeaPort Manatee in a</i>	"Port" replaced with "SeaPort." The reference to the Master Plan being "contained in the Coastal Management Element of

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>with the adopted Port Master Plan contained in the Coastal Management Element of this Comprehensive Plan</i>	<i>manner consistent with the adopted SeaPort Master Plan</i>	this Comprehensive Plan" was deleted.
123	Policy 2.11.2.1, Implementation Mechanism (a)	Modification	<i>Implementation of the Port Element as part of this Comprehensive Plan</i>	<i>Implementation of the SeaPort Element as part of this Comprehensive Plan</i>	"Port" replaced with "SeaPort."
124	Policy 2.11.2.2	Modification	<i>Establish the Port Manatee/Airport Manatee industrial area in northwestern Manatee County as one of the major future industrial areas by establishing an acreage of industrial designations</i>	<i>Establish the SeaPort Manatee/Airport Manatee industrial area in northwestern Manatee County as one of the major employment generating areas by establishing an acreage of industrial designations</i>	"Port" replaced with "SeaPort." "Future industrial areas" replaced with "employment generating areas."
125	Policy 2.11.2.3	Modification	<i>Implement, in the land development regulations required by Section 163.3202, F.S., a specialized district. Development within any such specialized district</i>	<i>Implement, in the LDC, a specialized district. Development within the district</i>	"Land development regulations required by Section 163.3202, F.S." replaced with "LDC." "Any such specialized" replaced with "the."
126	Policy 2.11.2.3 (Hyphen Removal)	Modification	<i>Industrial-Heavy or Industrial-Light future land use categories</i>	<i>Industrial Heavy or Industrial Light future land use categories</i>	Hyphens removed from "Industrial-Heavy" and "Industrial-Light."
127	Policy 2.12.1.3	Addition	—	<i>, and update as appropriate,</i>	"And update as appropriate" added to the direction to evaluate land use and zoning designations within the Florida International Gateway.
128	Policy 2.12.1.4	Addition	—	<i>as well as other non-residential uses</i>	"As well as other non-residential uses" added to the design compatibility policy.
129	Policy 2.13.1.5 (formerly 2.13.2.3)	Modification	<i>Policy 2.13.2.3. Public Educational Facilities shall be allowable uses in all future land use categories and corresponding zoning districts, except heavy</i>	<i>Policy 2.13.1.5. Public Educational Facilities shall be allowable uses in all future land use categories and corresponding</i>	Policy renumbered from 2.13.2.3 to 2.13.1.5.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>industrial, conservation and preservation categories subject to compliance with applicable development standards.</i>	<i>zoning districts, except heavy industrial, conservation and preservation categories subject to compliance with applicable development standards.</i>	
130	Objective 2.13.2 — School Locational Criteria (Complete Deletion)	Deletion	<i>Objective 2.13.2. School Locational Criteria. Locate schools concurrent with development and the provision of public facilities. (Refer to Objective 11.1.5 and associated policies.) Policy 2.13.2.1. New and proposed schools shall locate in areas where adequate public facilities exist or where adequate facilities are budgeted for in the appropriate Capital Improvements Program, except in cases of overriding public interest. [Implementation Mechanism.] Policy 2.13.2.2. Coordinate with the School Board on large residential project reviews to consider school site dedication to meet new and future educational demands. [Implementation Mechanisms.] Policy 2.13.2.3 [renumbered to 2.13.1.5].</i>	—	Objective 2.13.2 (School Locational Criteria) and its constituent policies 2.13.2.1 and 2.13.2.2 were deleted in their entirety. Policy 2.13.2.3 was retained but renumbered as Policy 2.13.1.5.
131	Policy 2.14.1.4(3) (Flooding)	Modification	<i>100-year floodplain</i>	<i>FEMA 1% annual chance flood hazard area</i>	The reference to "100-year floodplain" in the specific area policy for the biomass energy facility was updated to "FEMA 1% annual chance flood hazard area."
132	Policy 2.14.1.14 (Policy Number)	Modification	<i>Policy 2.134.1.14.</i>	<i>Policy 2.14.1.14.</i>	Typographical correction: "2.134.1.14" corrected to "2.14.1.14."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
133	Policies 2.14.1.3, 2.14.1.4, 2.14.1.11 (P/SP Hyphen Removal)	Modification	<i>P/SP-(1) Public/Semi-Public-(1)</i>	<i>P/SP(1) Public/Semi-Public(1)</i>	Hyphens before "(1)" removed from P/SP designation references in multiple specific area policies.
134	Policy 2.14.1.4 (Industrial-Light Hyphen)	Modification	<i>Industrial-Light Future Land Use Category</i>	<i>Industrial Light Future Land Use Category</i>	Hyphen removed from "Industrial-Light."
135	Objectives 2.13.2 and 2.14.1 (Ordinance Citations)	Deletion	<i>(Ord. No. 16-23, § 6(Exh. D), 9-19-16; Ord. No. 17-13, § 3, 9-3-17) [and other ordinance citations at end of various objectives]</i>	—	Multiple ordinance history citations were removed throughout the Element.

SECTION 2: SIGNIFICANT AMENDMENTS

14 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 2.1 — Rewritten Goal Statement

Why It Is Significant: The Goal 2.1 statement was entirely rewritten to shift from a directive ("which limit urban sprawl, providing...") to a declarative statement of adopted policy. The new language adds "existing and proposed nodes (as identified within this Plan)" as a development focus area and explicitly ties the goal to nodes identified within the Plan, strengthening the Plan's nodal development framework.

Change Summary: Original language directing "a distribution of land uses ... which limit urban sprawl, providing a predictable and functional urban form, encouraging development and redevelopment in existing urban core area, allowing public facilities and services to be provided in a relatively cost efficient manner" was replaced with a new statement declaring that a distribution of Future Land Use designations "have been adopted ... with the intent to" achieve those same outcomes, and adding the phrase "within existing and proposed nodes (as identified within this Plan)."

2. Amendment #2 — Objective 2.1.1 / Policy 2.1.1.1 — Planning Horizon Extended to 2050

Why It Is Significant: The planning horizon for the Future Land Use Map was extended from 2040 to 2050, aligning the Comprehensive Plan with the 2025–2050 planning period title. This change is also reflected in Objective 2.1.2 (FDAB direction) and Objective 2.5.1 (agriculture protection through "at least 2050"), representing a comprehensive forward shift in planning timeframes.

Change Summary: "2040" replaced with "2050" in Policy 2.1.1.1, and with "at least 2050" in Objective 2.5.1; "2040" replaced with "2050" in Objective 2.1.2.

3. Amendment #3 — Policy 2.1.1.3 — Maximum Density/Intensity Not Guaranteed; Affordable Housing Incentives Added

Why It Is Significant: A new sentence was added to Policy 2.1.1.3 explicitly stating that maximum densities and intensities are not guaranteed and are subject to infrastructure availability, development patterns, and compatibility. Additionally, the policy now requires that increases occur through LDC overlays and incentives including affordable housing, replacing the previous "significant" modifier with "potential." This is a significant change to the legal framework for development expectations.

Change Summary: "Significant" replaced with "potential." New language added specifying LDC overlays and incentives (including affordable housing) as the mechanism for increases. New sentence added: "Consistent with Objective 2.2.1, maximum density(s) and/or intensity(s) are not guaranteed and are subject to availability of public infrastructure, development patterns, and compatibility."

4. Amendment #4 — Objective 2.1.3 — "Livability" Definition Added

Why It Is Significant: The term "vitality" in the Objective 2.1.3 goal for Urban Core revitalization was replaced with "livability," and a comprehensive multi-sentence definition of livability was added. This introduces "livability" as a defined policy concept in the Comprehensive Plan and expands the scope of factors the County must consider in urban core and service area planning, including healthcare, education, transportation, affordable housing, safety, environmental quality, economic opportunity, recreation, and overall well-being.

Change Summary: "Vitality" replaced with "livability" in the objective body. A new paragraph defining livability was added.

5. Amendment #5 — Goal 2.2 / Table 2-1 — Comprehensive Restructuring of Future Land Use Classification System

Why It Is Significant: Table 2-1 (Summary of Future Land Use Classification System) was comprehensively revised. The old table contained density/intensity standards directly within the summary. The new table removes these columns and directs readers to individual category policies, reflecting the creation of a new detailed policy

structure. The FLU category list was renumbered and reorganized. Most significantly, a new MU-C/CS (Mixed Use Community/Community Serving) subcategory was added, and a new density tier was introduced across multiple residential categories providing additional density for low-income affordable housing (at or below 80% AMI). The overlay district list was also reorganized and the Planned Village Overlay (PV) was formally added.

Change Summary: The entire old Table 2-1 was deleted and replaced with a revised version. The new table removes density/intensity data (directing readers to individual policies) and adds the MU-C/CS subcategory. Overlay districts were renumbered and reorganized.

6. Amendment #6 — Policies 2.2.1.8–2.2.1.29 — Complete Replacement of Individual FLU Category Policies

Why It Is Significant: The entire set of individual Future Land Use Category policies (old Policies 2.2.1.8 through 2.2.1.29 covering Ag/R, all residential categories, office, commercial, industrial, and public categories) was deleted and replaced with a new comprehensive policy set. The new policies present density/intensity standards in standardized tables and introduce a new low-income affordable housing density tier (at or below 80% AMI) across residential categories RES-3 through RES-16. New FAR bonuses (2.0) were added for properties within the Urban Core across RES-9, RES-12, RES-16, and MU categories. A new MU-C/CS (Community Serving) subcategory was added with density bonuses tied to 60% AMI. Exceptions to the Planned Development requirement for P/SP-1 were expanded.

Change Summary: Old Policies 2.2.1.8 (Ag/R) through 2.2.1.29 (AG/OS) deleted in entirety and replaced with new Policies 2.2.1.7 through 2.2.1.29, featuring standardized density/intensity tables, new AMI-linked density tiers, new Urban Core FAR bonuses, new MU-C/CS subcategory, and expanded P/SP-1 zoning exceptions.

7. Amendment #7 — Objective 2.2.2 / Policies 2.2.2.2–2.2.2.10 — Overlay District Policies Reorganized and Renumbered

Why It Is Significant: The entire Future Land Use Overlay District policy section was reorganized. The ordering was changed (AI now first, WO now last), and all internal policy numbers were revised throughout. This renumbering affects every cross-reference within the Element and across the Plan that cites these overlay policies. The Planned Village Overlay was renumbered from Policy 2.2.2.10 to 2.2.2.7, and the Watershed Overlay from 2.2.2.2 to 2.2.2.8.

Change Summary: Overlay district policies reorganized and renumbered: AI moved to 2.2.2.2 (from 2.2.2.7); CEA to 2.2.2.3 (from 2.2.2.4); CHHA to 2.2.2.4 (from 2.2.2.5); FIG to 2.2.2.5 (from 2.2.2.9); HR to 2.2.2.6 (from 2.2.2.6); PV to 2.2.2.7 (from 2.2.2.10); WO to 2.2.2.8 (from 2.2.2.2).

8. Amendment #8 — Policy 2.3.3.2 / 2.3.3.3 — Floodplain Terminology Updated to FEMA Standard

Why It Is Significant: All references to "100-year floodplain" were replaced with "FEMA 1% annual chance flood hazard area," the current official terminology. Additionally, Policy 2.3.3.3 added a specific freeboard requirement of "at least 1" above Base Flood Elevation for residential buildings — a new quantitative standard not previously in the Plan — and added reference to compliance with the Floodplain Ordinance for nonresidential buildings. This change affects flood mitigation standards across the Plan.

Change Summary: "100-year floodplain" replaced with "FEMA 1% annual chance flood hazard area" throughout Policies 2.3.3.2 and 2.3.3.3. "At least 1" freeboard above Base Flood Elevation added as a residential floor elevation requirement. "Requirement in the Floodplain Ordinance and" added to nonresidential standard.

9. Amendment #9 — Goal 2.4 / Objective 2.4.1 / Policies 2.4.1.1–2.4.1.4 — "Redevelopment" Added; CLOS Abbreviation; DRI/Florida Quality Development Removed

Why It Is Significant: Goal 2.4 was updated to include "and Redevelopment" alongside "New Development," broadening the goal's scope. Throughout the concurrency policies, "Certificate of Level of Service" was abbreviated to "CLOS," standardizing terminology. Notably, "Florida Quality Development" was deleted as a development order type in Policy 2.4.1.1, and the "DRI" qualifier was changed from spelled-out form to an abbreviation with a parenthetical.

Change Summary: Goal 2.4 language extended. "Certificate of Level of Service" replaced with "CLOS" throughout Policies 2.4.1.1–2.4.1.4. "Florida Quality Development" deleted from Policy 2.4.1.1.

10. Amendment #10 — Policies 2.10.5 / 2.10.6 — Land Use Operative Provisions Formally Incorporated; RV Parks Renumbered

Why It Is Significant: Objective 2.10.5 was completely replaced. The former Recreational Vehicle Parks objective was moved to new Objective 2.10.6. The "Land Use Operative Provisions" (Commercial Locational Criteria) — previously an unnumbered standalone section at the end of the Element — was formally incorporated as Objective 2.10.5 with Policy 2.10.5.1. This restructuring gives the commercial locational criteria a formal policy citation and cross-reference structure within the Plan, and updates the cross-reference in Policy 2.10.4.2 from "Policy 2.10.5.2" to "Policy 2.10.6."

Change Summary: Objective 2.10.5 (Recreational Vehicle Parks) replaced with Objective 2.10.5 (Land Use Operative Provisions). New Objective 2.10.6 created for Recreational Vehicle Parks. Standalone "LAND USE OPERATIVE PROVISIONS" section at end of Element deleted.

11. Amendment #11 — Objective 2.11.2 — "Port" Renamed to "SeaPort"; Employment Focus Broadened

Why It Is Significant: All references to "Port Manatee" in Objective 2.11.2 were changed to "SeaPort Manatee," reflecting the facility's rebranding. The objective language was updated from "Continued viability of Port Manatee" to "Acknowledges the economic viability and importance of SeaPort Manatee as a local and regional asset," and Policy 2.11.2.2 changed "future industrial areas" to "employment generating areas," broadening the policy's economic development focus beyond strictly industrial uses. The cross-reference to the Master Plan being in the Coastal Management Element was also removed.

Change Summary: "Port Manatee" replaced with "SeaPort Manatee" throughout Objective 2.11.2. "Future industrial areas" replaced with "employment generating areas" in Policy 2.11.2.2. Reference to Master Plan location in Coastal Management Element deleted from Policy 2.11.2.1.

12. Amendment #12 — Objective 2.13.2 — School Locational Criteria Objective Deleted

Why It Is Significant: Objective 2.13.2 (School Locational Criteria) and its constituent policies (2.13.2.1 and 2.13.2.2) requiring schools to locate in areas with adequate public facilities and directing coordination with the School Board were deleted in their entirety. Policy 2.13.2.3 (Public Educational Facilities allowable in all FLU categories) was retained but renumbered to 2.13.1.5. This deletion removes a concurrency-related directive for school siting from the Future Land Use Element.

Change Summary: Objective 2.13.2 and Policies 2.13.2.1 and 2.13.2.2 deleted. Policy 2.13.2.3 retained and renumbered as Policy 2.13.1.5.

13. Amendment #13 — Policy 2.11.1.6 (New) — Warehouse Use Classification in LDC

Why It Is Significant: A new policy was added directing the LDC to identify and define specific warehouse uses as industrial, commercial, or "flex" spaces. This introduces a new concept — flex space classification — into the Comprehensive Plan framework and will affect how warehouse development is regulated and classified.

Change Summary: New Policy 2.11.1.6 added: "Establish language in the LDC that identifies specific warehouse uses as industrial, commercial and 'flex' spaces."

14. Amendment #14 — Policy 2.9.3.5 (New) — Vertical Integration in Urban Core and Urban Corridors

Why It Is Significant: A new Policy 2.9.3.5 was added to encourage vertical integration of uses in undeveloped areas designated for new growth, specifically including underdeveloped areas within the Urban Core and Urban Corridors. This supports a stated policy direction toward dense, mixed-use infill development in existing urban areas.

Change Summary: New Policy 2.9.3.5 added: "Encourage vertical integration, within currently undeveloped areas designated for new growth including underdeveloped areas within the Urban Core and Urban Corridors."

— END OF SUMMARY OF AMENDMENTS —

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 3 – Conservation

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_3__CONSERVATION STAFF REWRITE_ES V3 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 112

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 3.1 — Goal Statement	Modification	Monitor for and Protect the Ambient Air Quality of Manatee County Through Appropriate Management and Land Use Techniques.	<u>Manatee County Will Continue to Enhance and Maintain Local Air Quality for Quality of Life for County Residents and Visitors.</u>	The Goal 3.1 heading statement is replaced. The original language focused on monitoring and management techniques; the revised language reframes the goal around enhancement, maintenance, and quality of life.
2	Objective 3.1.1 — Air Quality (Objective Statement)	Modification	Achieve a level of	<u>Establish, protect and, where possible, enhance</u>	The operative phrase introducing the ambient air quality standard is revised from passive achievement to affirmative establishment, protection, and enhancement.
3	Policy 3.1.1.1(a) — Air Quality Monitoring Network	Modification	Department of Environmental Protection's Aerometric Information Retrieval System (FDEP-AIRS)	<u>Florida Department of Environmental Protection's (FDEP) Division of Air Resource Management</u>	The specific program name (FDEP-AIRS) and the broader department reference are replaced with the specific FDEP Division of Air Resource Management, updating the coordinating entity.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
4	Policy 3.1.1.1(b) — Air Quality Index Public Notification	Addition	—	<i>Inform the general public of local ambient air quality status and trends by redistribution of the daily Air Quality Index (AQI) data from AirNow.gov, which includes air quality monitoring data from Manatee County and neighboring agencies and use Manatee County public communication channels to issue public notices of exceptional air quality.</i>	A new implementation mechanism is added requiring public dissemination of AQI data from AirNow.gov and use of County communication channels for exceptional air quality notices.
5	Policy 3.1.1.1(c) — ICLEI Climate Pathways Program	Addition	—	<i>Participate in the ICLEI Local Governments for Sustainability Climate Pathways program (formerly Cities for Climate Protection Campaign) and utilize the framework to develop a strategic agenda to reduce local air emissions.</i>	A new implementation mechanism is added requiring County participation in the ICLEI Climate Pathways program for developing a local air emissions reduction agenda.
6	Policy 3.1.1.1(d) — Greenhouse Gas Inventory	Addition	—	<i>Conduct a greenhouse gas (GHG) inventory for emissions from local government operations that establishes a baseline from which emissions will be reduced. Baseline must quantify direct and indirect greenhouse gas emissions. The inventory should include, at a minimum, quantified emissions from transportation, electricity</i>	A new implementation mechanism is added requiring the County to conduct and maintain a GHG emissions inventory for local government operations, covering multiple emission sectors.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>generation, industry, agriculture, commercial and residential buildings and any other significant contributors to GHG emissions. Collaborate with the Clean Air Coalition.</i>	
7	Policy 3.1.1.1(e) — GHG Emission Reduction Plan	Addition	—	<i>Develop a local government greenhouse gas emission reduction plan. Utilize baseline emission data to develop and implement a plan to reduce greenhouse gas emissions by at least 10% within 5 years.</i>	A new implementation mechanism is added requiring development of a GHG reduction plan with a specific numeric target: at least 10% reduction within 5 years.
8	Policy 3.1.1.2 — Air Emissions Inventory System	Modification	<i>FDEP Air Pollution Inventory System</i>	<i>Air Emissions Inventory System</i>	The reference is updated from 'FDEP Air Pollution Inventory System' to 'Air Emissions Inventory System,' and the agency attribution is changed from FDEP to U.S. Environmental Protection Agency (EPA).
9	Policy 3.1.1.2 — Implementation Mechanism	Addition	—	<i>Implementation Mechanism: (a) The County shall refer facilities found to be chronically non-compliant with these standards to the appropriate state and federal agencies.</i>	A new implementation mechanism and sub-paragraph (a) are added to Policy 3.1.1.2, establishing a referral process for chronically non-compliant facilities.
10	Policy 3.1.1.3 — Permit Language	Modification	<i>a Construction and Operating permit</i>	<i>applicable permits</i>	Specific permit type reference ('Construction and Operating') is replaced with broader 'applicable permits,' and 'permit' is pluralized to 'permits.'
11	Policy 3.1.1.4 — Nonattainment	Modification	<i>Implement, within six (6) months of notification of</i>	<i>Upon notification of EPA nonattainment</i>	The entire policy statement is replaced. The original required

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Response (Policy Statement)		<i>FDEP nonattainment status for any NAAQS parameter, control strategies to achieve attainment status.</i>	<i>area designation for any NAAQS parameter, coordinate FDEP on development of a State Implementation Plan (SIP) outlining how areas will attain and maintain the standards by reducing air pollutant emissions.</i>	implementation of control strategies within 6 months of FDEP notification; the revised policy shifts to coordination with FDEP on a State Implementation Plan (SIP) upon EPA designation.
12	Policy 3.1.1.4(a) — SIP Control Strategies	Modification	<i>mandatory control</i>	<i>pollution control strategies within a State Implementation Plan (SIP),</i>	The phrase 'mandatory control' is revised to 'pollution control strategies within a State Implementation Plan (SIP),' introducing SIP as the formal mechanism for control measures.
13	Policy 3.1.1.4(b) — Ambient Air Quality Network Participation	Addition	—	<i>Participation in ambient air quality network, providing quality assured and certified data for SIP attainment demonstration purposes.</i>	A new implementation mechanism is added requiring County participation in the ambient air quality monitoring network to support SIP demonstrations.
14	Policy 3.1.1.4(c) — NRD-EPD Air Quality Program	Addition	—	<i>NRD-EPD will maintain standing as an operator of a Federally recognized ambient air quality monitoring program and remain informed and engaged in air quality issues affecting Manatee County.</i>	A new implementation mechanism is added establishing that the Natural Resources Department/Environmental Protection Division (NRD-EPD) must maintain status as an operator of a Federally recognized monitoring program.
15	Policy 3.1.1.5 — Vehicular Emissions / Traffic Mitigation	Modification	<i>Intelligent Transportation Systems (ITS),</i>	<i>Intelligent Transportation Systems (ITS), Advanced Traffic Management Systems (ATMS), and</i>	ATMS is added as an additional traffic control measure alongside ITS.
16	Policy 3.1.1.5 — Buffer Zones	Modification	<i>(no preceding qualifier)</i>	<i>land use</i>	The word 'land use' is added before 'buffer zones,' specifying the type of buffer zone referenced.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
17	Policy 3.1.1.5 — Lower VMT	Addition	—	<i>lower vehicle miles traveled (VMT),</i>	A new objective of lowering vehicle miles traveled (VMT) is added to the list of traffic mitigation techniques.
18	Policy 3.1.1.5(a) — MPO Name and Partners	Modification	<i>Manatee-Sarasota Metropolitan Planning Organization (MPO)</i>	<i>Sarasota/Manatee Metropolitan Planning Organization (MPO), Sarasota-Manatee Regional Traffic Management Center (RTMC), and the Florida Department of Transportation (FDOT)</i>	The MPO name is corrected to 'Sarasota/Manatee' and coordination partners RTMC and FDOT are added.
19	Policy 3.1.1.5(c) — Federal Clean Cities Program	Modification	<i>review cost/benefit of</i>	<i>continue</i>	The phrase 'review cost/benefit of' participation is replaced with 'continue' participation, and 'Tampa Bay Clean Cities Coalition' is added to identify the specific program.
20	Policy 3.1.1.5(d) — Promote Alternative Transportation	Addition	—	<i>Promote and incentivize public transit use, ride-sharing, walking, cycling, and other forms of transportation that reduce emissions.</i>	A new implementation mechanism is added promoting and incentivizing non-motorized and shared transportation modes to reduce emissions.
21	Policy 3.1.1.5(e) — Public Transportation Fleet Green Practices	Addition	—	<i>The County Public transportation fleet will incorporate at least 75% of the applicable best management practices outlined in chapters C-M of the Florida Green Local Government Standard Fleet Management and Vehicle Maintenance Module into the public transportation fleet.</i>	A new implementation mechanism is added with a specific numeric standard: the County public fleet must incorporate at least 75% of applicable BMPs from the Florida Green Local Government Standard.
22	Policy 3.1.1.6 — Erosion/Dust Emissions Control	Addition	—	<i>with standards adopted within the</i>	A requirement for standards to be codified within the LDC or County

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>LDC or other County regulation</i>	regulation is added to Policy 3.1.1.6.
23	Policy 3.1.1.6(a) — Erosion and Sediment Control Plan	Addition	—	<i>Best practices include performance standards which combat erosion and generation of fugitive dust particles.</i>	A sentence is added to implementation mechanism (a) specifying that best practices must include performance standards addressing erosion and fugitive dust.
24	Policy 3.1.1.6(b) — Fugitive Dust Non-Compliance	Addition	—	<i>The County shall require facilities found to be chronically non-compliant with their Fugitive Dust Control Plan to utilize the best available control technologies prior to re-issuance of their Mass Grading Permits and other related permits. The County will follow up on complaints and notify the appropriate state and federal agencies.</i>	A new implementation mechanism (b) is added requiring best available control technologies for chronically non-compliant facilities and establishing a complaint follow-up and agency notification process.
25	Policy 3.1.1.6(c) — Renumbering of Former (b)	Modification	<i>(b)</i>	<i>(c)</i>	The existing subparagraph on open burning coordination with the State Department of Agriculture is renumbered from (b) to (c) due to the insertion of a new (b).
26	Policy 3.1.1.7 — TBEP / SBEP Support	Addition	—	<i>and the Sarasota Bay Estuary Program (SBEP) as set forth in the SBEP CCMP</i>	The Sarasota Bay Estuary Program (SBEP) and its CCMP are added alongside the Tampa Bay Estuary Program as a co-referenced program.
27	Policy 3.1.1.7(a) — SBEP Coordination	Addition	—	<i>and SBEP</i>	References to SBEP are added within implementation mechanism (a) to mirror the addition of SBEP in the policy statement above.
28	Policy 3.1.1.7(a) — TBEP CCMP and SBEP	Modification	<i>CCMP</i>	<i>CCMP and SBEP</i>	The CCMP reference is expanded to include the SBEP CCMP.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
29	Policy 3.1.1.7(b) — Federally Recognized Air Quality Monitoring	Addition	—	<i>Support Federally recognized ambient air quality monitoring programs conducted in Manatee County and partner County governments in the Tampa Bay and Sarasota Bay watersheds.</i>	A new implementation mechanism (b) is added requiring support for federally recognized ambient air quality monitoring programs in both Tampa Bay and Sarasota Bay watershed areas.
30	Policy 3.1.1.7(c) — Public Outreach on Air/Water Quality Link	Addition	—	<i>Improve outreach to the general public through National Estuary Program partners or County communication channels concerning the link between air and water quality to foster behavioral changes that reduce air pollution.</i>	A new implementation mechanism (c) is added for public outreach on the connection between air and water quality.
31	Policy 3.1.1.7(d) — Atmospheric Deposition Research	Addition	—	<i>Support research regionally or through National Estuary Program partners that better quantifies the atmospheric deposition of nitrogen and its effects on water quality and stormwater runoff.</i>	A new implementation mechanism (d) is added to support research on atmospheric nitrogen deposition and its water quality effects.
32	Ordinance Citation — Goal 3.1 / 3.2 Footer	Deletion	<i>(Ord. No. 18-04, § 7(Exh. E), 8-23-18) [and similar ordinance citation references throughout]</i>	—	Ordinance citation references appearing at the end of Goal 3.1 and Goal 3.2 sections are deleted throughout the element.
33	Goal 3.2 — Goal Statement	Modification	<i>Protection of Surface and Groundwater Resources at Lowest Possible Cost for Potable Water Use, Recreational Use, and to Provide Aquatic Habitat</i>	<i>Manatee County Will Continue to Prioritize and Protect Surface and Groundwater Resources at the Lowest Possible Cost for Their Designated Uses (i.e., Potable</i>	Goal 3.2 is revised to add 'Manatee County Will Continue to Prioritize and Protect...' framing, and to expand the list of designated uses to include Shellfish Propagation or Harvesting, Fish Consumption, and Fish and Wildlife Use.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>for Native Flora and Fauna.</i>	<i>Water Use, Shellfish Propagation or Harvesting, Fish Consumption, Recreational and Fish and Wildlife Use), and to Provide Aquatic Habitat for Native Flora and Fauna.</i>	
34	Objective 3.2.1 — Potable Water Quality and Quantity (Title)	Addition	—	<i>and Quantity</i>	The objective title is expanded from 'Potable Water Quality' to 'Potable Water Quality and Quantity.'
35	Objective 3.2.1 — Watershed Protection Overlay District Names	Modification	<i>Lake Manatee, Evers Reservoir, and Peace River Watershed Overlay (WO) Districts</i>	<i>Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR)</i>	The overlay district names and acronyms are formally updated and expanded with full titles and new abbreviations (WPM, WPE, WPR), replacing the prior generic 'Watershed Overlay (WO) Districts' references.
36	Policy 3.2.1.2(a) — Evers Reservoir Watershed Management Plan	Modification	<i>Development of a reservoir watershed management plan</i>	<i>Coordinate with local municipalities in the development of a reservoir watershed management plan</i>	Language requiring coordination with local municipalities is added before the development of the Evers Reservoir watershed management plan.
37	Policy 3.2.1.2(b) — Lake Manatee Watershed Management Plan	Modification	<i>Development of a reservoir watershed management plan</i>	<i>Coordinate with local municipalities in the development of a reservoir watershed management plan</i>	Same coordination language added for the Lake Manatee watershed management plan as in (a) above.
38	Policy 3.2.1.3(a) — USDA Natural Resources Conservation Service	Modification	<i>(no preceding agency qualifier)</i>	<i>U.S. Department of Agriculture</i>	The full name 'U.S. Department of Agriculture' is added before 'Natural Resources Conservation Service' to clarify the agency affiliation.
39	Policy 3.2.1.3(a) — Agricultural BMP Task Force	Modification	<i>An agricultural best management practices task</i>	<i>Establishment of an agricultural best management practices task</i>	The word 'Establishment of' is added to the bullet, formalizing the directive to create the task force.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>force advisory group</i>	<i>force advisory group</i>	
40	Policy 3.2.1.3(a) — Newsletter / Communication Channel	Modification	<i>Development of a newsletter</i>	<i>Use County communication</i>	The directive to develop a newsletter is replaced with broader County communication channels to keep professionals informed.
41	Policy 3.2.1.5(a) — Watershed Overlay District Name	Modification	<i>Watershed Protection Overlay Districts</i>	<i>Watershed Overlay Districts</i>	The word 'Protection' is deleted from the reference to the Watershed Overlay Districts in this implementation mechanism.
42	Policy 3.2.1.7(c) — Green Stormwater Infrastructure	Addition	—	<i>Encourage the use of alternative and new technologies in stormwater infrastructure as identified by the Florida DEP Green Stormwater Infrastructure (GSI) Initiative.</i>	A new implementation mechanism (c) is added to Policy 3.2.1.7, encouraging use of Florida DEP-identified green stormwater infrastructure technologies.
43	Policy 3.2.1.7(d) — Low Impact Development User Manual	Addition	—	<i>Create a Manatee County Low Impact Development (LID) User Manual.</i>	A new implementation mechanism (d) is added requiring the County to create an LID User Manual.
44	Policy 3.2.1.8 — Evers Reservoir Watershed References	Modification	<i>Evers Reservoir watershed</i>	<i>Evers Reservoir Watershed (WPE)</i>	The formal overlay district name and acronym (WPE) are added to references of the Evers Reservoir watershed within the policy and sub-paragraphs.
45	Policy 3.2.1.8(b) — 'the' Addition	Addition	—	<i>the</i>	The word 'the' is added before 'Beneficial Reuse Area of the Evers Reservoir Watershed' in sub-paragraph (b).
46	Policy 3.2.1.9 — Receiving Waters Reference	Modification	<i>Lake Manatee, Evers Reservoir, Peace River and all receiving coastal waters. [See policies under Objective 3.3.1]</i>	<i>the WPM, WPE and WPR</i>	The individual reservoir/river names and coastal waters reference (with cross-reference to Objective 3.3.1) are replaced with the updated overlay district acronyms (WPM, WPE, WPR). The cross-reference to Objective 3.3.1 is also deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
47	Policy 3.2.1.10(a) — Evaluation Coordination and Strategies	Modification	<i>state and local agencies.</i>	<i>federal, state and local agencies. Such as pathogen source identification and elimination, softening shoreline, stream restoration, stormwater erosion control mechanisms; and agricultural pollution prevention.</i>	Federal agencies are added to the coordination list and specific water quality improvement strategy examples are enumerated.
48	Policy 3.2.2.1 — Stream / Riverine System Reference	Modification	<i>perennial lake or stream</i>	<i>perennial lake, stream or riverine system</i>	The scope of the policy is expanded to include 'riverine system' in addition to lakes and streams.
49	Policy 3.2.2.2(a) — Groundwater Well Management Plan (Full Revision)	Modification	<i>Require the location of all active and inactive groundwater wells to be shown on final development plans submitted to the County and require that development orders contain a condition requiring the proper abandonment of unused water wells.</i>	<i>Require that all proposed development sites be examined for location of existing groundwater wells. If found, a groundwater Well Management Plan shall be developed to properly identify, protect, and abandon water wells. Examination of proposed development sites shall be conducted as follows: [with detailed sub-requirements for field surveys, GPS coordinates, protection and abandonment procedures, O&M entity transfer, and coordination]</i>	The original single-sentence requirement is replaced with a comprehensive, multi-part Well Management Plan framework including site evaluation requirements, GPS mapping, protection during construction, proper abandonment before construction, and post-development O&M transfer procedures.
50	Policy 3.2.2.2(b) — SWFWMD / DOH Coordination	Deletion	<i>Coordination with SWFWMD and the Florida Department of Health to ensure policy compliance.</i>	—	The original sub-paragraph (b) coordinating with SWFWMD and DOH is deleted and replaced by an expanded paragraph (b) requiring a Well

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Management Plan in development orders.
51	Policy 3.2.2.2(c) — Well Locations on Final Plans	Addition	—	<i>Require the location of all active and inactive groundwater wells to be shown on final development plans submitted to the County.</i>	A new sub-paragraph (c) restates the previously deleted requirement for well locations to appear on final development plans, preserving this requirement within the restructured section.
52	Policy 3.2.2.2(d) — Expanded Coordination Requirement	Addition	—	<i>Coordinate with the Natural Resources Department, SWFWMD, and the Florida Department of Health to ensure policy compliance.</i>	A new sub-paragraph (d) adds the Natural Resources Department to the coordination requirement, expanding on the deleted (b) above.
53	Policy 3.2.2.5(b) — Tampa Bay Nitrogen Consortium	Addition	—	<i>Continue active participation in the Tampa Bay Nitrogen Management Consortium to remain engaged with local efforts to mitigate nutrient loads from the contributing watershed of Tampa Bay.</i>	A new implementation mechanism (b) is added to Policy 3.2.2.5, requiring continued active participation in the Tampa Bay Nitrogen Management Consortium.
54	Policy 3.2.2.6 — New Policy: Water Quality Monitoring Program	Addition	—	<i>Policy 3.2.2.6. Maintain an ongoing water quality monitoring program with local, state, and federal estuarine water quality agencies to ensure that the latest data and recommendations are available. [With implementation mechanisms (a)–(f) covering monitoring network operations, agency liaison, reporting systems, recommended</i>	An entirely new policy (3.2.2.6) is added with six implementation mechanisms establishing a comprehensive ongoing water quality monitoring program including bacteriological sampling, microbiological source tracking, and field assessments for impaired waterbodies.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>actions, biological indicators, and bacteriological impairment monitoring.]</i>	
55	Policy 3.2.2.7 — New Policy: Water Quality Impairment Assessment	Addition	—	<i>Policy 3.2.2.7. Cooperate with appropriate federal and/or State agencies to evaluate and assess Water Quality Impairment determinations. [With implementation mechanisms (a)–(c) for biological indicator assessments, bacteriological monitoring revisions, and Walk the Waterbody field assessments.]</i>	An entirely new policy (3.2.2.7) is added requiring County cooperation with federal and State agencies on Water Quality Impairment determinations, including biological assessments and microbiological source tracking.
56	Policy 3.2.2.8 (formerly 3.2.2.6) — Renumbering	Modification	<i>Policy 3.2.2.6</i>	<i>Policy 3.2.2.8</i>	The former Policy 3.2.2.6 (Lake Manatee Reservoir operation) is renumbered to 3.2.2.8 due to insertion of new Policies 3.2.2.6 and 3.2.2.7.
57	Policy 3.2.2.8(b) — Minimum Flows and Levels (MFLs)	Addition	—	<i>Coordinate with the South West Florida Water Management District, the Department of Environmental Protection and the Tampa Bay EP to establish minimum flows and levels (MFLs) for the Manatee River below the dam.</i>	A new implementation mechanism (b) is added to the former 3.2.2.6 (now 3.2.2.8) requiring establishment of minimum flows and levels (MFLs) for the Manatee River below the dam.
58	Policy 3.2.2.9 (formerly 3.2.2.7) — Renumbering and Added Phrase	Modification	<i>Policy 3.2.2.7. Review all proposed development applications</i>	<i>Policy 3.2.2.9. The County Utility Department will review all proposed development applications</i>	The policy is renumbered and the phrase 'The County Utility Department will r' is added, explicitly assigning responsibility to the County Utility Department.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
59	Objective 3.2.3 — Water Conservation (Objective Statement)	Modification	<i>(no qualifier for gpcpd)</i>	<i>gallons per capita per day</i>	The abbreviation 'gpcpd' is expanded to 'gallons per capita per day' in the objective statement.
60	Policy 3.2.3.1 — Water Conservation Habits / LID Methods	Addition	—	<i>through low impact development and other methods for development and redevelopment projects. The County will consider land and water resource best management practices such as reduced impervious areas, increased buffers, LID, surface/storm water management including water quality, soil erosion and sedimentation control, and conservation of water supply which have been demonstrated to be successful and cost effective in resolving development and conservation issues such as land clearing, excessive tree removal, and loss of native plants and wildlife habitat.</i>	Significant new language is added to Policy 3.2.3.1 directing the County to consider specific LID and BMP practices, explicitly listing reduced impervious areas, buffers, stormwater management, erosion control, and conservation of water supply.
61	Policy 3.2.3.1(c) — SWFWMD Reference and Expanded Programs	Modification	<i>Water District the development and implementation of programs addressing Southern Water Use Caution Area Issues.</i>	<i>SWFWMD the development and implementation of saltwater intrusion recovery process, aquifer storage and recovery, and other programs addressing Southern Water Use Caution Area Issues.</i>	The generic 'Water District' reference is replaced with 'SWFWMD' and specific program areas (saltwater intrusion recovery, aquifer storage and recovery) are enumerated.
62	Policy 3.2.3.1(d) — Florida-Friendly	Addition	—	<i>Coordinate with the SWFWMD and UF IFAS</i>	A new implementation mechanism (d) is added establishing coordination

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Landscaping / UF IFAS			<i>Extension Office to promote, through educational programs and publications, the Florida-Friendly Landscaping Program for homeowners, Florida-Friendly Communities, and Green Industries Best Management Practices for landscaping professionals.</i>	with SWFWMD and UF IFAS to promote Florida-Friendly Landscaping and Green Industries BMPs.
63	Policy 3.2.3.1(e) — Green Infrastructure / LID Adoption	Addition	—	<i>The County shall evaluate and adopt, within the LDC or other County regulation, Green Infrastructure elements and LID elements consistent with Chapter 2024-275, Laws of Florida and 120.54(3)(e)6, Florida Statutes.</i>	A new implementation mechanism (e) is added requiring the County to evaluate and adopt Green Infrastructure and LID elements in the LDC, referencing specific 2024 Florida law.
64	Policy 3.2.3.2(b) — Florida Friendly Landscaping Rebate	Addition	—	<i>and modifying residential yards to Florida Friendly landscaping which utilize less water</i>	Language is added to the rebate program mechanism to include modifying yards to Florida Friendly landscaping as an incentivized practice.
65	Policy 3.2.3.3(a) — Florida Friendly Landscaping Program Reference	Modification	<i>Florida Yards and Neighborhoods Master Gardener Program</i>	<i>Florida Friendly Landscaping Program and the Florida Master Gardener Program</i>	The program name is updated from 'Florida Yards and Neighborhoods Master Gardener Program' to the current 'Florida Friendly Landscaping Program and the Florida Master Gardener Program.'
66	Policy 3.2.3.4 — Landscaping Policy (Policy Statement)	Modification	<i>when landscaping is required</i>	<i>for required landscaping</i>	Minor rewording of the landscaping incentive trigger — 'when landscaping is required' is replaced with 'for required landscaping.'
67	Policy 3.2.3.4(a) — Florida-Friendly	Modification	<i>Coordination among County departments</i>	<i>The County shall evaluate and adopt Florida-</i>	The implementation mechanism is replaced entirely. The original

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Landscaping LDC Standards		<i>during revision of the Land Development Code to achieve policy compliance.</i>	<i>Friendly Landscaping regulations which, at a minimum, set standards for the use of native and drought tolerant species, removal of exotic plants, vegetative clearing and efficient irrigation to maximize conservation of water resources.</i>	general coordination language is replaced with a specific directive to adopt Florida-Friendly Landscaping LDC regulations with minimum standards for native species, exotic removal, clearing, and irrigation efficiency.
68	Objective 3.3.2 — Wildlife/Upland Habitat (Objective Statement)	Modification	<i>threatened, species of special concern, and native upland habitat</i>	<i>threatened, species of special concern, rare and native upland habitat</i>	The word 'rare' is added to the list of protected categories in the objective statement.
69	Objective 3.3.2 — List Item: Species Biodiversity	Modification	<i>Species biodiversity; and</i>	<i>Species biodiversity;</i>	The word 'and' is removed after 'Species biodiversity' to accommodate the addition of a new final bullet below.
70	Objective 3.3.2 — Natural Area Greenways / Wildlife Corridors	Modification	<i>Natural area greenways.</i>	<i>Natural area greenways and wildlife corridors.</i>	The phrase 'and wildlife corridors' is added to the final objective list item.
71	Policy 3.3.2.1(1) — Listed Species Survey Language	Modification	<i>Proposed developments shall conduct an evaluation of the proposed development site</i>	<i>Proposed developments shall conduct an evaluation, including a survey of the proposed development site</i>	The phrase 'including a survey' is inserted to require that evaluations specifically include formal surveys.
72	Policy 3.3.2.1(1) — Field Review / Survey Dates	Modification	<i>Dates of field review</i>	<i>Dates of field review/surveys</i>	The word '/surveys' is added to clarify that both field reviews and formal surveys must have documented dates.
73	Policy 3.3.2.1(b) — Manatee Protection Plan	Addition	—	<i>Develop a Manatee Protection Plan in coordination with USFWS and FWC.</i>	A new implementation mechanism (b) is added requiring development of a Manatee Protection Plan in coordination with USFWS and FWC.
74	Policy 3.3.2.1(c/b) and (d/c) — Renumbering	Modification	<i>(b) Review and require applicants to coordinate with appropriate state and federal agencies when protected species and/or critical</i>	<i>(c) [same text] (d) [same text]</i>	Existing sub-paragraphs (b) and (c) are renumbered to (c) and (d) respectively due to insertion of new sub-paragraph (b) above.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>habitat are found on-site. (c) Implement the Land Development Code consistent with this policy.</i>		
75	Policy 3.3.2.1(e) — Florida Scrub-Jay Conservation	Addition	—	<i>Continue to participate in Florida scrub-jay conservation and monitoring efforts with State and non profit partners.</i>	A new implementation mechanism (e) is added requiring continued participation in Florida scrub-jay conservation and monitoring efforts.
76	Policy 3.3.2.2(3) — Exotic Species Removal Duration	Modification	<i>construction unless Special Approval is granted.</i>	<i>construction and for the life of the project.</i>	The exotic species removal requirement is expanded from the construction period (with a Special Approval exception) to apply for the life of the project with no exception.
77	Policy 3.3.2.5(a) — Intergovernmental Participation	Modification	<i>Maintain active membership in intergovernmental groups such as the Tampa Bay Regional Planning Council, Agency on Bay Management, and the Sarasota Bay, Tampa Bay and Coastal Heartland National Estuary Partnership.</i>	<i>Maintain active participation in intergovernmental groups such as the Tampa Bay Regional Planning Council, Agency on Bay Management, FWC Regional Invasive Plant Working Group, Central Florida Prescribed Fire Council, Sarasota Bay Estuary Program, Tampa Bay Estuary Program and the Coastal and Heartland National Estuary Program.</i>	The list of intergovernmental groups is updated — 'membership' becomes 'participation,' and FWC Regional Invasive Plant Working Group and Central Florida Prescribed Fire Council are added. Program names are updated to current designations.
78	Policy 3.3.2.6 — Reforestation / Restoration Language	Modification	<i>reforestation and other appropriate activities</i>	<i>reforestation, restoration and other appropriate activities</i>	The word 'restoration' is added alongside 'reforestation' in Policy 3.3.2.6.
79	Policy 3.3.2.7(b) — Gopher Tortoise Recipient Site Program	Addition	—	<i>Continue to implement Long-term Gopher Tortoise Recipient Site Program on Duette Preserve</i>	A new implementation mechanism (b) is added requiring continuation of the Long-term Gopher Tortoise Recipient Site

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>and other suitable public lands.</i>	Program at Duette Preserve.
80	Policy 3.3.2.7(c) — Waif Tortoise Recipient Sites	Addition	—	<i>Coordinate with Florida Fish and Wildlife Conservation Commission for the possible location of waif tortoise recipient sites in Manatee County.</i>	A new implementation mechanism (c) is added requiring coordination with FWC to identify potential waif tortoise recipient sites.
81	Policy 3.3.2.8(a) — ELMAC Criteria Reference	Modification	<i>natural resource value maps</i>	<i>natural resource value criteria</i>	The word 'maps' is replaced with 'criteria' in the reference to the ELMAC ranking system for sensitive lands acquisition.
82	Policy 3.3.2.8(b) — Conservation Easements	Addition	—	<i>, including purchase of Conservation Easements</i>	The phrase 'including purchase of Conservation Easements' is added to expand the scope of environmentally sensitive lands acquisition/protection methods.
83	Policy 3.3.2.8(c) — Rezone to Conservation FLUM	Addition	—	<i>Rezone environmentally sensitive land acquisitions to Conservation on Future Land Use Map.</i>	A new implementation mechanism (c) is added requiring rezoning of acquired environmentally sensitive lands to Conservation on the Future Land Use Map.
84	Objective 3.3.3 — Greenways / IFAS Coordination	Addition	—	<i>Coordinate between County Departments and UF IFAS Extension Program.</i>	A sentence is added to the Greenways Objective requiring interdepartmental coordination with the UF IFAS Extension Program.
85	Objective 3.3.3 — Wildlife Corridor / Biodiversity Bullet	Addition	—	<i>Build upon the network of public and private lands for safe passage and dispersal routes of plants and animals to maintain Manatee County's rich species biodiversity.</i>	A new bullet is added to the Greenways Objective list focusing on species biodiversity through wildlife passage and dispersal routes.
86	Policy 3.3.3.1(a) — Florida Wildlife Corridor Foundation	Addition	—	<i>Florida Wildlife Corridor Foundation,</i>	The Florida Wildlife Corridor Foundation is added to the list of agencies to coordinate with in the greenways

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					implementation mechanism.
87	Policy 3.3.3.1(b) and (c) — Deletion of Prior Transfer/Coordination Bullets	Deletion	<i>(b) Consider transfers of net density and other strategies to facilitate development of greenways consistent with this policy. (c) County coordination with adjacent jurisdictions and municipalities to facilitate development of interconnected greenways.</i>	—	The original sub-paragraphs (b) and (c) of Policy 3.3.3.1 are deleted and replaced by substantially expanded new sub-paragraphs (b)–(g).
88	Policy 3.3.3.1(b) — Wildlife Movement Standards (New)	Addition	—	<i>Collaboration with the Florida Fish and Wildlife Conservation Commission (FFWCC), the U.S. Fish and Wildlife Service, and the Florida Department of Transportation to establish standards and locations for the movement of wildlife on public roads and other corridors, as well as ensuring the crossings or corridors are of the appropriate size.</i>	A new sub-paragraph (b) is added requiring collaboration with FFWCC, USFWS, and FDOT to establish wildlife crossing standards and locations.
89	Policy 3.3.3.1(c) — LDC Wildlife Corridor Standards (New)	Addition	—	<i>Establish standards within the LDC to facilitate development of greenways, including percentages of wildlife corridor preservation through land use incentives, such as density bonuses, easements and</i>	A new sub-paragraph (c) is added requiring LDC standards for wildlife corridor preservation with specific land use incentive mechanisms.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>other strategies consistent with this policy.</i>	
90	Policy 3.3.3.1(d) — Adjacent Jurisdiction Coordination (New)	Addition	—	<i>County coordination with adjacent jurisdictions and municipalities to facilitate development of interconnected greenways.</i>	A new sub-paragraph (d) reintroduces intergovernmental greenway coordination (previously deleted from (c)) as a distinct provision.
91	Policy 3.3.3.1(e) — Florida Ecological Greenways Network	Addition	—	<i>Participate with federal, state and local agencies and conservation organizations, including the Florida Ecological Greenways Network (FEGN), to identify wildlife and habitat corridors that serve as biological connections between natural areas and implement programs that protect the viability of these corridors. These programs shall include focused land acquisition initiatives, conservation easements and incentives, and appropriate regulatory measures.</i>	A new sub-paragraph (e) is added requiring participation in the FEGN and implementation of programs to protect wildlife corridors, including land acquisition, conservation easements, and regulatory measures.
92	Policy 3.3.3.1(f) — Low Intensity Land Use Buffers	Addition	—	<i>Consider strategies to facilitate landscape design that places low intensity land uses, including appropriate buffers, adjacent to wildlife habitat or wildlife corridors.</i>	A new sub-paragraph (f) is added encouraging low-intensity land use buffers adjacent to wildlife habitat and corridors.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
93	Policy 3.3.3.1(g) — USDA / Agricultural Easement Partnerships	Addition	—	<i>Coordination with the United States Department of Agriculture's Natural Resource Conservation Service and the Florida Department of Agriculture and Consumer Services Rural and Family Lands Program for agricultural easement partnerships. Agricultural areas have conservation purposes, preserve open space in a relatively natural state, and can provide natural connection between other conservation lands for the movement of wildlife and people.</i>	A new sub-paragraph (g) is added requiring coordination with USDA and FDACS for agricultural easement partnerships supporting conservation and wildlife connectivity.
94	Policy 3.3.3.2 — Natural Greenways Network Reference	Addition	—	<i>natural</i>	The word 'natural' is added before 'greenways network' in Policy 3.3.3.2.
95	Policy 3.3.3.3(b) — Greenways Capital Improvements Language	Modification	<i>improvements in the Capital Improvements Program budget.</i>	<i>preservation and improvements in the Capital Improvements Program budget.</i>	The word 'preservation and' is added before 'improvements' in the CIP reference.
96	Policy 3.4.1.1 — WO District / New Overlay District Names	Modification	<i>WO District</i>	<i>Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR)</i>	The generic 'WO District' abbreviation is replaced throughout Policy 3.4.1.1 with the full updated names and acronyms for each of the three Watershed Protection Overlay Districts.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
97	Policy 3.4.1.1(b) — Land Development Regulations 'requirement' Deletion	Modification	<i>Land development regulations requirement that any site plan</i>	<i>Land development regulations require that any site plan</i>	The word 'ment' is deleted, changing 'requirement' to 'require' to correct the sentence structure.
98	Policy 3.4.1.2 — New Policy: Solid Waste Collection	Addition	—	<i>Policy 3.4.1.2. Consistent with the Public Facilities Element, solid waste from all residents and businesses within Manatee County will continue to be collected and properly disposed of at the County's designated facility. Additionally, formal contracts with private companies and development services should be implemented in order to provide solid waste collection services and to accommodate the waste service needs of Manatee County residents in the most environmentally and efficient manner. Implementation Mechanism: (a) Contractual agreements between Manatee County and private solid waste haulers.</i>	A new Policy 3.4.1.2 is inserted covering solid waste collection, disposal, and private hauler contracts. This inserts a new policy and causes renumbering of all subsequent policies in Objective 3.4.1.
99	Policy 3.4.1.3 — New Policy: Solid Waste Recycling / Reduction	Addition	—	<i>Policy 3.4.1.3. Customer separation of solid waste (i.e., separating non-recyclables and recyclables) should continue according to state law. Additionally, the amount of solid waste generated per the</i>	A new Policy 3.4.1.3 is inserted covering customer waste separation, recycling, and reduction consistent with state law, causing further renumbering of subsequent policies.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				goals established in state and local regulations should be reduced to the greatest extent practicable. Implementation Mechanism: (a) The Utilities Department will continue to coordinate with local governments within Manatee County to achieve policy compliance. Additionally, appropriate funding will be provided for the publication and distribution of educational materials to Manatee County residents.	
100	Policy 3.4.1.4 (formerly 3.4.1.2) — WO District / Overlay District Names	Modification	<i>the WO District</i>	Lake Manatee Reservoir Watershed Protection Overlay District (WPM), Evers Reservoir Watershed Protection Overlay District (WPE), and Peace River Watershed Protection Overlay District (WPR)	Same updated district naming applied to the renumbered policy (formerly 3.4.1.2, now 3.4.1.4).
101	Policy 3.4.1.5 (formerly 3.4.1.3) — Hazardous Materials Routing and Registration	Modification	<i>to provide direction to routing of hazardous materials on Manatee County roadways. Registration of all small and large generators of hazardous substances with the appropriate County departments is required.</i>	coordinate with FDOT for routing of hazardous materials on Manatee County roadways. Generators of small quantity hazardous wastes (not substances) are required to fill out a state notification form for disposal purposes. Facilities with reportable	The routing language is changed from a general direction to explicit coordination with FDOT. The registration requirement is replaced with a specific description of state notification form requirements for small quantity generators and Community Right-to-Know form requirements.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>quantities of hazardous substances are required to fill a form per Community Right-to-Know which goes to Emergency Planning Commission.</i>	
102	Policy 3.4.1.5(b) — Solid/Hazardous Waste Monitoring	Addition	—	<i>Monitor and track local government solid/hazardous waste use.</i>	A new sub-paragraph (b) is added requiring monitoring and tracking of local government solid/hazardous waste use.
103	Policy 3.4.1.8 (formerly 3.4.1.6) — SQG Assessment Program	Modification	<i>(no specific program language)</i>	<i>Continue to implement the Small Quantity Generator (SQG) Assessment, Notification and Verification Program including expansion of the assessment roll and completion of annual inspections per Florida Statutes.</i>	Implementation mechanism (a) is revised from generic continuation language to specific reference to the SQG Assessment, Notification and Verification Program with annual inspection requirements per Florida Statutes.
104	Policy 3.4.1.8(c) and (d) — FDEP Database and Referral	Addition	—	<i>(c) Continue to transmit inspection data to FDEP County SQG database. (d) Continue to refer other pollution-related issues to the appropriate regulatory entities to ensure the protection of natural resources, public health, safety and welfare of the citizens of Manatee County.</i>	Two new implementation mechanisms are added: (c) requiring transmission of inspection data to FDEP and (d) requiring referral of pollution issues to appropriate regulatory entities.
105	Policy 3.4.1.11 — New Policy: Sea Level Rise / Hazardous Waste Facilities	Addition	—	<i>Policy 3.4.1.11. Assess the vulnerability to public facilities and services, including household and hazardous waste</i>	A new Policy 3.4.1.11 is added requiring assessment of hazardous waste facility vulnerability to sea level rise and flooding, with two implementation mechanisms addressing

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>facilities against sea level rise and flooding. Implementation Mechanism: (a) Collaborate with regional partners and identify public investments, infrastructure, and assets at risk from rising sea levels. (b) Utilize baseline water data to develop a local government solid/hazardous waste reduction plan.</i>	risk identification and reduction planning.
106	Policy 3.4.2.2(a) — Reclamation Plan Review / Manual Reference	Addition	—	<i>with the requirements of the Manatee County Phosphate Mining Reclamation Manual. Appendix E.</i>	A specific reference to the Phosphate Mining Reclamation Manual, Appendix E is added to the reclamation plan review mechanism.
107	Policy 3.4.2.2(b) — Future Beneficial Uses of Mined-Out Lands	Addition	—	<i>Continue to review mineral resource extraction and reclamation activities to ensure the future normal and beneficial uses of mined-out lands.</i>	A new implementation mechanism (b) is added to Policy 3.4.2.2 requiring review of reclamation activities for future beneficial use of mined-out lands.
108	Goal 3.5 — Goal Statement Formatting	Modification	<i>Promote the development and use of alternative energy generation facilities. (plain text)</i>	<i>Promote the Development and Use of Alternative Energy Generation Facilities. (underlined)</i>	Goal 3.5 text is reformatted with underline styling applied, while the prior non-underlined version is marked as deleted.
109	Objective 3.5.1 — Alternative Energy (Objective Title)	Modification	<i>Alternative Energy Generation Facilities</i>	<i>Alternative Energy</i>	The objective title is shortened by removing 'Generation Facilities.'
110	Policy 3.5.1.1 and 3.5.1.2 — Policy Number Formatting	Modification	<i>(plain text policy numbers)</i>	<i>(underlined policy numbers)</i>	Policy numbers 3.5.1.1 and 3.5.1.2 are reformatted with underline styling.
111	Policy 3.5.1.3 — New Policy: Energy Efficiency / Sustainable Building	Addition	—	<i>Policy 3.5.1.3. Manatee County shall encourage energy efficiency</i>	A new Policy 3.5.1.3 is added requiring the County to encourage energy efficiency and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>and sustainability in building design, construction, and renovation.</i> <i>Implementation Mechanism: (a) Investigate actions, policies, guidelines, and procedures recommended by the U.S. Green Building Council, the Florida Green Building Coalition, and other green building programs. (b) Encourage energy efficiency measures and the use of renewable energy sources in new and existing housing to reduce greenhouse gas emissions. (c) Provide educational materials to residents on energy-saving measures.</i>	sustainability in building design, with three implementation mechanisms referencing USGBC and FGBC programs.
112	Policy 3.5.1.4 — New Policy: Energy Efficiency and Waste Reduction	Addition	—	<i>Policy 3.5.1.4. Implement energy efficiency, waste reduction, and renewable measures concerning water, fuel, utilities, electricity, and building design standards.</i> <i>Implementation Mechanism: (a) Promote alternative energies, which provide environmental sustainability and improvement through the use of solar power, methane gas, and electric power.</i>	A new Policy 3.5.1.4 is added requiring implementation of energy efficiency, waste reduction, and renewable energy measures, with a specific mechanism promoting solar, methane, and electric power.

SECTION 2: SIGNIFICANT AMENDMENTS

18 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

Amendment #1 — Goal 3.1 — Goal Statement

Why It Is Significant: The Goal 3.1 statement is substantively revised to shift from a regulatory monitoring-and-management focus to an affirmative commitment to enhancing and maintaining air quality for residents and visitors. This represents a meaningful reorientation of the goal's intent from compliance-based to outcome-based language.

Change Summary: Deleted: 'Monitor for and Protect the Ambient Air Quality of Manatee County Through Appropriate Management and Land Use Techniques.' Replaced with: 'Manatee County Will Continue to Enhance and Maintain Local Air Quality for Quality of Life for County Residents and Visitors.'

Amendment #7 — Policy 3.1.1.1(e) — GHG Emission Reduction Plan

Why It Is Significant: A new implementation mechanism is added establishing a binding directive for the County to develop a greenhouse gas reduction plan with a specific quantitative target: at least 10% reduction within 5 years. This introduces a new enforceable numeric climate commitment not previously in the Conservation Element.

Change Summary: Addition of a new sub-paragraph (e) requiring development of a GHG emission reduction plan with a 10% reduction target within 5 years, using baseline data from the GHG inventory required under new sub-paragraph (d).

Amendment #11 — Policy 3.1.1.4 — Nonattainment Response (Policy Statement)

Why It Is Significant: The entire policy statement is replaced, changing the legal framework and timeline for County response to NAAQS nonattainment. The original required implementation of control strategies within 6 months of FDEP notification; the revised policy shifts authority to EPA designation and requires coordination on a State Implementation Plan (SIP). This changes both the triggering agency (FDEP to EPA) and the required response (direct action to SIP coordination).

Change Summary: Deleted: 'Implement, within six (6) months of notification of FDEP nonattainment status for any NAAQS parameter, control strategies to achieve attainment status.' Replaced with: SIP-based coordination upon EPA designation.

Amendment #21 — Policy 3.1.1.5(e) — Public Transportation Fleet Green Practices

Why It Is Significant: A specific, numeric standard is introduced requiring the County's public transportation fleet to incorporate at least 75% of applicable BMPs from the Florida Green Local Government Standard. This creates a measurable performance threshold for County fleet operations not previously in the plan.

Change Summary: Addition of a new sub-paragraph (e) establishing a 75% BMP incorporation requirement for the public transportation fleet per the Florida Green Local Government Standard Fleet Management and Vehicle Maintenance Module.

Amendment #33 — Goal 3.2 — Goal Statement

Why It Is Significant: Goal 3.2 is substantively expanded to add Manatee County as an identified actor and to enumerate additional designated uses of surface and groundwater resources, including Shellfish Propagation or Harvesting, Fish Consumption, and Fish and Wildlife Use — categories not previously listed. This broadens the scope of the goal and aligns it with Florida water quality classification language.

Change Summary: Deleted: shorter goal statement listing only Potable Water Use, Recreational Use, and Aquatic Habitat. Replaced with: expanded goal explicitly naming shellfish, fish consumption, and fish and wildlife uses.

Amendment #35 — Objective 3.2.1 — Watershed Protection Overlay District Names

Why It Is Significant: All three watershed overlay districts are formally renamed with full titles and new acronyms (WPM, WPE, WPR), replacing the prior generic 'WO District' abbreviation used throughout the element. This is a systemic change affecting multiple policies and has regulatory significance for land development activities in these areas.

Change Summary: Deleted: 'Watershed Overlay (WO) Districts' / generic 'WO District.' Replaced with: 'Lake Manatee Reservoir Watershed Protection Overlay District (WPM),' 'Evers Reservoir Watershed Protection Overlay District (WPE),' and 'Peace River Watershed Protection Overlay District (WPR)' throughout.

Amendment #49 — Policy 3.2.2.2(a) — Groundwater Well Management Plan

Why It Is Significant: The original single-sentence requirement to show well locations on development plans is replaced with a comprehensive, multi-part Well Management Plan framework. This significantly expands the regulatory requirements for development on sites containing existing groundwater wells, adding mandatory site evaluation surveys, GPS documentation, field protection measures, pre-construction abandonment requirements, and post-development O&M transfer procedures.

Change Summary: Deleted: single-sentence well location disclosure requirement. Replaced with: multi-part Well Management Plan framework including site evaluation protocols, GPS mapping, protection and abandonment requirements, and O&M entity transfer.

Amendment #54 — Policy 3.2.2.6 — New Policy: Water Quality Monitoring Program

Why It Is Significant: An entirely new policy is added establishing a comprehensive ongoing water quality monitoring program with six implementation mechanisms. This is a substantive addition that creates new County obligations for water quality sampling, agency liaison, reporting, impaired waterbody assessments, biological indicators, and bacteriological source tracking.

Change Summary: No prior policy. New Policy 3.2.2.6 added with six implementation mechanisms covering monitoring network operations, liaison with agencies, reporting systems, recommended actions, biological indicator support, and bacteriological monitoring for impaired waterbodies.

Amendment #55 — Policy 3.2.2.7 — New Policy: Water Quality Impairment Assessment

Why It Is Significant: An entirely new policy is added requiring County cooperation with federal and State agencies to evaluate Water Quality Impairment determinations. This creates a new obligation for the County to actively participate in the State's impairment evaluation and delisting process, including conducting microbiological source tracking studies.

Change Summary: No prior policy. New Policy 3.2.2.7 added requiring cooperation on Water Quality Impairment determinations and specific bacteriological monitoring and source tracking measures.

Amendment #60 — Policy 3.2.3.1 — Water Conservation Habits / LID Methods

Why It Is Significant: Significant new policy language is added to Policy 3.2.3.1 directing the County to consider a broad set of LID and BMP practices, including reduced impervious areas, increased buffers, stormwater management, soil erosion and sedimentation control, and conservation of water supply. This introduces specific LID practices as plan-level policy, expanding the scope and specificity of the water conservation objective.

Change Summary: Addition of a new paragraph requiring County consideration of LID and BMP practices for development and redevelopment, explicitly listing reduced impervious areas, buffers, stormwater management, erosion control, and water supply conservation.

Amendment #63 — Policy 3.2.3.1(e) — Green Infrastructure / LID Adoption

Why It Is Significant: A new implementation mechanism requires the County to evaluate and adopt Green Infrastructure and LID elements within the LDC or other County regulation, with an explicit reference to Chapter 2024-275, Laws of Florida. This creates a codified legal obligation to update land development regulations consistent with recent state law.

Change Summary: Addition of sub-paragraph (e) directing LDC adoption of Green Infrastructure and LID elements consistent with Chapter 2024-275, Laws of Florida and 120.54(3)(e)6, Florida Statutes.

Amendment #67 — Policy 3.2.3.4(a) — Florida-Friendly Landscaping LDC Standards

Why It Is Significant: *The implementation mechanism is replaced entirely with a directive to adopt Florida-Friendly Landscaping regulations in the LDC with minimum standards for native species use, exotic plant removal, vegetative clearing, and irrigation efficiency. This converts a general coordination directive into a binding regulatory adoption requirement with enumerated minimum standards.*

Change Summary: *Deleted: general LDC coordination language. Replaced with: specific directive to evaluate and adopt Florida-Friendly Landscaping regulations with minimum standards for native/drought-tolerant species, exotic removal, clearing, and efficient irrigation.*

Amendment #76 — Policy 3.3.2.2(3) — Exotic Species Removal Duration

Why It Is Significant: *The temporal scope of the exotic species removal requirement is substantially expanded from the construction period (with a Special Approval exception) to the full life of the project with no exception provision. This is a material tightening of the ongoing maintenance obligation for exotic species management in upland development.*

Change Summary: *Deleted: 'construction unless Special Approval is granted.' Replaced with: 'construction and for the life of the project.'*

Amendment #87 — Policy 3.3.3.1(b) and (c) — Deletion and Replacement of Greenways Implementation Mechanisms

Why It Is Significant: *The original sub-paragraphs (b) and (c) of Policy 3.3.3.1 are deleted and replaced by five new, substantially more detailed sub-paragraphs (b)–(g). These add requirements for wildlife crossing standards with FDOT, LDC wildlife corridor preservation standards with density bonuses, FEGN participation, low-intensity land use buffering strategies, and USDA agricultural easement partnerships. This constitutes a major expansion of the County's greenways and wildlife corridor obligations.*

Change Summary: *Deleted: (b) density transfer strategies; (c) adjacent jurisdiction coordination. Replaced with: (b)–(g) covering wildlife crossings, LDC corridor standards, intergovernmental coordination, FEGN participation, buffer strategies, and agricultural easement partnerships.*

Amendment #98 — Policy 3.4.1.2 — New Policy: Solid Waste Collection

Why It Is Significant: *A new policy is added covering solid waste collection and contractual arrangements with private haulers, a topic not previously addressed in the Conservation Element. The insertion of this policy (and Policy 3.4.1.3) causes renumbering of all subsequent policies in Objective 3.4.1.*

Change Summary: *No prior policy. New Policy 3.4.1.2 added covering solid waste collection at the County's designated facility and contractual agreements with private haulers.*

Amendment #105 — Policy 3.4.1.11 — New Policy: Sea Level Rise / Hazardous Waste Facilities

Why It Is Significant: *A new policy is added requiring assessment of public facilities, including household and hazardous waste facilities, for vulnerability to sea level rise and flooding. This introduces climate resilience and sea level rise as a specific consideration within the hazardous waste management framework of the Conservation Element.*

Change Summary: *No prior policy. New Policy 3.4.1.11 added requiring vulnerability assessment of hazardous waste facilities to sea level rise, with implementation mechanisms for regional partner collaboration and a solid/hazardous waste reduction plan.*

Amendment #111 — Policy 3.5.1.3 — New Policy: Energy Efficiency / Sustainable Building

Why It Is Significant: *A new policy is added requiring the County to encourage energy efficiency and sustainability in building design, construction, and renovation. This introduces sustainable building design as an explicit policy commitment, referencing U.S. Green Building Council and Florida Green Building Coalition standards as guiding frameworks.*

Change Summary: *No prior policy. New Policy 3.5.1.3 added with three implementation mechanisms covering green building program investigation, renewable energy encouragement, and public education on energy-saving measures.*

Amendment #112 — Policy 3.5.1.4 — New Policy: Energy Efficiency and Waste Reduction

Why It Is Significant: *A new policy is added requiring implementation of energy efficiency, waste reduction, and renewable energy measures across water, fuel, utilities, electricity, and building design. This expands the*

County's alternative energy goal with specific operational directives and promotes solar, methane, and electric power.

Change Summary: *No prior policy. New Policy 3.5.1.4 added with one implementation mechanism promoting alternative energies including solar power, methane gas, and electric power.*

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft 2025

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 4 – Coastal Management

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 4 COASTAL MANAGEMENT STAFF REWRITE_ES V4 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 67

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 4.1 / Objective 4.1.1 (Seagrass Protection)	Modification	local National Estuary Programs, such as the Coastal and Heartland NEP and Sarasota Bay and Tampa Bay EPs and the Charlotte Harbor NEP through programs which protect, restore, and enhance significant habitat	<u>local National Estuary Programs, such as the Coastal and Heartland National Estuary Program (CHNEP, formerly the Charlotte Harbor National Estuary Program), the Sarasota Bay Estuary Program (SBEP), and the Tampa Bay Estuary Program (TBEP) which protect, restore, and enhance significant habitat</u>	The abbreviated references to estuary programs (NEP/EPs) are replaced with full official names and acronyms (CHNEP, SBEP, TBEP), providing greater clarity and accuracy in identifying the coordinating organizations.
2	Objective 4.1.1 (Seagrass Protection) — Forage bullet	Addition	—	<u>and sea turtles</u>	Sea turtles are added alongside the West Indian Manatee as species that rely on seagrass for forage, expanding the recognized ecological significance of seagrass habitat.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
3	Policy 4.1.1.1	Modification	<i>Require that all preliminary site plans, preliminary plats, or equivalent site plans, depict the location of any existing seagrass habitat</i>	<i>Land Development Code (LDC) regulations will require that all site plans depict the location of any existing seagrass habitat</i>	The policy requirement is reframed from a direct mandate to a reference to LDC regulations, and the list of plan types is simplified to "site plans." This adjusts the implementation mechanism and narrows the scope of triggering document types.
4	Policy 4.1.1.1 — Implementation Mechanism (a)	Addition	—	<i>, oyster beds, or other benthic resource</i>	The scope of County review under the implementation mechanism is expanded to include oyster beds and other benthic resources in addition to seagrass habitats.
5	Policy 4.1.1.3	Addition	—	<i>and mangroves</i>	Mangroves are added as a sensitive habitat alongside seagrass beds in the prohibition against new boat ramps in areas with sensitive bottom or shoreline habitats.
6	Policy 4.1.1.4	Addition	—	<i>through methods including, but not limited to reducing speed limits and implementing educational signs such as the Boater's Guide, maximizing opportunities for reestablishing and protecting seagrass habitat and water transparency throughout Sarasota Bay and Tampa Bay</i>	Specific methods for directing marine traffic away from significant seagrass areas are added, including speed limit reductions and educational signage such as the Boater's Guide.
7	Policy 4.1.1.4	Addition	—	<i>[See policies under Objective 3.2.2.]</i>	A cross-reference to

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Objective 3.2.2 is added at the end of Policy 4.1.1.4.
8	Policy 4.1.1.4 — Implementation Mechanisms (b), (c), (d)	Addition	—	<i>(b) Coordinate with the Tampa Bay and Sarasota Bay Estuary Programs and the Tampa Bay Regional Planning Council Agency on Bay and Coastal Management (ABCM) to identify those areas best suited to the restoration or recovery of seagrasses. (c) Continued involvement in the Sarasota and Tampa Bay EPs including application for funding for appropriate seagrass restoration. (d) Coordinate with Southwest Florida Water Management District's Surface Water Quality Improvement (SWIM) Program, the Coastal Charlotte Harbor Monitoring Network (CCHMN), the Coastal and Heartland Natural Estuary Program (CHNEP), and other local governments in the collection and analysis of water samples.</i>	Three new implementation mechanisms are added to Policy 4.1.1.4, directing coordination with estuary programs, pursuit of restoration funding, and water quality monitoring activities.
9	Policy 4.1.1.5 (former)	Deletion	<i>Policy 4.1.1.5. Maximize opportunities for reestablishing and protecting seagrass habitat throughout Sarasota and Tampa Bays. Implementation Mechanisms: (a) Coordinate with the Tampa Bay and Sarasota Bay Estuary Programs and the Agency For Bay Management to identify those areas best suited to the restoration or recovery of seagrasses. (b) Continued involvement in the Sarasota and Tampa Bay EPs including application for funding for appropriate seagrass restoration.</i>	—	Former Policy 4.1.1.5 and its two implementation mechanisms are deleted in their entirety. The substance of these mechanisms is largely folded into new sub-provisions added to Policy 4.1.1.4.
10	Policy 4.1.1.5 (renumbered from 4.1.1.6)	Modification	<i>Policy 4.1.1.6.</i>	<i>Policy 4.1.1.5.</i>	Policy 4.1.1.6 is renumbered to 4.1.1.5 following the deletion of the former Policy 4.1.1.5.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
11	Policy 4.1.1.5 (renumbered) — Implementation Mechanisms (b), (c)	Addition	—	<i>(b) Increase public awareness of sensitive marine habitats. (c) Create channel markings so that the public is aware of areas that are too shallow for boating.</i>	Two new implementation mechanisms are added to the renumbered Policy 4.1.1.5, addressing public awareness and channel markings to protect sensitive marine habitats.
12	Policy 4.1.1.7 (former)	Deletion	<i>Policy 4.1.1.7. Encourage seagrass growth through strategies which improve water transparency in Sarasota and Tampa Bays and Charlotte Harbor. [See policies under Objective 3.2.2.]</i>	—	Former Policy 4.1.1.7 is deleted in its entirety. The cross-reference to Objective 3.2.2 is retained in Policy 4.1.1.4.
13	Policy 4.1.2.1 — Implementation Mechanism (a)	Modification	<i>specify the complete or partial preservation of</i>	<i>preserve</i>	The phrasing "specify the complete or partial preservation of" is replaced with the simpler directive "preserve," streamlining the regulatory language.
14	Policy 4.1.2.3	Modification	<i>[Reserved]</i>	<i>Expand use of living shorelines instead of traditional seawalls and/or hardened structures along waterfront properties. (a) Support education of waterfront homeowners about the benefits of living shorelines and encourage the use of nature-based solutions for shoreline protection. (b) Implement living shoreline enhancement projects along shorelines within County-owned projects.</i>	A previously reserved policy slot is activated with a new substantive policy directing the County to expand living shorelines as an alternative to seawalls, including two implementation mechanisms focused on homeowner education and County-owned projects.
15	Policy 4.1.2.5 — Implementation Mechanism (b)	Addition	—	<i>(b) Use County-owned parks and preserves as examples of green infrastructure, resilience initiatives, and other coastal wetland protection strategies.</i>	A new implementation mechanism is added directing use of County-owned parks

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					and preserves as demonstration sites for green infrastructure and coastal wetland protection.
16	Policy 4.1.2.7 — Implementation Mechanism (c)	Addition	—	See Policy 4.1.2.3.	A cross-reference to Policy 4.1.2.3 (the new living shorelines policy) is added within the implementation mechanism for Policy 4.1.2.7.
17	Ordinance Citation — Objective 4.1.2	Deletion	(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)	—	The ordinance citation line at the end of the Objective 4.1.2 section is deleted.
18	Policy 4.1.3.1 — Implementation Mechanism (b)	Modification	National Pollution Discharge and Elimination System (NPDES) Municipal Separate Suburban Sewer System (MS4)	National Pollution Discharge and Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4)	"Suburban" is corrected to "Storm" in the name of the MS4 program, fixing an error in the prior text.
19	Policy 4.1.3.1 — Implementation Mechanism (c)	Modification	Tampa Bay EP Nitrogen Consortium	Tampa Bay EP Nitrogen Management Consortium (NMC)	The name of the Nitrogen Consortium is expanded to its full official name "Nitrogen Management Consortium" and the acronym "(NMC)" is added.
20	Policy 4.1.3.1 — Implementation Mechanism (d)	Deletion	(d) Natural Resources Department continued participation in the Tampa Bay EP Nitrogen Consortium.	—	A redundant implementation mechanism referencing the Natural Resources Department's participation in the Tampa Bay EP Nitrogen Consortium is deleted, as it duplicates the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					content of mechanism (c).
21	Policy 4.1.3.2 — Implementation Mechanism (b)	Addition	—	<i>(b) Implement Land Development Code regulations consistent with this policy (see LDC Section 403.8).</i>	A new implementation mechanism is added under Policy 4.1.3.2 directing the County to implement LDC regulations consistent with the Terra Ceia Aquatic Preserve protection policy, with a specific LDC cross-reference.
22	Objective 4.1.4 (Coordination with Estuary Programs)	Modification	<i>Development/Implementation of strategies for a coordinated approach to achieving the goals of the Coastal and Heartland National, Estuary Partnership (NEP), Sarasota Bay and Tampa Bay Estuary Programs</i>	<i>Development/Implementation of Estuary Program Comprehensive Conservation and Management Plans (CCMPs) for a coordinated approach to achieving the goals of the Coastal and Heartland, Sarasota Bay and Tampa Bay EPs</i>	The objective is rewritten to specifically name "Comprehensive Conservation and Management Plans (CCMPs)" as the implementation vehicle, replacing the generic term "strategies." The name of the Charlotte Harbor program is also corrected.
23	Policy 4.1.4.1 — Implementation Mechanism (a)	Modification	<i>Manatee County Board of County Commissioners appointment of a Coastal and Heartland NEP, Sarasota and Tampa Bay (County) Staff Liaison Group from appropriate departments to attend meetings</i>	<i>Manatee County Board of County Commissioners appointment of a Commissioner to the Policy Board of the Coastal and Heartland NEP, Sarasota and Tampa Bay (County) Staff Liaison Group from appropriate departments to attend meetings</i>	The mechanism is updated to specify that the Board of County Commissioners appoints a "Commissioner to the Policy Board" of the Coastal and Heartland NEP, clarifying the level of representation.
24	Policy 4.1.4.1 — Implementation Mechanism (c)	Modification	<i>Coordinate with the Tampa Bay Estuary Program to update five (5) year action plans</i>	<i>Coordinate with the Management Board to update five (5) year action plans</i>	"Tampa Bay Estuary Program" is replaced with "Management

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Board," redirecting coordination to the governing body rather than the program as a whole.
25	Policy 4.1.4.1 — Implementation Mechanisms (d), (e)	Addition	—	<i>(d) Manatee County Administration appointment of a Staff Liaison from appropriate departments to the Management Board to attend meetings, and to review and report on progress. (e) Manatee County Administration appointment of a Staff Liaison from appropriate departments to the Tampa Bay Nitrogen Management Consortium.</i>	Two new implementation mechanisms are added to Policy 4.1.4.1, directing the County Administration to appoint staff liaisons to the Management Board and the Tampa Bay Nitrogen Management Consortium.
26	Policy 4.1.4.2	Modification	<i>and affordable bay management strategies</i>	<i>bay management strategies [deletion of "and affordable" — redundant with "affordable" earlier in the sentence]</i>	The phrase "and affordable" is deleted as redundant since "affordable" already appears earlier in the same sentence.
27	Policy 4.1.4.2 — Implementation Mechanism (a)	Modification	<i>national estuary program's management plan(s).</i>	<i>CCMP(s) and associated Habitat Master Plan(s).</i>	The reference to "management plan(s)" is updated to specifically name CCMPs and associated Habitat Master Plans, aligning with updated estuary program terminology.
28	Policy 4.1.4.2 — Implementation Mechanism (c)	Modification	<i>Florida Yards and Neighborhoods program</i>	<i>Florida-Friendly Landscaping program</i>	The program name is updated from "Florida Yards and Neighborhoods" to "Florida-Friendly Landscaping" to reflect the current official program name (note: "Landscaping" appears to be a

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					typographical error in the source document).
29	Policy 4.1.4.3	Modification	<i>with local governments and with government agencies which formalize Manatee County's role in achieving and maintaining the environmental quality goals and pollution load reduction goals of the Sarasota Bay and Tampa Bay Comprehensive Conservation Management Plans</i>	<i>which formalize Manatee County's role in achieving and maintaining the environmental quality goals and pollution load reduction goals of the Sarasota Bay and Tampa Bay CCMPs and the Tampa Bay NMC</i>	The phrase "with local governments and with government agencies" is deleted, and "Comprehensive Conservation Management Plans" is replaced with the acronym "CCMPs." A new reference to the Tampa Bay NMC is added as a coordination target.
30	Policy 4.1.4.3 — Implementation Mechanisms (a), (b), (c)	Addition	—	<i>(a) Maintain Interlocal Agreement with TBEP to achieve the goals of the CCMP for Tampa Bay and the nitrogen reduction goals established by the TBEP Nitrogen Management Consortium (NMC). (b) Continue cooperation with the TBEP NMC through Declaration of Cooperation and acceptance of five (5) year Reasonable Assurance addendums. (c) Maintain Interlocal Agreement with SEP to achieve the goals of the CCMP for Sarasota Bay and the water quality goals established in the Sarasota Bay Water Quality Protection Plan (WQPP).</i>	Three new implementation mechanisms are added to Policy 4.1.4.3, specifying maintenance of interlocal agreements with TBEP and SEP, cooperation with the NMC, and acceptance of Reasonable Assurance addendums.
31	Policy 4.1.4.4	Modification	<i>Coordinate with the Coastal and Heartland NEP to develop a workable: Comprehensive Conservation Management Plan.</i>	<i>The Comprehensive Conservation Management Plan was created for the "Peace River Watershed Protection Overlay District (WPR), the limits of which are shown on the Future Land Use Map, in collaboration with the Coastal and Heartland National EP that entails Action Plans for Water Quality Improvement; Hydrologic Restoration; Fish,</i>	Policy 4.1.4.4 is substantially rewritten. The directive to "develop" a CCMP is replaced with a statement that the CCMP "was created" for the Peace River Watershed Protection Overlay District,

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>Wildlife, and Habitat Protection; and Public Engagement.</i>	naming specific action plan components. This reflects completion of the CCMP and shifts the policy from prospective to declaratory.
32	Policy 4.1.4.4 — Implementation Mechanism (a)	Modification	<i>(a) Participation in CCMP development.</i>	<i>(a) Coordinate with the Coastal and Heartland NEP to update five (5) year action plans for the Charlotte Harbor watershed area in Manatee County.</i>	The implementation mechanism is updated from general CCMP development participation to specifically coordinating five-year action plan updates with the Coastal and Heartland NEP for the Charlotte Harbor watershed.
33	Ordinance Citation — Objective 4.1.4	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.1.4 section is deleted.
34	Objective 4.1.5 (Dredge and Fill)	Addition	—	<i>, minimizing adverse impacts to water quality and tidal benthic resources</i>	The objective statement for dredge and fill activities is expanded to include the goal of minimizing adverse impacts to water quality and tidal benthic resources when identifying spoil sites.
35	Policy 4.1.5.1 — Implementation Mechanism (a)	Addition	—	<i>State and Federal</i>	"State and Federal" is added before "policy compliance" to specify the level of regulatory compliance required when reviewing Environmental Resource

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					permits for dredge and fill operations.
36	Ordinance Citation — Objective 4.1.5	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.1.5 section is deleted.
37	Policy 4.1.6.2 — Implementation Mechanisms (c), (d)	Addition	—	<i>(c) Provide and distribute educational materials regarding manatee protection areas to boaters. (d) Maximize the size of safe boating areas for recreational use of state waters without endangering the manatee population.</i>	Two new implementation mechanisms are added to Policy 4.1.6.2, directing the County to distribute educational materials to boaters and to maximize safe boating areas without endangering manatees.
38	Policy 4.1.6.3 (new)	Addition	—	<i>Policy 4.1.6.3. Develop a Manatee Protection Plan (MPP) in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. Implementation Mechanism: (a) Coordinate with the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service on MPP development.</i>	A new policy is added requiring the County to develop a Manatee Protection Plan (MPP) in coordination with and approved by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service.
39	Ordinance Citation — Objective 4.1.6	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.1.6 section is deleted.
40	Goal 4.2 Title	Modification	<i>Compatibility of Land Development in The Coastal Planning Area With Natural Resource Protection.</i>	<i>Compatibility of Land Development in The Coastal Planning Area with Natural Resource Protection.</i>	"With" is changed to lowercase "with" — a minor capitalization correction in the goal title.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
41	Policy 4.2.1.2 — Criteria (6)	Addition	—	<i>(6) Shall obtain a Florida Clean Marina designation from the Florida DEP.</i>	A new criterion is added to Policy 4.2.1.2 requiring marina-type uses to obtain Florida Clean Marina designation from the Florida DEP.
42	Policy 4.2.1.5	Modification	<i>Manatee River Soil and Water Conservation District, Coastal and Heartland NEP, and Sarasota and the Tampa Bay EPs to encourage all agricultural activities ... implement or continue a program of Best Management Practices to reduce nitrogen and phosphorous runoff and</i>	<i>Manatee River Soil and Water Conservation District (SWCD), Coastal and Heartland NEP, and Sarasota and the Tampa Bay EPs to encourage all agricultural activities ... to implement or continue a program of Best Management Practices to reduce nutrient pollutants.</i>	The acronym "(SWCD)" is added after "Soil and Water Conservation District"; "to" is added before "implement"; and "nitrogen and phosphorous runoff and" is replaced with the broader term "nutrient pollutants."
43	Ordinance Citation — Objective 4.2.1	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.2.1 section is deleted.
44	Policy 4.3.1.1	Addition	—	<i>and Coastal High Hazard Area (CHHA)</i>	The Coastal High Hazard Area (CHHA) is added alongside the Coastal Evacuation Area (CEA) as an area from which population concentrations should be directed away.
45	Policy 4.3.1.2	Modification	<i>FEMA FIRM Velocity-Zone (Zones V)</i>	<i>FEMA FIRM Velocity-Zone (Zone V)</i>	"Zones" is corrected to "Zone" (singular) — a grammatical correction. The same correction appears twice within this policy.
46	Policy 4.3.1.3	Modification	<i>within the Zone V be limited</i>	<i>within Zone V be limited</i>	"the" is deleted before "Zone V"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					— a minor grammatical correction.
47	Policy 4.3.1.4	Modification	<i>prohibit any generation, storage, or disposal in excess of 45.4 pounds of hazardous, or 0.45 pounds of acutely hazardous, waste or substances per month for any use in the CHHA. Industrial development within and in close proximity to Port Manatee shall be exempt from this policy so long as industry storing above the threshold quantities of hazardous, acutely hazardous, waste or substances take steps to minimize the potential for release of this material in a storm event.</i>	<i>of hazardous waste within the CHHA unless the following criteria is met: (a) Amount is less than 45.4 pounds of hazardous waste or substances within any month for any use. (b) Such hazardous materials or hazardous waste are limited to properties within the Port Manatee Improvement District and are stored within tanks or vessels, the lowest extremity of which is located above the applicable base flood elevation in accordance with Floodplain Management. (c) All tanks or structures containing hazardous materials or hazardous waste comply with all NFIP and FEMA anchoring and flood proofing requirements.</i>	Policy 4.3.1.4 is substantially restructured. The former blanket prohibition with a broad Port Manatee exemption is replaced with a prohibition that allows exceptions only when three specific criteria are met, including a hazardous waste threshold, geographic restriction to the Port Manatee Improvement District, and NFIP/FEMA compliance requirements.
48	Policy 4.3.1.4 — Implementation Mechanism (b)	Addition	—	<i>(b) The Land Development Code shall be updated to reflect this policy.</i>	A new implementation mechanism is added directing the Land Development Code to be updated to reflect Policy 4.3.1.4.
49	Ordinance Citation — Objective 4.3.1	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.3.1 section is deleted.
50	Policy 4.3.2.1	Addition	—	,	A comma is added after "approved development" in Policy 4.3.2.1 — a minor punctuation correction.
51	Policy 4.3.2.5	Deletion	<i>and</i>	—	"and" is deleted from the end of the bullet point

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					"Replace or construct wastewater facilities..." to accommodate the insertion of a new bullet point that follows.
52	Policy 4.3.2.5	Addition	—	<i>Assist in resiliency projects; and</i>	A new bullet is added to Policy 4.3.2.5 identifying assistance with resiliency projects as a priority exception for public infrastructure funding within the CHHA.
53	Ordinance Citation — Objective 4.3.2	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.3.2 section is deleted.
54	Goal 4.4 Title	Addition	—	,	A comma is added after "Warning" in the Goal 4.4 title — a minor punctuation correction.
55	Ordinance Citation — Goal 4.4	Deletion	<i>(Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line following the Goal 4.4 title is deleted.
56	Policy 4.4.1.3	Addition	—	,	A comma is added after "exercises" in Policy 4.4.1.3 — a minor punctuation correction.
57	Policy 4.4.1.3 — Implementation Mechanism (a)	Modification	<i>Disaster Preparedness Planning Committee</i>	<i>Manatee Emergency Operations Workgroup</i>	The coordinating body referenced in the implementation mechanism is updated from "Disaster Preparedness Planning

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Committee" to "Manatee Emergency Operations Workgroup," reflecting a name change in the relevant County body.
58	Policy 4.4.2.3 — Implementation Mechanism (c)	Modification	<i>Development of possible</i>	<i>Continue</i>	The phrase "Development of possible" is replaced with "Continue," shifting the mechanism from a prospective planning directive to an ongoing commitment regarding acquisition strategies for environmentally sensitive properties.
59	Policy 4.4.2.3 — Implementation Mechanism (d)	Addition	—	<i>(d) Continue beach renourishment program within Manatee County as a mitigation measure to reduce loss of life and property damage.</i>	A new implementation mechanism is added directing the continuation of the beach renourishment program as a hazard mitigation measure.
60	Policy 4.4.2.5	Addition	—	<i>and adjacent developments</i>	"and adjacent developments" is added to the scope of Policy 4.4.2.5, extending protection of natural shoreline resources to also address effects from adjacent developments, not only storm events.
61	Policy 4.4.2.5 —	Addition	—	<i>, as well as restoration and enhancement of coastal vegetation, where feasible</i>	The scope of shoreline integrity

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Implementation Mechanism (b)				protection under Implementation Mechanism (b) is expanded to include restoration and enhancement of coastal vegetation, where feasible.
62	Policy 4.4.2.6 — Implementation Mechanism (a)	Addition	—	<i>with 62-330.051, Florida Administrative Code and Nationwide Permit 54 and with the LDC waterfront structure regulations (see LDC Section 511.17)</i>	Specific regulatory citations are added to Policy 4.4.2.6's implementation mechanism, referencing Florida Administrative Code Rule 62-330.051, Nationwide Permit 54, and LDC Section 511.17.
63	Policy 4.4.2.6 — Implementation Mechanisms (b), (c)	Addition	—	<i>(b) Explore opportunities to educate waterfront homeowners about the benefits of living shorelines and facilitate the use of private living shoreline projects as opposed to hardened shorelines, including additional incentives where appropriate. (c) Continue to implement non-structural shoreline enhancement projects along low energy shorelines within County-owned projects and support projects in neighboring municipalities.</i>	Two new implementation mechanisms are added to Policy 4.4.2.6, directing homeowner education on living shorelines and continuation of non-structural shoreline enhancement projects within County-owned properties and neighboring municipalities.
64	Ordinance Citation — Objective 4.4.2	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.4.2 section is deleted.
65	Ordinance Citation — Objective 4.4.3	Deletion	<i>(Ord. No. 18-04, § 8(Exh. F), 8-23-18; Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.4.3 section is deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
66	Policy 4.4.4.1	Modification	<i>and capture any additional CRS benefits. [comma after FIRM]</i>	<i>and capture any additional CRS benefits. [comma after FIRM deleted]</i>	A comma following "FIRM" is deleted — a minor punctuation correction.
67	Ordinance Citation — Objective 4.4.4	Deletion	<i>(Ord. No. 22-29, § 3(Exh. B), 4-21-22)</i>	—	The ordinance citation line at the end of the Objective 4.4.4 section is deleted.

SECTION 2: SIGNIFICANT AMENDMENTS

15 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Objective 4.1.1 (Seagrass Protection) — Estuary Program Names

Why It Is Significant: The objective replaces abbreviated, potentially outdated references to coastal estuary partnerships with the current full official names and acronyms of three distinct programs: the Coastal and Heartland National Estuary Program (CHNEP), the Sarasota Bay Estuary Program (SBEP), and the Tampa Bay Estuary Program (TBEP). This change meaningfully clarifies which organizations Manatee County is coordinating with for seagrass protection, and accurately reflects the organizational structure and nomenclature of existing programs.

Change Summary: Removed: abbreviated references including "Charlotte Harbor NEP," "Sarasota Bay and Tampa Bay EPs." Added: full official names with acronyms — CHNEP (formerly Charlotte Harbor National Estuary Program), SBEP, and TBEP.

3. Amendment #3 — Policy 4.1.1.1 — Seagrass Depiction Requirement

Why It Is Significant: This policy changes both the regulatory mechanism and the scope of triggering development documents. Previously, the requirement was a direct mandate applicable to "preliminary site plans, preliminary plats, or equivalent site plans." The revision reframes the requirement as one that will be carried out through Land Development Code regulations and applies only to "site plans," eliminating preliminary plats and equivalent plans from the triggering document list. This may reduce the universe of development applications subject to seagrass depiction requirements.

Change Summary: Removed: "Require" as a direct mandate; "preliminary site plans, preliminary plats, or equivalent site plans." Added: reference to LDC regulations as the implementing vehicle; simplified trigger of "site plans" only.

9. Amendment #9 — Policy 4.1.1.5 (former) — Deletion of Seagrass Restoration Policy

Why It Is Significant: Former Policy 4.1.1.5, which directed the County to maximize opportunities for reestablishing and protecting seagrass habitat throughout Sarasota and Tampa Bays, is deleted in its entirety along with its two implementation mechanisms. While portions of this content are redistributed into Policy 4.1.1.4's implementation mechanisms, the standalone policy commitment is eliminated. This restructuring changes the organizational emphasis on seagrass restoration as an explicit, standalone policy directive.

Change Summary: Removed: the entire text of former Policy 4.1.1.5 and its two implementation mechanisms. The substance of mechanisms (a) and (b) is partially incorporated into new mechanisms added to Policy 4.1.1.4.

12. Amendment #12 — Policy 4.1.1.7 (former) — Deletion of Water Transparency Policy

Why It Is Significant: Former Policy 4.1.1.7, which directed the County to encourage seagrass growth through strategies to improve water transparency in Sarasota and Tampa Bays and Charlotte Harbor, is deleted entirely. This eliminates a standalone policy commitment to water transparency as a seagrass protection strategy.

Change Summary: Removed: entire text of former Policy 4.1.1.7 encouraging seagrass growth through water transparency strategies. No direct replacement policy was added.

14. Amendment #14 — Policy 4.1.2.3 — New Living Shorelines Policy

Why It Is Significant: A previously reserved policy slot is activated with a substantive new policy committing the County to expanding the use of living shorelines as an alternative to seawalls and hardened structures. This introduces a new concept not previously articulated in the element — nature-based shoreline protection — and establishes two implementation mechanisms: homeowner education and implementation on County-owned properties. This is a meaningful policy direction shift toward resilience-based coastal management.

Change Summary: Removed: "[Reserved]" placeholder. Added: full new policy directing expansion of living shorelines, with two implementing mechanisms addressing education and County-owned property demonstration projects.

22. Amendment #22 — Objective 4.1.4 — CCMPs as Coordination Vehicle

Why It Is Significant: The objective is rewritten to specifically identify "Estuary Program Comprehensive Conservation and Management Plans (CCMPs)" as the mechanism for coordinated estuary management, replacing the generic term "strategies." This elevates the CCMP documents to the operative framework for coordination, with implications for how County responsibilities are defined in relation to the three estuary programs. The introduction of the "CCMPs" acronym also cascades through several related policies (4.1.4.2, 4.1.4.3, 4.1.4.4).

Change Summary: Removed: "strategies" as the coordination framework. Added: "Estuary Program Comprehensive Conservation and Management Plans (CCMPs)" as the operative coordination vehicle.

31. Amendment #31 — Policy 4.1.4.4 — CCMP Status Change

Why It Is Significant: Policy 4.1.4.4 is fundamentally rewritten from a prospective directive to "develop a workable" CCMP into a declaratory statement that the CCMP "was created" for the Peace River Watershed Protection Overlay District. The revised text specifically names the four components of the CCMP: Action Plans for Water Quality Improvement; Hydrologic Restoration; Fish, Wildlife, and Habitat Protection; and Public Engagement. This reflects the completion of the CCMP and changes the County's posture from planning to implementation.

Change Summary: Removed: directive to "Coordinate with the Coastal and Heartland NEP to develop a workable" CCMP. Added: declaratory statement acknowledging the CCMP has been created and identifying its four action plan components and geographic scope (Peace River Watershed Protection Overlay District).

38. Amendment #38 — Policy 4.1.6.3 (new) — Manatee Protection Plan

Why It Is Significant: A new policy is added requiring the County to develop a Manatee Protection Plan (MPP) in coordination with and subject to approval by the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife Service. This introduces a new regulatory planning obligation and establishes a formal relationship with two federal/state wildlife agencies not previously referenced in Objective 4.1.6, meaningfully strengthening manatee protection commitments.

Change Summary: Removed: nothing (entirely new policy). Added: Policy 4.1.6.3 directing development of a Manatee Protection Plan (MPP) coordinated with and approved by FFWCC and U.S. Fish and Wildlife Service.

41. Amendment #41 — Policy 4.2.1.2 — Florida Clean Marina Requirement

Why It Is Significant: A new mandatory criterion is added to Policy 4.2.1.2 requiring all marina-type uses to obtain Florida Clean Marina designation from the Florida DEP. This introduces a specific, named state certification program as a condition for marina development — a new eligibility standard not previously included in this policy — and ties County permitting to DEP program participation.

Change Summary: Removed: nothing (new criterion added). Added: Criterion (6) requiring marina-type uses to obtain Florida Clean Marina designation from the Florida DEP.

44. Amendment #44 — Policy 4.3.1.1 — CHHA Added to Population Direction

Why It Is Significant: The Coastal High Hazard Area (CHHA) is added alongside the Coastal Evacuation Area (CEA) as a designated area from which population concentrations should be directed away. This expands the geographic applicability of the population-direction policy to include both CEA and CHHA, potentially affecting development decisions and density policies in areas that fall within the CHHA but outside the CEA.

Change Summary: Removed: nothing added to. Added: "and Coastal High Hazard Area (CHHA)" following "Coastal Evacuation Area (CEA)," extending the population-direction policy to both hazard area designations.

47. Amendment #47 — Policy 4.3.1.4 — Hazardous Waste Criteria in CHHA

Why It Is Significant: *The hazardous waste provisions for industrial development in the CHHA are substantially restructured. The former policy established a broad prohibition with a blanket exemption for Port Manatee-area industry that stored above threshold quantities but took minimization steps. The revised policy replaces this with a prohibition subject to three specific, cumulative criteria: a quantity threshold (45.4 lbs/month), geographic restriction to the Port Manatee Improvement District with above-BFE storage, and NFIP/FEMA anchoring and flood proofing compliance. This tightens and codifies the conditions under which hazardous waste storage is permitted in the CHHA.*

Change Summary: *Removed: blanket Port Manatee exemption for industry storing above threshold quantities that took minimization steps; reference to "acutely hazardous" substances (0.45 lbs/month threshold). Added: three specific criteria (quantity limit, geographic restriction to Port Manatee Improvement District with above-BFE storage, NFIP/FEMA flood proofing compliance).*

52. Amendment #52 — Policy 4.3.2.5 — Resiliency Projects as CHHA Funding Priority

Why It Is Significant: *A new bullet point is added to the exceptions list for public infrastructure funding within the CHHA, identifying "assistance in resiliency projects" as a permissible basis for prioritized funding. This introduces "resilience" as an explicit infrastructure investment criterion within the CHHA, reflecting a notable policy direction shift toward climate and hazard resilience planning.*

Change Summary: *Removed: "and" from end of preceding bullet. Added: new bullet — "Assist in resiliency projects; and" — as a CHHA infrastructure funding exception.*

57. Amendment #57 — Policy 4.4.1.3 — Emergency Coordinating Body Renamed

Why It Is Significant: *The coordinating body for all-hazard preparedness activities is updated from "Disaster Preparedness Planning Committee" to "Manatee Emergency Operations Workgroup." This reflects a name change in the relevant County body, ensuring the policy accurately identifies the current organizational structure for emergency coordination.*

Change Summary: *Removed: "Disaster Preparedness Planning Committee." Added: "Manatee Emergency Operations Workgroup."*

60. Amendment #60 — Policy 4.4.2.5 — Adjacent Developments Added to Scope

Why It Is Significant: *Policy 4.4.2.5 previously focused on minimizing disturbance of natural shoreline resources to protect landward areas from storm effects. The addition of "and adjacent developments" expands the policy's protective purpose to include effects from neighboring development activity, not just storm events. This broadens the applicability and intent of the policy.*

Change Summary: *Removed: nothing. Added: "and adjacent developments" as an additional source of harm that natural shoreline resources protect against.*

62. Amendment #62 — Policy 4.4.2.6 — Regulatory Citations for Seawall Review

Why It Is Significant: *Specific regulatory citations are added to the implementation mechanism for the seawall construction prohibition, including Florida Administrative Code Rule 62-330.051, Nationwide Permit 54, and LDC Section 511.17. This meaningfully strengthens the policy by anchoring it to specific state, federal, and local regulatory standards, providing reviewers with concrete compliance benchmarks.*

Change Summary: *Removed: general reference to "applicable federal and state regulations" in the mechanism. Added: specific citations — 62-330.051 F.A.C., Nationwide Permit 54, and LDC Section 511.17.*

— END OF SUMMARY OF AMENDMENTS —

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 5 – Transportation

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 5 TRANSPORTATION STAFF REWRITE_ES V3 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 128

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 5.0	Modification	is Safe, Convenient, Efficient, is Coordinated with the Future Land Use Map, Provides for an Affordable Balance of Alternative Transportation Modes, and Encourages Intermodal Transportation Linkages.	<u>Provide A Multimodal Transportation System that Serves to Increase Mobility, Safety, Convenience, Efficiency and Meets Present Needs, Protects Roadway Capacity, and is Coordinated with and Integrated into the Regional Transportation Network.</u>	Goal 5.0 heading was substantially rewritten. The original language describing a system that is 'Safe, Convenient, Efficient' and coordinated with the FLUM with affordable alternative modes was replaced with new language emphasizing a multimodal system that increases mobility, safety, convenience, efficiency, meets present needs, protects roadway capacity, and is integrated into the regional transportation network.
2	Objective 5.0.1	Modification	Development of a multimodal transportation system thoroughfare system consistent with the adopted Future Thoroughfare Plan and Maps Right-of-Way Needs Map and the Future Transportation Facilities describing proposed	<u>Develop a multimodal transportation system consistent with the adopted Future Traffic Circulation Plan and Map Series, and based upon a</u>	Objective 5.0.1 was modified. References to 'Future Thoroughfare Plan and Maps Right-of-Way Needs Map' and 'Future Transportation

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>population densities, residential and employment patterns, and other land uses.</i>	<i>Future Land Use Plan.</i>	Facilities describing proposed population densities' were replaced with 'Future Traffic Circulation Plan and Map Series' and 'Future Land Use Plan.'
3	Policy 5.0.1.1	Deletion	<i>(See also Policies 2.4.1.1, 2.4.1.2, 2.4.1.3, 5.1.2.1, 5.1.2.2, 5.1.2.3, 5.1.2.4, 5.2.2.8, 5.2.3.1, 5.2.3.2, 5.6.1.1, 5.6.1.5, and 5.6.2.1).</i>	—	Cross-reference list at the end of Policy 5.0.1.1 was deleted.
4	Policy 5.0.1.2	Modification	<i>promote</i>	<i>ensure</i>	The word 'promote' was replaced with 'ensure' regarding transportation plan goals and objectives. Also, the cross-references to other policies at the end were deleted.
5	Policy 5.0.1.2	Deletion	<i>(see also Policies 2.9.1.3, 2.9.1.9, 5.2.1.2, 5.2.2.7, 5.2.2.9, 5.4.1.1, and 5.4.2.2)</i>	—	Cross-reference list at end of Policy 5.0.1.2 was deleted.
6	Policy 5.0.1.3	Deletion	<i>(see also Policies 5.2.1.1, 5.2.2.2, 5.2.2.3, 5.2.2.4, and 5.2.2.5).</i>	—	Cross-reference list at the end of Policy 5.0.1.3 was deleted.
7	Policy 5.0.1.4	Modification	<i>residential</i>	—	The word 'residential' before 'neighborhood environments' was deleted, broadening the scope to all neighborhood environments (not only residential ones). Also, the cross-references to other policies at the end were deleted.
8	Policy 5.0.1.4	Deletion	<i>(see also Policies 2.6.2.8, 2.6.1.1, 2.9.1.1, 2.9.1.2, 5.2.2.11, 5.3.1.3, 5.3.1.4, 5.3.3.1, 5.4.1.1, 5.4.2.2, 5.4.2.3, 5.6.1.4, 5.6.5.1, 5.6.5.4, and 5.6.5.5).</i>	—	Cross-reference list at end of Policy 5.0.1.4 was deleted.
9	Policy 5.0.1.5	Deletion	<i>(see also Policies 2.1.3.1, 2.1.3.2, 2.1.3.3, 2.10.3.1, 2.10.3.2, 2.10.3.3, 2.11.1.3, 5.2.2.10, 5.3.1.1, and 5.3.1.4).</i>	—	Cross-reference list at end of Policy 5.0.1.5 was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
10	Policy 5.0.1.6	Modification	<i>roadway and transit</i>	<i>transportation system</i>	The phrase 'roadway and transit' was replaced with 'transportation system' when describing the scope of rights-of-ways required to ensure minimum adverse environmental impacts. Cross-references to other policies were also deleted.
11	Policy 5.0.1.6	Deletion	<i>(see also Policies 3.3.1.1, 3.3.2.3, 5.2.1.5, 5.2.1.6, 5.2.1.7, 5.3.2.1, 5.3.2.2, 5.3.2.3, 5.3.2.4, 5.8.1.2, 5.8.2.1, 5.8.2.5, and 5.11.4.1).</i>	—	Cross-reference list at end of Policy 5.0.1.6 was deleted.
12	Policy 5.0.1.7	Modification	<i>Manatee County shall c</i>	C	The opening phrase 'Manatee County shall c' was changed to simply 'C' (i.e., 'Continue'), removing the explicit reference to Manatee County as subject. A typographical correction to 'designated' was also made (removal of duplicate 'n').
13	Policy 5.0.1.7	Deletion	<i>(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Policy 5.0.1.7 section was deleted.
14	Policy 5.0.1.8	Addition	—	<i>Provide for the protection and potential acquisition of existing and future rights-of-way to accommodate traffic, transit, bicycle, and pedestrians on thoroughfares within the future transportation plan.</i>	New Policy 5.0.1.8 was added, requiring provision for protection and potential acquisition of existing and future rights-of-way to accommodate traffic, transit, bicycle, and pedestrian facilities on thoroughfares within the future transportation plan.
15	Objective 5.0.2	Modification	<i>A safe, convenient, and energy efficient multi-modal transportation system shall be provided.</i>	<i>Provide a safe, convenient, and energy efficient multi-modal</i>	Objective 5.0.2 was rewritten from passive voice ('shall be provided') to active voice

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>transportation system for all users.</i>	('Provide'), and 'for all users' was added, making the user-inclusive intent explicit.
16	Policy 5.0.2.1	Modification	<i>with future needs</i>	<i>to meet the future needs</i>	Minor wording change from 'with future needs' to 'to meet the future needs' of Port Manatee and SRQ Airport. Cross-references to other policies were also deleted.
17	Policy 5.0.2.1	Deletion	<i>(see also Policies 5.3.1.2, 5.6.5.3, 5.7.4.1, 5.7.4.2, and 5.12.1.3).</i>	—	Cross-reference list at end of Policy 5.0.2.1 was deleted.
18	Policy 5.0.2.2	Addition	—	<i>and create more livable development patterns, including a viable mix of residential and residential-serving retail, services, and employment in a pattern that does not rely on vehicular travel.</i>	New language was added to Policy 5.0.2.2 requiring that transportation improvements for bicycle and pedestrian movement create more livable development patterns, including a viable mix of uses not reliant on vehicular travel. Cross-references were also deleted.
19	Policy 5.0.2.2	Deletion	<i>(see also Policies 5.4.1.1, 5.4.1.2, 5.4.1.3, 5.4.1.4, 5.4.2.1, 5.4.2.2, 5.6.1.4, 5.6.1.5, 5.6.5.4, and 5.6.5.5).</i>	—	Cross-reference list at end of Policy 5.0.2.2 was deleted.
20	Policy 5.0.2.3	Modification	<i>on major thoroughfares utilizing elements as context sensitive solution for the future transportation actions. of the County's mobility planning efforts within the future transportation plan.</i>	<i>on thoroughfares within the Future Traffic Circulation Plan.</i>	Policy 5.0.2.3 was revised: 'major' was removed from 'major thoroughfares' and the lengthy phrase about context sensitive solutions and mobility planning was replaced with a direct reference to the 'Future Traffic Circulation Plan.'
21	Objective 5.0.3	Modification	<i>traffic, transit, port, airport, bicycle, and rail plans and programs shall be coordinated with the plans and programs of other local</i>	<i>Coordinate all traffic, transit, port, airport, bicycle, and rail plans and programs with the</i>	Objective 5.0.3 was rephrased from passive voice to active voice ('Coordinate all') and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>jurisdictions, the Metropolitan Planning Organization (MPO), and regional, state, and federal agencies.</i>	<i>Metropolitan Planning Organization (MPO), other local jurisdictions, and regional, state, and federal agencies.</i>	reordered to mention the MPO before other local jurisdictions.
22	Policy 5.0.3.1	Modification	<i>Coordination of implementation of this Transportation Element shall consider the transportation elements of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans.: the Cities of Bradenton, Palmetto, Anna Maria, Holmes Beach, Bradenton Beach, Sarasota, and Town of Longboat Key, the Counties of Sarasota, DeSoto, Hardee, and Hillsborough; the long range plans of the Sarasota-Manatee MPO; the Strategic Regional Policy Plans of the Tampa Bay and Southwest Florida Regional Councils; the plans of the Florida Department of Transportation, and the State of Florida Comprehensive Plan, as appropriate (see also Policies 4.4.1.2, 5.1.1.5, 5.2.1.4, 5.2.3.2, 5.3.1.6, 5.3.2.1, 5.5.1.1, 5.5.1.4, 5.6.3.5, and 5.12.2.2).</i>	<i>Evaluate the transportation impacts of the transportation plans of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans when implementing the policies of the Transportation Element of this Comprehensive Plan.</i>	Policy 5.0.3.1 was substantially revised. The long enumerated list of specific jurisdictions (Cities of Bradenton, Palmetto, Anna Maria, etc.) and regional agencies was removed and replaced with a general directive to evaluate transportation impacts when implementing the Transportation Element.
23	Policy 5.0.3.2 (former)	Deletion	<i>Implementation of the future transportation system shall, to the greatest extent possible, consider the transportation programs of: Jurisdictions within Manatee County; adjacent cities, towns, and counties; and the FDOT five-year work program (see also Policies 5.3.1.7, 5.5.1.2, 5.5.1.4, and 5.12.1.1).</i>	—	Former Policy 5.0.3.2, which required consideration of transportation programs of adjacent jurisdictions and the FDOT five-year work program, was entirely deleted.
24	Policy 5.0.3.2 (renumbered from 5.0.3.3)	Modification	<i>Policy 5.0.3.3</i>	<i>Policy 5.0.3.2</i>	The policy formerly numbered 5.0.3.3, which coordinates with the MPO on long range transportation needs plans and with

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					FDOT on the annual Transportation Improvements Program, was renumbered to 5.0.3.2. The ordinance citation at the end and a cross-reference were also deleted.
25	Policy 5.0.3.2 (renumbered)	Deletion	<i>(see also Policies 5.5.1.1, 5.5.1.2, 5.5.1.3, and 5.6.3.3).</i>	—	Cross-reference list at end of (renumbered) Policy 5.0.3.2 was deleted.
26	Policy 5.0.3.4	Deletion	<i>Coordinate with FDOT when reviewing development/redevelopment of sites along designated urban corridors to assess the potential traffic impacts of the proposed development on State and Strategic Intermodal Systems (SIS) transportation facilities.</i>	—	Former Policy 5.0.3.4, requiring coordination with FDOT for development along urban corridors to assess SIS impacts, was entirely deleted.
27	Objective 5.0.3 area	Deletion	<i>(Ord. No. 16-07, § 6(Exh. D), 9-19-16; Ord. No. 18-04, § 9(Exh. G), 8-23-18)</i>	—	Ordinance citation at end of Objective 5.0.3 section was deleted.
28	Objective 5.0.4	Modification	<i>Objective 5.0.4. - Reserved. [Editor's note: Ord. No. 24-44, 3(Exh. B), adopted Aug. 8, 2024, repealed Obj. 5.0.4, which pertained to Expand Transportation Concurrency Exception Areas (TCEA)]</i>	<i>Objective 5.0.4. Safety Approach. Seek to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries over time consistent with the Sarasota Manatee Metropolitan Planning Organization (MPO) "Destination Zero" initiative and the State of Florida's adoption of Zero Traffic Fatalities and Serious Injuries as a statewide goal.</i>	Objective 5.0.4 was previously reserved/repealed (it related to Transportation Concurrency Exception Areas). It has been replaced entirely with a new Safety Approach objective, requiring Manatee County to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries consistent with the MPO's 'Destination Zero' initiative and Florida's statewide zero fatalities goal.
29	Policy 5.0.4.1	Addition	—	<i>County will evaluate, as appropriate, crash frequency and severity, pedestrian and bicyclist incidents, physical</i>	New Policy 5.0.4.1 was added under the new Objective 5.0.4 Safety Approach, requiring the County to

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>separation of bicycle and pedestrian facilities from motorized vehicles, and intersection density.</i>	evaluate crash frequency and severity, pedestrian/bicyclist incidents, physical separation of facilities, and intersection density.
30	Goal 5.1	Modification	<i>A Traffic Circulation System that Provides for the Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical and Environmentally Sound.</i>	<i>Provide an Adequate Traffic Circulation System that Provides for the Needs of All Users of the Community, Which is Safe, Efficient, Economical and Environmentally Sound.</i>	Goal 5.1 heading was modified: 'Provide an Adequate' was added at the beginning, 'in a Sensitive Manner' was removed, and 'All Users of the' was added before 'Community.'
31	Objective 5.1.1	Modification	<i>of major roadways to address the Vehicular Travel Demand in Manatee County.</i>	<i>transportation network to address the 2050 forecasted travel demand in Manatee County.</i>	Objective 5.1.1 was modified: 'of major roadways' replaced with 'transportation network,' 'Vehicular' deleted, and the planning horizon was changed from an unspecified date to '2050.'
32	Policy 5.1.1.1	Addition	—	<i>(5-1 Map Series)</i>	The designation '(5-1 Map Series)' was added to Policy 5.1.1.1 when referring to the Major Thoroughfare Map Series, clarifying the official map series name.
33	Policy 5.1.1.1	Addition	—	<i>Optionally, includes Context Classification (Map 5-G); Optionally, includes Future Context Classification (Map 5-H); Optionally, includes a trail map based on the Public Works Trails Master Plan and any other planned trails in the County such as the statewide Share-Use Non-motorized (SUN) Trail program (Map 5-I)</i>	Three new optional map layers were added to Policy 5.1.1.1: Context Classification (Map 5-G), Future Context Classification (Map 5-H), and a trails map based on the Public Works Trails Master Plan/SUN Trail program (Map 5-I).

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
34	Policy 5.1.1.4	Modification	<i>Existing Roadway Functional Classification Map</i>	<i>5-1 Map Series</i>	Policy 5.1.1.4 was modified to allow administrative updates to the '5-1 Map Series' instead of the 'Existing Roadway Functional Classification Map.' Additional changes include replacing 'Major Thoroughfare Map' with 'maps,' adding 'or context classification' to functional classification criteria, and adding a new provision for changes based on Future Context Classification aligned with the Future Land Use Map.
35	Policy 5.1.1.4	Modification	<i>Major Thoroughfare Map</i>	<i>maps</i>	Reference changed from 'Major Thoroughfare Map' to 'maps' within Policy 5.1.1.4.
36	Policy 5.1.1.4	Addition	—	<i>or context classification</i>	The phrase 'or context classification' was added to subsection (c) of Policy 5.1.1.4, allowing a change in context classification (not only functional classification) as grounds for administrative updates.
37	Policy 5.1.1.4	Addition	—	<i>(d) Changes based on the Future Context Classification will be based on Future Land Use Map.</i>	New subsection (d) was added to Policy 5.1.1.4, establishing that future context classification changes will be based on the Future Land Use Map.
38	Policy 5.1.1.5	Modification	<i>Reserved.</i>	<i>Provide available data to the Sarasota-Manatee Metropolitan Planning Organization (MPO) as a tool for the development of and modifications to the</i>	Policy 5.1.1.5 changed from 'Reserved' to an active policy requiring Manatee County to provide data to the Sarasota-Manatee MPO to support

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>future roadway projections and network, and ensure general consistency of the maps and projections from the MPO's long-range planning efforts.</i>	development of future roadway projections and network consistency with MPO long-range planning efforts.
39	Policy 5.1.1.6	Modification	<i>Sarasota-Manatee 2045 Long Range Transportation Plan</i>	<i>Sarasota-Manatee 2050 Long Range Transportation Plan</i>	References in Policy 5.1.1.6 to the '2045' Long Range Transportation Plan were updated to '2050,' reflecting the updated planning horizon. Also, the ordinance citation at the end was deleted.
40	Policy 5.1.1.6 Implementation Mechanism	Modification	<i>Sarasota-Manatee 2045 Long Range Transportation Plan / 2045 network and projected lane arrangements / 2045 network</i>	<i>Sarasota-Manatee 2050 Long Range Transportation Plan / 2050 network and projected lane arrangements / 2050 network</i>	All three occurrences of '2045' in the Implementation Mechanism of Policy 5.1.1.6 were updated to '2050.'
41	Policy 5.1.1.7	Modification	<i>Future Traffic Circulation: Functional Classification Map (Map 5-B) / 2045 traffic forecasts</i>	<i>5-1 Map Series Functional Classification Map (Map 5-B) / 2050 traffic forecasts</i>	Policy 5.1.1.7 updated the map reference from 'Future Traffic Circulation:' to '5-1 Map Series' and changed the planning horizon from '2045' to '2050.'
42	Policy 5.1.1.8	Modification	<i>Future Traffic Circulation Map Series, Maps 5-B, 5-C, 5-D, 5-E, 5-F</i>	<i>5-1 Map Series</i>	Policy 5.1.1.8 replaced the enumerated list of specific map references (Maps 5-B through 5-F) with the consolidated reference to the '5-1 Map Series.'
43	Policy 5.1.1.9	Modification	<i>Future Traffic Circulation:</i>	<i>5-1 Map Series:</i>	Policy 5.1.1.9 updated the prefix from 'Future Traffic Circulation:' to '5-1 Map Series:' for the Right-of-Way Needs Map. The ordinance citation at the end was also deleted.
44	Policy 5.1.1.9 area	Deletion	<i>(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.1.1 section was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
45	Objective 5.1.2	Modification	<i>Implement adopted roadway Level of Service (infrastructure) Standards as guidelines for review of proposed development orders, for use in capital improvements programming, and for quantifying the long-range goals for operation of major roadways.</i>	<i>Implement adopted roadway Level of Service Standards for review of Future Land Use Plan amendments and zoning amendments, for use in capital improvements programming, and for quantifying the long-range goals for the operation of major roadways.</i>	Objective 5.1.2 was revised: the word 'as guidelines' was removed (making standards mandatory rather than advisory) and 'proposed development orders' was replaced with 'Future Land Use Plan amendments and zoning amendments,' narrowing the review context.
46	Policy 5.1.2.1	Modification	<i>2045 level of service (infrastructure) standard / 2045 network / (2045) planning time frame / no long-range (2045) level of service standard</i>	<i>2050 level of service (infrastructure) standard / 2050 network / (2050) planning time frame / no long-range (2050) level of service standard</i>	All references to '2045' in Policy 5.1.2.1 were updated to '2050,' reflecting the updated planning horizon for level of service standards, the network, and the planning time frame. Also, 'annually revised five-year' before 'level of service standards (objectives) will be targeted' was deleted.
47	Policy 5.1.2.1	Deletion	<i>annually revised five-year</i>	—	The phrase 'annually revised five-year' was deleted from Policy 5.1.2.1, removing the requirement that five-year level of service standards be revised annually.
48	Policy 5.1.2.2	Deletion	<i>These five-year level of service standards shall reflect the extent and projected impact of programmed roadway improvements on level of service of each roadway. The five-year level of service standards shall be revised annually to reflect change in the programmed improvements contained in the Capital Improvements Element. The five-year level of service standard shall also be used, in part, as a prioritization criterion for the</i>	—	Three paragraphs of Policy 5.1.2.2 regarding the annual revision of five-year LOS standards, their relationship to the 2045 LOS standard, and their prohibition from declining over time were entirely deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>scheduling of roadway improvements with the five-year capital improvements program. As the number of years remaining to implement a roadway improvement necessary to achieve the five-year level of service standard on a particular roadway decreases, priority for that improvement shall generally increase. In the process of the annual revision of five-year level of service standards, where the five-year standard recognizes a worse level of service than the 2045 level of service standard for the same roadway, the five-year level of service standard shall not be permitted to decline over time. These five-year level of service standards are contained in Table 5-1, under a separate tab at the end of this Sub Element (See also Policy 5.1.2.6).</i>		
49	Policy 5.1.2.3	Modification	<i>current year level of service (infrastructure) standard / functionally-classified / and shall generally not be established at a level which is better than the adopted five-year level of service standard for that roadway. / 2045</i>	<i>current year to 2050 adopted level of service (infrastructure) standard / thoroughfare / [phrase removed] / 2050</i>	Policy 5.1.2.3 was modified: the LOS standard description changed from 'current year' to 'current year to 2050 adopted,' 'functionally-classified' was changed to 'thoroughfare,' the clause prohibiting the current year standard from being better than the five-year standard was deleted, and '2045' was updated to '2050.'
50	Policy 5.1.2.4	Modification	<i>At least once a year, the Board of County Commissioners of Manatee County shall reevaluate</i>	<i>The Board of County Commissioners of Manatee County may reevaluate</i>	Policy 5.1.2.4 was modified: the requirement to reevaluate peak hour LOS standards 'at least once a year' was deleted, and the mandatory 'shall' was changed to discretionary 'may.'

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
51	Policy 5.1.2.5	Modification	<i>current year</i>	<i>current year to 2050 adopted</i>	Policy 5.1.2.5 updated the LOS standard description from 'current year' to 'current year to 2050 adopted.'
52	Policy 5.1.2.6	Modification	<i>current year, five-year, or 2045</i>	<i>adopted</i>	Policy 5.1.2.6 was modified to prohibit any 'adopted' LOS standard below LOS 'C' on I-275 and I-75, replacing the prior enumerated list of 'current year, five-year, or 2045' standards. Ordinance citation was also deleted.
53	Policy 5.1.2.6 area	Deletion	<i>(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22; Ord. No. 24-44, 3(Exh. B), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.1.2 section was deleted.
54	Goal 5.2	Addition	—	<i>(5-1)</i>	The designation '(5-1)' was added to Goal 5.2 heading: 'Traffic Circulation (5-1) Map Series.'
55	Objective 5.2.1	Addition	—	<i>(5-1)</i>	The designation '(5-1)' was added to Objective 5.2.1 when referring to the Traffic Circulation Map series.
56	Policy 5.2.1.2	Addition	—	<i>(5-1)</i>	The designation '(5-1)' was added to Policy 5.2.1.2 in the Implementation Mechanism when referring to the Traffic Circulation Map Series.
57	Policy 5.2.1.3	Modification	<i>2045</i>	<i>2050</i>	The planning horizon in Policy 5.2.1.3 was updated from '2045' to '2050.'
58	Policy 5.2.1.4	Modification	<i>2045 (three occurrences)</i>	<i>2050 (three occurrences)</i>	All references to '2045' in Policy 5.2.1.4 (planning horizon, LOS standard designation, and MPO plan reference) were updated to '2050.'

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					The designation '(5-1)' was also added to the Future Traffic Circulation Map Series reference.
59	Policy 5.2.1.4	Addition	—	(5-1)	The designation '(5-1)' was added to the Future Traffic Circulation Map Series reference in Policy 5.2.1.4.
60	Objective 5.2.1 area	Deletion	(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)	—	Ordinance citation at end of Objective 5.2.1 section was deleted.
61	Objective 5.2.2 area	Deletion	(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)	—	Ordinance citation at end of Objective 5.2.2 section was deleted.
62	Policy 5.2.2.3	Deletion	(2) State Route 70 between I-75 and Verna Bethany Road. (3) State Route 64 between I-75 and Verna Bethany Road. (4) U.S. 301 Between I-75 and North Manatee County line. (5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line.	—	Items (2) through (5) of the Controlled Access Facilities list in Policy 5.2.2.3 were deleted: SR 70, SR 64, US 301, and US 41 were removed from the designated Controlled Access Facilities.
63	Policy 5.2.2.3	Addition	—	(2) Moccasin Wallow Road between US 41 and US 301; (3) Upper Manatee River Road / Fort Hamer Road between SR 64 and Hillsborough County Line; (4) Piney Point Road between US 41 and I-75.	Three new Controlled Access Facilities were added to Policy 5.2.2.3: Moccasin Wallow Road (US 41 to US 301), Upper Manatee River Road / Fort Hamer Road (SR 64 to Hillsborough County Line), and Piney Point Road (US 41 to I-75).
64	Policy 5.2.2.3	Deletion	U.S. 301 and SR70 (punctuation in University Parkway description)	US 301 and SR70	Minor punctuation correction in University Parkway description.
65	Policy 5.2.3.1	Addition	—	assessed and	The phrase 'assessed and' was added before 'mitigated' in Policy

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					5.2.3.1, requiring that development impacts to the transportation system be both assessed and mitigated.
66	Policy 5.2.3.3	Modification	<i>a project approved as a Development of Regional Impact (DRI), FQD, or General Development Plan meeting large project standards of the Land Development Code</i>	<i>an approved project</i>	Policy 5.2.3.3 was modified: the specific reference to DRI, FQD, or General Development Plan was replaced with the broader term 'an approved project.' References to 'FQD' were also deleted in the subsequent paragraph.
67	Policy 5.2.3.3	Deletion	<i>FQD (two occurrences within the policy)</i>	—	Two references to 'FQD' (Florida Quality Development) were deleted from Policy 5.2.3.3.
68	Objective 5.2.3 area	Deletion	<i>(Ord. No. 17-12, § 3, 5-23-17; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22; Ord. No. 24-44, 3(Exh. B), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.2.3 section was deleted.
69	Goal 5.3	Modification	<i>A Traffic Circulation System Coordinated with Future Land Uses, Other Public Facilities, and Natural Resource Constraints.</i>	<i>Provide a Traffic Circulation System Coordinated with Future Land Uses, Future Context Classification, Other Public Facilities, and Natural Resource Constraints.</i>	Goal 5.3 heading was modified: 'Provide a' was added, and 'Future Context Classification' was added as a new coordination category alongside Future Land Uses.
70	Objective 5.3.1	Modification	<i>Coordination integration Future Land Uses with Traffic Circulation Systems.</i>	<i>Coordinate integration of Future Land Uses with Traffic Circulation Systems.</i>	Minor grammatical/verb correction: 'Coordination integration' was changed to 'Coordinate integration of.'
71	Policy 5.3.1.2	Deletion	<i>major</i>	—	The word 'major' before 'roadways' was deleted from Policy 5.3.1.2, broadening the roadway criteria for

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					locating industrial land uses.
72	Policy 5.3.1.5	Modification	<i>2045 and 5-year level</i>	<i>2050 of service standards</i>	Policy 5.3.1.5 updated the planning horizon from '2045' to '2050' and deleted the reference to '5-year level of service standards,' limiting the consistency requirement to the 2050 standards only.
73	Policy 5.3.2.1	Deletion	<i>during implementation of the FDOT Short Range Strategic Transportation Plan, or subsequent update of part or all thereof</i>	—	The qualifying phrase referencing the FDOT Short Range Strategic Transportation Plan was deleted from Policy 5.3.2.1.
74	Policy 5.3.2.1	Deletion	<i>, if alignment within the watersheds is being pursued over Manatee County's objections.</i>	—	The clause 'if alignment within the watersheds is being pursued over Manatee County's objections' was deleted, as well as minor punctuation changes (comma removal).
75	Policy 5.3.2.2	Modification	<i>include an additional level of stormwater treatment equal to fifty (50) percent of the treatment criteria specified in Rule 62-25.035(1)(b), F.A.C.</i>	<i>meet Florida Department of Environmental Protection Stormwater System Design Standards for discharge into Outstanding Florida Waters, (OFW) as provided by Chapter 403, Florida Statutes and other applicable chapters of the Florida Administrative Code</i>	Policy 5.3.2.2 replaced a specific stormwater treatment standard (50% of Rule 62-25.035(1)(b) F.A.C.) with a reference to FDEP Stormwater System Design Standards for Outstanding Florida Waters under Chapter 403 F.S. This changes the applicable standard by reference rather than specifying a percentage.
76	Objective 5.3.2 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18)</i>	—	Ordinance citation at end of Objective 5.3.2 section was deleted.
77	Objective 5.3.3	Modification	<i>Implement complete streets Design roadways to accommodate all users, including, but not limited to</i>	<i>Achieve complete streets by implementing the principles in the</i>	Objective 5.3.3 was substantially expanded: the scope was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>motorists, cyclists, pedestrians, transit and school bus drivers, delivery and service personnel, freight haulers, and emergency responders. (See also Objectives and 5.4.2 and associated policies.)</i>	<i>planning, programming, and construction of all new County roadways, redesigns, and resurfacing of existing roadways to address the needs of all users, including, but not limited to motorists, cyclists, pedestrians, transit and school bus drivers, delivery and service personnel, freight haulers, and emergency responders of all ages and abilities, in a manner that complements and is consistent with the characteristics of the context classification of the roadway.</i>	broadened to include planning, programming, and construction of all new roadways, redesigns, and resurfacing; 'of all ages and abilities' was added to describe users; and a new requirement was added that complete streets be consistent with the context classification of the roadway.
78	Policy 5.3.3.1	Modification	<i>Improve public health and safety</i>	<i>Utilize the County's Public Works Highway and Traffic Standards Manual to improve public health and safety</i>	Policy 5.3.3.1 was modified to specify that the County's Public Works Highway and Traffic Standards Manual shall be utilized to improve public health and safety through complete streets design.
79	Policy 5.3.3.4	Modification	<i>provides for local economic opportunities, where applicable.</i>	<i>landscaping, shading, protected lanes, and pedestrian scale lighting.</i>	Policy 5.3.3.4 was modified: the phrase 'provides for local economic opportunities, where applicable' was replaced with a list of specific infrastructure features: landscaping, shading, protected lanes, and pedestrian scale lighting.
80	Policy 5.3.3.6	Addition	—	<i>Design multimodal transportation improvements in a context sensitive manner and incorporate</i>	New Policy 5.3.3.6 was added, requiring that multimodal transportation improvements be

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>appropriate complete street principles based upon the location of the improvement within the neighborhood. Specific complete streets elements to be included on a particular street segment shall be subject to evaluation and approval on a segment by segment basis.</i>	designed in a context sensitive manner and incorporate complete street principles based on the neighborhood context, with specific elements subject to segment-by-segment evaluation.
81	Policy 5.3.3.7	Addition	—	<i>Ensure that new development and redevelopment analyze their future mobility impacts on the transportation system through the Land Development Code and review process. Considerations shall include: A. Minimize or mitigate impacts of proposed developments on roadway operations for all users. B. Promote accessibility between and within development areas, such as activity centers/multimodal hubs and neighborhoods. C. Accommodate pedestrians, bicyclists, transit riders, and motorists through complete streets design principles and context classification standards. D. Address safety issues for all modes of travel. G. Encourage a mix of uses that create a livable environment that promotes non-vehicular travel.</i>	New Policy 5.3.3.7 was added, requiring new development and redevelopment to analyze mobility impacts through the LDC review process, with specific considerations including minimizing roadway impacts, promoting accessibility, accommodating all users via complete streets, addressing safety, and encouraging mixed uses that reduce vehicular travel.
82	Policy 5.3.3.8	Addition	—	<i>Utilize developer agreements,</i>	New Policy 5.3.3.8 was added,

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>consistent with the Public Facilities Element, to ensure new development, infill, and redevelopment projects provide safe and adequate access to the development. Agreements shall be utilized to acquire and expand existing and new transportation facilities including:</i> <i>A. Street lighting; B. Right-of-way needs; C. Roadways and bridges; D. Intersection or roadway improvements; E. Traffic signal improvements; F. Contribution to roadway needs; G. Bus shelters; H. Alternative transportation modes (trolley, water taxi, etc.)</i>	requiring the use of developer agreements to ensure safe and adequate development access, and specifying that agreements shall be used to acquire and expand a wide range of transportation facilities including street lighting, rights-of-way, roadways, bridges, intersections, traffic signals, bus shelters, and alternative transportation modes.
83	Objective 5.3.3 area	Deletion	<i>(Ord. No. 16-23, § 8(Exh. F), 9-19-16; Ord. No. 18-04, § 9(Exh. G), 8-23-18; Ord. No. 22-07, § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.3.3 section was deleted.
84	Table 5-1	Addition	—	<i>New Table 5-1: Manatee County Peak Hour Level of Service Standards / 2050 Roadway Requirements/Right-of-Way Needs / Roadways Context Classification (with columns for Facility, Limits, Jurisdiction, Current Year Adopted LOS, 2050 Functional Classification, 2050 Lanes/Right-of-Way, Current Year Context Classification, and 2050 Context Classification — for all roadway segments</i>	A new Table 5-1 was added, titled 'Manatee County Peak Hour Level of Service Standards – 2050 Roadway Requirements/Right-Of-Way Needs – Roadways Context Classification.' This table introduces context classification columns (Current Year and 2050) and a 2050 planning horizon for all listed roadway segments throughout the county, replacing or substantially updating the prior table.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>throughout Manatee County).</i>	
85	Table 5-2	Addition	—	<i>New Table 5-2: Manatee County Recommended Minimum Transit Service Level Standards with FDOT Context Class Density Guidelines (columns: Context Classification, Dwelling Units/Acre, Household Density [Persons/Acre], Employment Density [Jobs/Acre], Transit Service Level Guideline — covering C1 Nature through C6 Urban Core).</i>	A new Table 5-2 was added establishing recommended minimum transit service level standards by FDOT Context Classification (C1 through C6), including density thresholds for dwelling units, households, and employment, and corresponding transit service level guidelines (e.g., On-Demand Service, Local bus 1 bus/h, etc.).
86	Goal 5.4	Modification	<i>Manatee County A Safe and Convenient Bikeway and Pedestrian Circulation System.</i>	<i>Support a Safe and Convenient Bikeway and Pedestrian Circulation System.</i>	Goal 5.4 heading was revised: 'Manatee County' was deleted and replaced with 'Support,' and capitalization of 'a' was updated accordingly.
87	Objective 5.4.1	Modification	<i>Provision of a safe and convenient bikeways system and adequate bicycle facilities. (See also Objective 5.3.3 and associated policies)</i>	<i>Provide a safe and convenient bikeways system and adequate bicycle facilities.</i>	Objective 5.4.1 was changed from passive ('Provision of') to active ('Provide') voice, and the cross-reference to Objective 5.3.3 was deleted.
88	Policy 5.4.1.1	Modification	<i>Encourage the use of bicycles as an alternative mode of transportation by incorporating bikeways and other bicycle facilities design in all new large scale multi use, mixed use, and planned developments</i>	<i>Ensure the use of bicycles as an alternative mode of transportation by incorporating bikeways and other bicycle facilities design in all new and redeveloped large scale multi use, mixed use, and planned developments, along redevelopment corridors,</i>	Policy 5.4.1.1 was strengthened: 'Encourage' was changed to 'Ensure,' and 'and redeveloped' and 'along redevelopment corridors' were added, broadening the requirement to include redevelopment. The ordinance citation at the end was also deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
89	Objective 5.4.1 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18; Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.4.1 section was deleted.
90	Policy 5.4.2.1	Modification	<i>Policy 5.2.2.1 above</i>	<i>this Plan</i>	Policy 5.4.2.1 changed the reference for pedestrian ways from 'Policy 5.2.2.1 above' to the broader 'this Plan.'
91	Policy 5.4.2.2	Modification	<i>Encourage the use of pedestrianways, preferably separated from, and independent of, vehicular roadways</i>	<i>Ensure the use of transportation systems for pedestrians, preferably with physical separation from, and independent of, vehicular roadways</i>	Policy 5.4.2.2 was strengthened: 'Encourage' was changed to 'Ensure,' 'pedestrianways' was changed to 'transportation systems for pedestrians,' and 'with physical' was added before 'separation.'
92	Objective 5.4.2 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18; Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.4.2 section was deleted.
93	Goal 5.5	Modification	<i>A Coordinated Intergovernmental and Interagency Transportation Planning Process.</i>	<i>Provide for a Coordinated Intergovernmental and Interagency Transportation Planning Process.</i>	Goal 5.5 heading was modified: 'Provide for a' was added at the beginning.
94	Objective 5.5.1 area	Deletion	<i>(Ord. No. 18-04 , § 9(Exh. G), 8-23-18)</i>	—	Ordinance citation at end of Objective 5.5.1 section was deleted.
95	Policy 5.6.3.3	Modification	<i>MPO 2045 Long-Range Transportation Plan, the FDOT 2045 Florida Transportation Plan</i>	<i>MPO 2050 Long-Range Transportation Plan, the FDOT 2050 Florida Transportation Plan</i>	Policy 5.6.3.3 updated planning horizon references from '2045' to '2050' for the MPO Long-Range Transportation Plan and the FDOT Florida Transportation Plan. Ordinance citation at end was also deleted.
96	Objective 5.6.3 area	Deletion	<i>(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.6.3 section was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
97	Objective 5.6.5 area	Deletion	<i>(Ord. No. 22-07 , § 3(Exh. A), 1-6-22)</i>	—	Ordinance citation at end of Objective 5.6.5 section was deleted.
98	Goal 5.7	Modification	<i>Port Activities: Consistent with Goals, Objectives and Policies of this Comprehensive Plan, Develop and Maintain Port Manatee as a Competitive and Viable Deepwater Port to Serve Local, State, National, and International Shipping Needs, while Providing For the Economic Development and Environmental Quality of Manatee County and the Surrounding Area.</i>	<i>Manatee County is Home to Port Manatee, a Key Regional Economic Driver and Supports Port Activities Which Develop and Maintain Port Manatee as a Competitive and Viable Deepwater Port to Serve Local, State, National, and International Shipping Needs, while Providing For the Economic Development and Environmental Quality of Manatee County and the Surrounding Area.</i>	Goal 5.7 heading was modified: the preamble was changed from 'Port Activities: Consistent with Goals, Objectives and Policies of this Comprehensive Plan' to 'Manatee County is Home to Port Manatee, a Key Regional Economic Driver and Supports Port Activities Which,' introducing an economic identity statement for Port Manatee.
99	Objective 5.7.2	Deletion	<i>land development</i>	—	The words 'land development' before 'regulations' were deleted from Objective 5.7.2, broadening the type of regulations referenced.
100	Objective 5.7.3	Addition	—	<i>Consistent with the Port Manatee Master Plan (dated 2022 as may be amended from time to time and incorporated by reference to this Element)</i>	New qualifying language was added to Objective 5.7.3, incorporating the Port Manatee Master Plan (dated 2022) by reference as a guiding document for port expansion and improvement.
101	Policy 5.7.3.1	Modification	<i>Port Manatee Master Plan, 2016 (two occurrences)</i>	<i>Port Manatee Master Plan, 2022 (two occurrences)</i>	Policy 5.7.3.1 updated the Port Manatee Master Plan year from '2016' to '2022' in both occurrences.
102	Policy 5.7.3.3	Modification	<i>Require the Port to have a current General Development Plan approved by the Board following any amendments to the Port Master Plan that generate</i>	<i>Utilize the Port's current General Development Plan and the Planned Development -- Port Manatee zoning</i>	Policy 5.7.3.3 was substantially rewritten: the requirement to have a General Development Plan

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>change to the approved General Development Plan.</i>	<i>overlay as the guiding plan and land use to best implement the Port's Vision.</i>	'approved by the Board following amendments to the Port Master Plan' was replaced with direction to 'utilize' the current General Development Plan and the Planned Development—Port Manatee zoning overlay as the guiding plan to implement the Port's Vision.
103	Policy 5.7.3.3 area	Deletion	<i>(Ord. No. 17-04 , § 4, 10-5-17)</i>	—	Ordinance citation after Policy 5.7.3.3 was deleted.
104	Objective 5.7.4 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.7.4 section was deleted.
105	Objective 5.7.6 area	Deletion	<i>(Ord. No. 22-29 , § 3(Exh. E), 4-21-22)</i>	—	Ordinance citation at end of Objective 5.7.6 section was deleted.
106	Objective 5.8.1 area	Deletion	<i>(Ord. No. 17-04 , § 4, 10-5-17; Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.8.1 section was deleted.
107	Objective 5.8.2 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.8.2 section was deleted.
108	Objective 5.9.1 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.9.1 section was deleted.
109	Objective 5.10.1 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.10.1 section was deleted.
110	Objective 5.10.2 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.10.2 section was deleted.
111	Objective 5.10.4 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.10.4 section was deleted.
112	Objective 5.11.1 area	Deletion	<i>(Ord. No. 24-15, § 3(Exh. A), 8-8-24)</i>	—	Ordinance citation at end of Objective

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					5.11.1 section was deleted.
113	Objective 5.12.1 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 10-5-17)</i>	—	Ordinance citation at end of Objective 5.12.1 section was deleted.
114	Policy 5.13.1.1	Addition	—	<i>including consistency with Florida Statutes Chapter 333</i>	Policy 5.13.1.1 was modified to explicitly require that the noise abatement strategy be consistent with Florida Statutes Chapter 333.
115	Policy 5.13.1.4	Addition	—	<i>except where otherwise permitted by the regulatory agencies including the FAA and FDOT</i>	Policy 5.13.1.4 was modified to add an exception clause: airport expansion that would expand noise contours is prohibited, except where otherwise permitted by regulatory agencies including the FAA and FDOT.
116	Objective 5.13.1 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.1 section was deleted.
117	Objective 5.13.2 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.2 section was deleted.
118	Objective 5.13.1	Deletion	<i>(see also Policy 2.2.2.7.)</i>	—	Cross-reference to Policy 2.2.2.7 was deleted from Objective 5.13.1.
119	Objective 5.13.3 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.3 section was deleted.
120	Objective 5.13.4 area	Deletion	<i>(Ord. No. 17-03 , § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.13.4 section was deleted.
121	Objective 5.14.1	Modification	<i>Improvements to Sarasota-Bradenton International Airport coordinated with improvements to roads and other public facilities impacted by the airport.</i>	<i>The County recognizes the importance of coordination of Improvements to the Sarasota-Bradenton International Airport with improvements</i>	Objective 5.14.1 was modified: a new introductory phrase 'The County recognizes the importance of coordination of' was added, and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>to roads and other public facilities impacted by the airport.</i>	'coordinated with' was replaced with 'with,' changing the objective from a directive to a recognition statement.
122	Policy 5.14.1.1	Modification	<i>MPO's 2040 Long Range Transportation Plan; FDOT's 2030 Florida Transportation Plan</i>	<i>MPO's 2050 Long Range Transportation Plan; FDOT's 2055 Florida Transportation Plan</i>	Policy 5.14.1.1 updated planning horizon references: the MPO Long Range Transportation Plan year changed from '2040' to '2050' and the FDOT Florida Transportation Plan year changed from '2030' to '2055.'
123	Policy 5.14.1.1 Implementation Mechanism	Modification	<i>any master plan adopted by the Sarasota-Manatee Airport Authority</i>	<i>the 2021 Sarasota Bradenton International Airport Master Plan</i>	The Implementation Mechanism of Policy 5.14.1.1 updated the reference from 'any master plan' to the specific '2021 Sarasota Bradenton International Airport Master Plan.'
124	Policy 5.14.1.2	Addition	—	<i>(CFASPP)</i>	The acronym '(CFASPP)' was added after 'Continuing Florida Aviation System Planning Process' in Policy 5.14.1.2.
125	Policy 5.14.1.3	Deletion	<i>Policy 5.14.1.3 Reserved.</i>	—	Policy 5.14.1.3, previously marked 'Reserved,' was deleted.
126	Objective 5.14.1 area	Deletion	<i>(Ord. No. 17-03, § 6(Exh. D), 3-2-17; Ord. No. 24-44, 3(Exh. B), 8-8-24)</i>	—	Ordinance citation at end of Objective 5.14.1 section was deleted.
127	Objective 5.14.2 area	Deletion	<i>(Ord. No. 17-03, § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.14.2 section was deleted.
128	Objective 5.14.3 area	Deletion	<i>(Ord. No. 17-03, § 6(Exh. D), 3-2-17)</i>	—	Ordinance citation at end of Objective 5.14.3 section was deleted.

SECTION 2: SIGNIFICANT AMENDMENTS

13 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 5.0 — Transportation Goal

Why It Is Significant: The overarching goal of the Transportation Element was substantially rewritten. The revised goal introduces a new multimodal framing emphasizing mobility, safety, convenience, efficiency, roadway capacity protection, and integration into the regional transportation network. Key concepts from the original — an 'affordable balance of alternative transportation modes' and encouragement of 'intermodal transportation linkages' — were removed and replaced with a focus on regional network integration.

Change Summary: Original language describing a system that is 'Safe, Convenient, Efficient' and 'Coordinated with the Future Land Use Map, Provides for an Affordable Balance of Alternative Transportation Modes, and Encourages Intermodal Transportation Linkages' was replaced with language emphasizing a multimodal system that 'Serves to Increase Mobility, Safety, Convenience, Efficiency,' 'Meets Present Needs,' 'Protects Roadway Capacity,' and 'is Coordinated with and Integrated into the Regional Transportation Network.'

2. Amendment #2 — Objective 5.0.4 — New Safety Approach Objective

Why It Is Significant: Objective 5.0.4 was previously reserved/repealed (formerly related to Transportation Concurrency Exception Areas). It has been replaced with an entirely new Safety Approach objective. This introduces a traffic safety performance standard tied to the MPO's 'Destination Zero' initiative and Florida's statewide zero traffic fatalities and serious injuries goal — a significant new policy direction not previously present in Element 5.

Change Summary: Former Objective 5.0.4 (Reserved/TCEA) was deleted and replaced with a new objective requiring the County to seek to reduce traffic crashes and eliminate traffic-related fatalities and serious injuries consistent with the Sarasota Manatee MPO 'Destination Zero' initiative and Florida's adoption of Zero Traffic Fatalities as a statewide goal. A new Policy 5.0.4.1 was added requiring evaluation of crash frequency and severity, pedestrian and bicyclist incidents, physical separation of facilities, and intersection density.

3. Amendment #3 — Objective 5.1.2 — Level of Service Standards

Why It Is Significant: The scope and binding character of the Level of Service Standards objective was meaningfully altered. The prior language included 'as guidelines,' making the standards advisory for development order review. The revised language removes 'as guidelines' and narrows the review context from 'proposed development orders' to 'Future Land Use Plan amendments and zoning amendments,' changing when and how LOS standards apply.

Change Summary: Original: 'Implement adopted roadway Level of Service (infrastructure) Standards as guidelines for review of proposed development orders, for use in capital improvements programming...' Revised: 'Implement adopted roadway Level of Service Standards for review of Future Land Use Plan amendments and zoning amendments, for use in capital improvements programming...' The word 'as guidelines' was removed and 'proposed development orders' was replaced with 'Future Land Use Plan amendments and zoning amendments.'

4. Amendment #4 — Policy 5.1.2.1/5.1.2.2/5.1.2.3/5.1.2.4/5.1.2.5/5.1.2.6 — Planning Horizon Updated to 2050

Why It Is Significant: All references to the '2045' planning horizon and LOS standards throughout the Level of Service Standards policies have been updated to '2050.' In Policy 5.1.2.1, the requirement for 'annually revised five-year' LOS standards was also deleted. In Policy 5.1.2.2, three paragraphs governing the annual revision and prohibition on declining five-year LOS standards were entirely removed. In Policy 5.1.2.4, the annual reevaluation requirement was changed from mandatory ('shall') to discretionary ('may'). These changes collectively eliminate the five-year LOS framework and streamline the LOS structure to a single 2050 long-range standard.

Change Summary: All occurrences of '2045' in Policies 5.1.2.1 through 5.1.2.6 were updated to '2050.' Multiple provisions governing five-year LOS standards — including annual revision requirements and the prohibition on declining five-year standards — were deleted. In Policy 5.1.2.4, 'At least once a year, the Board of County Commissioners...shall reevaluate' was changed to 'The Board of County Commissioners...may reevaluate.' In Policy 5.1.2.6, 'current year, five-year, or 2045' was consolidated to 'adopted.'

5. Amendment #5 — Policy 5.2.2.3 — Controlled Access Facilities List Revised

Why It Is Significant: The designated list of Manatee County Controlled Access Facilities was substantively changed. Four roadways previously designated as controlled access (State Route 70, State Route 64, US 301, and US 41) were removed from the list. Three new roadways were added: Moccasin Wallow Road, Upper Manatee River Road/Fort Hamer Road, and Piney Point Road. These changes alter which roadways are subject to access management restrictions and related LDC requirements.

Change Summary: Deleted: (2) State Route 70 between I-75 and Verna Bethany Road; (3) State Route 64 between I-75 and Verna Bethany Road; (4) U.S. 301 Between I-75 and North Manatee County line; (5) U.S. 41 between 49th Street East (Experimental Farm Road) and north Manatee County Line. Added: (2) Moccasin Wallow Road between US 41 and US 301; (3) Upper Manatee River Road / Fort Hamer Road between SR 64 and Hillsborough County Line; (4) Piney Point Road between US 41 and I-75.

6. Amendment #6 — Objective 5.3.3 and Policies 5.3.3.1–5.3.3.8 — Complete Streets Expansion

Why It Is Significant: The Complete Streets objective was substantially expanded and three new policies (5.3.3.6, 5.3.3.7, and 5.3.3.8) were added. The objective now requires complete streets principles to be applied in planning, programming, and construction of all new roadways, redesigns, and resurfacing, and explicitly ties complete streets to the context classification system. New Policy 5.3.3.7 requires new development and redevelopment to analyze mobility impacts through the LDC. New Policy 5.3.3.8 requires developer agreements to acquire and expand transportation facilities. These represent a meaningful expansion of complete streets requirements and developer obligations.

Change Summary: Objective 5.3.3 was rewritten to apply complete streets to all new roadways, redesigns, and resurfacing and to require consistency with context classification. Policy 5.3.3.1 now requires use of the Public Works Highway and Traffic Standards Manual. Policy 5.3.3.4 replaced 'local economic opportunities' with specific infrastructure elements (landscaping, shading, protected lanes, pedestrian scale lighting). New Policy 5.3.3.6 requires context-sensitive segment-by-segment evaluation of complete streets elements. New Policy 5.3.3.7 requires development/redevelopment LDC mobility impact analysis. New Policy 5.3.3.8 requires developer agreements for transportation facility acquisition.

7. Amendment #7 — Table 5-1 and Table 5-2 — New Tables Added

Why It Is Significant: A new Table 5-1 was introduced establishing the 2050 Peak Hour Level of Service Standards and Right-of-Way Needs with a new 'Context Classification' system applied to all roadway segments in Manatee County. This table introduces context classification columns (current year and 2050) alongside existing functional classification and LOS data, representing a significant new framework for how roadway standards are applied. A new Table 5-2 was also added establishing minimum transit service level standards by FDOT Context Classification (C1 through C6), including density thresholds and transit service level guidelines per classification.

Change Summary: Table 5-1 is entirely new (or substantially replaced), adding columns for Current Year Context Classification and 2050 Context Classification for all listed roadway segments throughout the county, along with a 2050 planning horizon designation. Table 5-2 is entirely new, establishing recommended minimum transit service level standards by FDOT context class density guidelines.

8. Amendment #8 — Policy 5.4.1.1 — Bicycle Facilities: Encourage Changed to Ensure

Why It Is Significant: The change from 'Encourage' to 'Ensure' in Policy 5.4.1.1 elevates the bicycle facility requirement from a non-binding recommendation to a mandate. The addition of 'and redeveloped' and 'along redevelopment corridors' also expands the requirement from new development only to redevelopment, broadening the scope of properties subject to bicycle facility requirements.

Change Summary: Original: 'Encourage the use of bicycles as an alternative mode...by incorporating bikeways...in all new large scale multi use, mixed use, and planned developments.' Revised: 'Ensure the use of bicycles as an alternative mode...by incorporating bikeways...in all new and redeveloped large scale multi use, mixed use, and planned developments, along redevelopment corridors.'

9. Amendment #9 — Policy 5.3.2.2 — Stormwater Treatment Standard Changed

Why It Is Significant: Policy 5.3.2.2 replaced a specific quantitative stormwater treatment requirement (50% of the treatment criteria in Rule 62-25.035(1)(b), F.A.C.) with a reference to FDEP Stormwater System Design Standards for discharge into Outstanding Florida Waters under Chapter 403, F.S. This changes the legal standard governing stormwater design for transportation improvements in the Watershed Overlay District from a specific percentage formula to a regulatory reference that may be amended over time.

Change Summary: Original: '...include an additional level of stormwater treatment equal to fifty (50) percent of the treatment criteria specified in Rule 62-25.035(1)(b), F.A.C.' Revised: '...meet Florida Department of Environmental Protection Stormwater System Design Standards for discharge into Outstanding Florida Waters, (OFW) as provided by Chapter 403, Florida Statutes and other applicable chapters of the Florida Administrative Code.'

10. Amendment #10 — Policy 5.7.3.3 — Port General Development Plan Requirement Revised

Why It Is Significant: The prior requirement obligating the Port to have a General Development Plan 'approved by the Board following any amendments to the Port Master Plan that generate change to the approved General Development Plan' was replaced with a direction to 'utilize' the existing General Development Plan and the Planned Development—Port Manatee zoning overlay as the guiding plan. This removes a mandatory Board approval trigger and substitutes a framework that relies on existing approved planning documents.

Change Summary: Original: 'Require the Port to have a current General Development Plan approved by the Board following any amendments to the Port Master Plan that generate change to the approved General Development Plan.' Revised: 'Utilize the Port's current General Development Plan and the Planned Development -- Port Manatee zoning overlay as the guiding plan and land use to best implement the Port's Vision.'

11. Amendment #11 — Policy 5.14.1.1 — Airport Master Plan and Transportation Plan Year References Updated

Why It Is Significant: Policy 5.14.1.1 updated both the MPO Long Range Transportation Plan year (2040 to 2050) and the FDOT Florida Transportation Plan year (2030 to 2055), aligning the policy with current planning documents. The Implementation Mechanism also changed from a general reference to 'any master plan adopted by the Sarasota-Manatee Airport Authority' to the specific '2021 Sarasota Bradenton International Airport Master Plan,' making the policy reference a specific adopted document.

Change Summary: Planning horizon updated from MPO '2040' to '2050' LRTP and FDOT '2030' to '2055' Florida Transportation Plan. Implementation Mechanism updated from 'any master plan adopted by the Sarasota-Manatee Airport Authority' to 'the 2021 Sarasota Bradenton International Airport Master Plan.'

12. Amendment #12 — Objective 5.7.3 and Policy 5.7.3.1 — Port Manatee Master Plan Year Updated (2016 to 2022)

Why It Is Significant: The Port Manatee Master Plan year referenced in Objective 5.7.3 and Policy 5.7.3.1 was updated from 2016 to 2022, incorporating the most recent adopted Master Plan by reference. This changes which version of the Port Manatee Master Plan governs future port expansion and land acquisition.

Change Summary: Objective 5.7.3 added: 'Consistent with the Port Manatee Master Plan (dated 2022 as may be amended from time to time and incorporated by reference to this Element).' Policy 5.7.3.1: both references to 'Port Manatee Master Plan, 2016' changed to 'Port Manatee Master Plan, 2022.'

13. Amendment #13 — Policy 5.0.3.1 — Detailed Jurisdiction List Removed

Why It Is Significant: The prior policy contained an extensive enumerated list of specific jurisdictions and agencies whose transportation plans must be considered (including the Cities of Bradenton, Palmetto, Anna Maria, Holmes Beach, Bradenton Beach, Sarasota, Town of Longboat Key, the Counties of Sarasota, DeSoto, Hardee, and Hillsborough, the Tampa Bay and Southwest Florida Regional Councils, and FDOT). This specific list was replaced with a general directive to 'evaluate the transportation impacts' of relevant plans when implementing the Transportation Element. The deletion of the specific enumerated list reduces the explicit coordination requirements.

Change Summary: Original: lengthy enumerated list of specific cities, counties, regional councils, MPO plans, and FDOT to be considered, with a see-also reference to multiple policies. Revised: 'Evaluate the transportation impacts of the transportation plans of municipalities within Manatee County, adjacent counties and municipalities, FDOT, and other regional planning agencies and their 5-year plans when implementing the policies of the Transportation Element of this Comprehensive Plan.'

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 6 – Housing

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_6__HOUSING STAFF REWRITE_ES V2 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 83

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 6.1 — Goal Statement	Modification	A County with a Variety of Housing Opportunities for All Manatee County Residents, Recognizing that Affordable Living Requires Affordable Housing, Near Employment, Shopping, Services and Alternative Transportation, with an Emphasis on the Needs of the Financially Disadvantaged, and the Special Needs Populations.	Manatee County Acknowledges That Affordable Living Hinges on Diversity and Accessibility of Housing Options, and Proximity to Employment, Services, Shopping, and Multi-Modal Transportation. The County Places Particular Emphasis on Meeting the Needs of Financially Disadvantaged Individuals and Special Needs Populations.	The goal statement was rewritten. The revised language replaces "Alternative Transportation" with "Multi-Modal Transportation," removes the phrase "Near Employment" from mid-sentence, reframes "Variety of Housing Opportunities" as "Diversity and Accessibility of Housing Options," and shifts from describing the county passively to stating that the County "Acknowledges."
2	Objective 6.1.1 — Title	Modification	Private Sector Delivery.	Housing Delivery.	The objective title was changed from "Private Sector Delivery" to "Housing Delivery," removing the exclusive reference to the private sector.
3	Objective 6.1.1 — Objective Body	Modification	Maintain a flexible regulatory process that assists the private sector in the delivery of a variety of housing products	The County will promote and maintain a flexible regulatory process that supports the private and nonprofit sectors in providing a diverse range of	The objective body was substantially rewritten. The revised language adds the nonprofit sector alongside the private sector, expands the description of

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				housing options, including various types, ownership models, and pricing structures. The County may utilize the Community Land Trust or similar programs.	housing options to include types, ownership models, and pricing structures, and introduces a new provision explicitly allowing the County to utilize the Community Land Trust or similar programs.
4	Policy 6.1.1.1	Modification	a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Plan.	a range of dwelling unit types and sizes within all relevant residential future land use categories, contingent upon adherence to the goals, objectives, and policies outlined in this Plan (refer to Element 2 Objective 2.2.1).	Minor restatement of the policy; "variety of appropriate" replaced by "range of," "subject to compliance" replaced by "contingent upon adherence," and an explicit cross-reference to Element 2 Objective 2.2.1 was added.
5	Policy 6.1.1.2	Modification	Permit consideration of mobile homes in all future land use categories allowing residential development on a variety of lot sizes, compatible with surrounding development unless otherwise prohibited by this Plan. [See Element 4 - Coastal Management]	Consider permitting mobile/manufactured homes in all future land use categories that allow residential development, regardless of lot size, provided they are compatible with surrounding development, unless specifically prohibited by this Plan. [Refer to Element 4 - Coastal Management]	"Mobile homes" expanded to "mobile/manufactured homes." "On a variety of lot sizes" was replaced with "regardless of lot size," which is a broader and more permissive standard. Cross-reference updated from "See" to "Refer to."
6	Policy 6.1.1.3	Modification	Allow innovative and flexible land development regulations which permit a variety of lot configurations and sizes, promoting sensitive site development, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan.	Enable innovative and flexible land development regulations and programs that accommodate a diverse array of housing options. This approach ensures that residents and prospective residents can choose housing that aligns with their preferences, economic situation, seasonal needs, and special housing requirements,	Policy was substantially rewritten. The original focus on lot configurations, sizes, and sensitive site development was replaced with a broader mandate covering housing options by preference, economic situation, seasonal needs, special requirements, and age-friendly housing. The compliance clause was removed.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				including age-friendly housing.	
7	Policy 6.1.1.4 — Renumbering Note	Modification	Policy 6.1.1.4 (number "4" in original)	Policy 6.1.1.4 (number retained)	Minor editorial: the numeral "4" in the policy number was restated (no substantive content change to the number itself).
8	Policy 6.1.1.4 — Policy Body	Modification	Provide for the development of vacant property and redevelopment of existing properties within the urban core area.	Facilitate and encourage the development and redevelopment of vacant, undeveloped, and underdeveloped properties, as well as the redevelopment of existing properties within the County's urban core and urban corridors area, in alignment with (FLU Objective 2.1.3).	The scope of the policy was expanded to include "undeveloped and underdeveloped properties" and extended the geographic area to include "urban corridors" in addition to the urban core. A cross-reference to FLU Objective 2.1.3 was added.
9	Policy 6.1.1.4 — Implementation Mechanism (a)	Modification	Incorporation of urban development criteria in the LDC.	Review, evaluate, and revise urban development criteria within the Land Development Code (LDC).	The implementation mechanism was rewritten to specify active review, evaluation, and revision of urban development criteria, rather than the original passive "incorporation."
10	Policy 6.1.1.5 — New Policy	Addition	—	The County will utilize its review processes to promote housing diversity. New developments and redevelopment projects will be required to evaluate the following issues: Preservation of the identity and character of the area and surrounding properties. Consideration of housing styles and ownership models. Incorporation of various housing types, including multi-family and single-family	An entirely new Policy 6.1.1.5 was added requiring new developments and redevelopment projects to evaluate housing diversity criteria, including character preservation, housing styles and ownership models, housing types, population demographics, and housing affordability pricing.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				residences. Assessment of the community's population demographics, including income levels and age distributions. Examination of housing pricing to ensure affordability across different segments of the population.	
11	Policy 6.1.1.5 (former) — Deletion	Deletion	Permit the use of innovative programs, design, planning, and construction methods which lower development costs while maintaining or increasing present standards.	—	The former Policy 6.1.1.5 regarding innovative programs to lower development costs was deleted entirely.
12	Policy 6.1.1.6 — Deletion	Deletion	Maintain effective and efficient development regulations and administrative procedures for the development review process to minimize delays in development order review.	—	Policy 6.1.1.6 requiring maintenance of efficient development regulations to minimize review delays was deleted entirely.
13	Ordinance Citation (Obj. 6.1.1)	Deletion	(Ord. No. 18-04, § 10(Exh. H), 8-23-18; Ord. No. 22-29, § 3(Exh. F), 4-21-22)	—	Ordinance citation at the end of Objective 6.1.1 was deleted.
14	Objective 6.1.2 — Objective Body	Modification	Increase housing opportunities for Group Homes, Transitional Living Facilities, and Foster Care Facilities to address the Special Needs Populations which include; elderly, rural farmworkers, homeless, and the physically, and intellectually disabled.	The County will actively pursue expanded housing opportunities, including but not limited to Group Homes, Transitional Living Facilities, and Foster Care Facilities to meet the needs of Special Populations, including the elderly, rural farmworkers, homeless individuals, and those with physical and/or intellectual disabilities.	The objective was rewritten to make it an active County commitment ("will actively pursue") rather than a general goal to "increase." The phrase "including but not limited to" broadens the list of facility types. "Special Needs Populations" was changed to "Special Populations."
15	Policy 6.1.2.1 — Policy Body	Modification	Continue data collection to properly	Continue annual data collection and	"Annual" data collection was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			understand the housing market and obstacles to housing for special needs populations.	review to comprehensively assess the housing market and identify barriers that affect housing accessibility for special needs populations.	specified (adding a frequency requirement), "properly understand" was replaced by "comprehensively assess," and "obstacles" was replaced by "barriers that affect housing accessibility."
16	Policy 6.1.2.1 — Implementation Mechanism (a)	Modification	Coordination among County departments regarding data collection and sharing.	Facilitate coordination among County departments to enhance data collection and sharing practices.	Minor restatement; language changed from a noun phrase to an active directive using "Facilitate" and adding "to enhance."
17	Policy 6.1.2.1 — Implementation Mechanism (b)	Modification	Review and use of data from the University of Florida's Shimberg Center regarding special needs housing populations.	Review and utilize data from the University of Florida's Shimberg Center pertaining to all housing populations with a focus on special needs housing populations.	"Use of data" replaced by "utilize data," and the scope was broadened from "special needs housing populations" to "all housing populations with a focus on special needs housing populations."
18	Policy 6.1.2.2 — Policy Body	Modification	Promote public/private partnerships to address housing needs.	Promote public-private partnerships involving County entities, other local governments, non-profit organizations, as well as state and federal agencies/programs to address the County's special needs housing. This includes initiatives for assisted living, foster care, displaced persons, homelessness support, mental health care, housing for the physically disabled, seniors, and group homes.	The policy was substantially expanded. The revised language specifies partners (County entities, local governments, non-profits, state and federal agencies), limits the scope to "special needs housing," and adds a detailed list of housing initiative categories not present in the original.
19	Policy 6.1.2.2 — Implementation Mechanism (a)	Modification	Coordination with local municipalities, non-profits, private developers, financial institutions, and others to promote the construction of more diverse housing choices.	Coordinate with local municipalities, non-profit organizations, private developers, financial institutions, and other stakeholders to encourage the construction of a	Minor restatement; "non-profits" expanded to "non-profit organizations," "and others" replaced by "and other stakeholders," and "promote" replaced by "encourage."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				broader range of housing options.	
20	Policy 6.1.2.3 — Policy Body	Modification	Regulate the development of residences (group homes, transitional living facilities, and foster care facilities) for special needs populations to promote compatibility and avoid concentration of these facilities within individual neighborhoods.	Regulate the development of residences for special needs populations, including group homes, transitional living facilities, and foster care facilities, to ensure compatibility and prevent their concentration within individual neighborhoods.	Minor restatement; "promote compatibility" changed to "ensure compatibility" and "avoid concentration" changed to "prevent their concentration." The facility types were moved from parenthetical to inline text.
21	Policy 6.1.2.3 — Impl. Mechanism (a)(1)	Modification	Utilize equivalent residential unit to ensure compliance with the base density limitations of the future land use category;	Utilize equivalent residential units to ensure compliance with the base density limitations specified in the future land use category;	Minor grammatical correction: "unit" changed to "units" and "of" changed to "specified in."
22	Policy 6.1.2.3 — Impl. Mechanism (a)(3)	Modification	Utilize criteria to direct location of facilities in regards to regarding size. Such criteria may include, but not be limited to direction on preferred locations for more intensive facilities within areas which allow neighborhood commercial development;	Employ criteria to guide the location of facilities based on size. These criteria may include preferences for more intensive facilities within areas designated for neighborhood commercial development.	Restatement that removes the redundant phrase "in regards to regarding size," replaces "Utilize" with "Employ," "direct" with "guide," and "areas which allow" with "areas designated for." "May include, but not be limited to" shortened to "may include."
23	Policy 6.1.2.3 — Impl. Mechanism (a)(4)	Modification	Utilize various mitigation techniques (including buffers, screening, limited signage) to ensure compatibility.	Utilize various mitigation techniques, such as buffers, screening, and restrictions on signage, to ensure compatibility.	Minor restatement; "limited signage" was revised to "restrictions on signage."
24	Policy 6.1.2.4 — Policy Body	Modification	Provide safeguards to ensure that rural farmworker housing needs are addressed.	Consistent with the Future Land Use Element, implement safeguards to address the housing needs of rural farmworkers (Refer to Element 2 Policy 2.2.1.8.4).	The policy now includes an explicit cross-reference to Element 2 Policy 2.2.1.8.4 and a directive to be consistent with the Future Land Use Element. The verb changed from "Provide" to "implement."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
25	Policy 6.1.2.4 — Impl. Mechanism (a) — Lead-in	Modification	Maintain Land Development Regulationsr which:	Maintain regulations that:	Corrected erroneous "Regulationsr" and changed "which" to "that."
26	Policy 6.1.2.4 — Impl. Mechanism (a)(1)	Modification	Define farmworker housing;	Define farmworker housing clearly;	Minor addition of the word "clearly."
27	Policy 6.1.2.4 — Impl. Mechanism (a)(2)	Modification	Establish farmworker housing as a permitted use in certain zoning districts;	Designate farmworker housing as a permitted use in specified zoning districts;	Minor restatement; "Establish" replaced by "Designate" and "certain" replaced by "specified."
28	Policy 6.1.2.4 — Impl. Mechanism (a)(3)	Modification	Establishes minimum yards and buffers;	Set minimum yard setbacks and buffer requirements;	Minor restatement; "Establishes" changed to "Set," "yards" to "yard setbacks," and "buffers" to "buffer requirements."
29	Policy 6.1.2.4 — Impl. Mechanism (a)(4) [former]	Deletion	Establishes maximum density requirements in excess of the maximum density shown on the Future Land Use Map; and	—	The former sub-item (4) establishing maximum density requirements in excess of the FLUM was deleted entirely.
30	Policy 6.1.2.4 — Impl. Mechanism (a)(4) [new]	Modification	Establishes provisions to ensure that adequate sewage disposal and water supply systems are provided in compliance with applicable federal, state and local regulations	Implement provisions to ensure compliance with federal, state, and local regulations concerning sewage disposal and water supply systems.	Renumbered from (5) to (4) following deletion of former (4). Restatement with minor wording changes; "Establishes" changed to "Implement."
31	Policy 6.1.2.4 — Impl. Mechanism (b)	Modification	Coordination with the Florida Department of Health.	Coordinate with the Florida Department of Health to ensure adherence to health-related regulations and standards	Expanded from a bare noun phrase to an active directive with explicit purpose: ensuring adherence to health-related regulations and standards.
32	Policy 6.1.2.5 — Policy Body	Modification	Provide opportunity for the development of permanent supportive housing.	Provide opportunities for the development of permanent supportive housing, which integrates long-term housing assistance with supportive services tailored to assist special needs populations.	The policy was expanded to define what "permanent supportive housing" means: integration of long-term housing assistance with supportive services tailored to special needs populations.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
33	Policy 6.1.2.6 — Policy Body	Modification	Continue to address the needs of the chronically homeless in Manatee County.	Continue addressing the housing needs of the chronically homeless in Manatee County through collaboration among various County agencies, including but not limited to Community & Veterans Services Department, and third-party organizations.	The policy was expanded to specify "housing needs," name the mechanism ("collaboration"), list responsible County agencies including the Community & Veterans Services Department, and add "third-party organizations" as collaborators.
34	Policy 6.1.2.6 — "Mechanism(s)" label	Modification	Implementation Mechanism:	Implementation Mechanism(s):	Minor grammatical correction adding "(s)" to reflect plural mechanisms.
35	Policy 6.1.2.6 — Impl. Mechanism (a)	Modification	(a) Coordinate with non-profits, jurisdictions, and other public and private agencies to address this issue.	Coordinate with non-profit organizations, neighboring jurisdictions, and other public and private agencies to address this issue.	Minor restatement; "non-profits" expanded to "non-profit organizations" and "jurisdictions" clarified as "neighboring jurisdictions."
36	Policy 6.1.2.6 — Impl. Mechanism (b)	Addition	—	Offer a diverse array of housing support options and regularly assess their effectiveness.	A new implementation mechanism (b) was added under Policy 6.1.2.6 requiring the County to offer diverse housing support options and assess their effectiveness.
37	Policy 6.1.2.7 — "Mechanism(s)" label	Addition	—	Implementation Mechanism(s):	The "Implementation Mechanism(s):" label was added under Policy 6.1.2.7, which previously lacked this heading.
38	Policy 6.1.2.7 — Impl. Mechanism (a)	Addition	—	Continue to sustain and promote the Manatee County State Housing Initiatives Partnership (SHIP) program.	A new implementation mechanism (a) was added under Policy 6.1.2.7 explicitly naming and requiring continuation of the Manatee County SHIP program.
39	Ordinance Citation (Obj. 6.1.2)	Deletion	(Ord. No. 18-04, § 10(Exh. H), 8-23-18)	—	Ordinance citation at the end of Objective 6.1.2 was deleted.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
40	Objective 6.1.3 — Objective Body	Modification	Continue to develop and implement programs to meet affordable housing needs.	Continue developing and implementing programs aimed at meeting the affordable housing need aligned with the County's Area Median Income (AMI).	The objective was revised to tie affordable housing programs explicitly to the County's Area Median Income (AMI), adding a specific benchmark not present in the original language.
41	Policy 6.1.3.1 — Policy Body	Modification	Continue data collection to properly understand the housing needs of the County's population	Continue data collection to accurately assess the housing needs of both permanent and seasonal populations within the County.	"Properly understand" replaced by "accurately assess," and the population scope was expanded to explicitly include both "permanent and seasonal populations."
42	Policy 6.1.3.1 — Implementation Mechanisms (a) and (b)	Modification	(a) Coordination among departments regarding data collection and sharing. (b) Review and use of data from the University of Florida's Shimberg Center regarding affordable housing populations in need of affordable housing.	(a) Coordinate among departments to enhance data collection and sharing practices. (b) Review and utilize data from the University of Florida's Shimberg Center regarding populations in need of affordable housing.	Minor restatements converting noun phrases to active directives; (b) corrects a duplicate phrase ("populations populations") present in the original.
43	Policy 6.1.3.2 — Policy Body	Modification	Continue the development of programs which expand opportunities for the private (for profit and non-profit) sector to develop affordable housing	Continue developing, implementing, and evaluating programs that expand opportunities for both for-profit and non-profit sectors to develop affordable housing.	Added "implementing, and evaluating" as additional required program activities beyond development alone. "Private (for profit and non-profit) sector" reframed as "both for-profit and non-profit sectors."
44	Policy 6.1.3.2 — Impl. Mechanism (a)	Modification	(a) Consider the allowance of affordable accessory dwelling units within single family Future Land Use categories consistent with § 163.31771, F.S.	(a) Consider permitting affordable accessory dwelling units (ADUs) within single-family Future Land Use categories, in accordance with § 163.31771, Florida Statutes with incentives for those homeowners interested in providing affordable housing.	The mechanism now uses the acronym "ADUs," updates "consistent with" to "in accordance with," expands "F.S." to "Florida Statutes," and adds new language providing incentives for homeowners who offer affordable ADUs.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
45	Policy 6.1.3.2 — Impl. Mechanism (b)	Modification	Encourage the development of non-profits that focus on the provision of fair, affordable housing	Encourage the growth of non-profit organizations dedicated to providing fair and affordable housing options.	Minor restatement; "development of non-profits" changed to "growth of non-profit organizations" and slight reordering of language.
46	Policy 6.1.3.2 — Impl. Mechanism (c)	Modification	Consider target housing goals to increase the development of housing options for special needs populations	Evaluate and uphold targeted housing goals aimed at expanding housing options tailored to special needs populations.	"Consider" replaced by "Evaluate and uphold," and "increase the development" replaced by "expanding." This shifts the mechanism from optional consideration to evaluation and maintenance of existing goals.
47	Policy 6.1.3.3 — Policy Body	Modification	Provide government incentives, contributions, and technical assistance to the private sector and community based non-profit organizations to aid in the development of affordable housing.	Offer government incentives, financial contributions, and technical assistance to support the private sector and community-based non-profit organizations in developing affordable housing initiatives.	Minor restatement; "Provide" changed to "Offer," "contributions" clarified as "financial contributions," and "aid in the development" changed to "support ... in developing."
48	Policy 6.1.3.3 — Impl. Mechanisms (a)–(e)	Modification	(a) Use or transfer of government owned property to encourage affordable housing development. (b) Establishment of a fee waiver/reimbursement program. (c) Transfer of development rights. (d) Coordination with developers, financial institutions, non-profits, and others to ensure the provision of housing that is affordable to workers and other residents in the County. (e) Fast-tracking through necessary permitting procedures.	(a) Utilize or transfer of available development credits to incentivize affordable housing development. (b) Establish a fee waiver or reimbursement program to facilitate affordable housing initiatives. (c) Consider Transfer of Development Rights (TDR) mechanisms to support affordable housing goals. (d) Coordinate with developers, financial institutions, non-profits, and other stakeholders to ensure the availability of affordable housing for workers and residents in the County. (e) Expedite	All five mechanisms were rewritten. Notably, (a) changed from "government owned property" to "available development credits." (c) adds "Consider" making TDR optional. (b), (d), and (e) are minor restatements converting noun phrases to active directives.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				necessary permitting procedures to fast-track affordable housing projects.	
49	Policy 6.1.3.4 — Policy Body	Modification	Encourage the development of a variety of dwelling units of varying cost or rent within a single development.	Promote the development of diverse dwelling units within a single development, including varying sizes, ownership models, types, and costs or rents, wherever feasible.	"Encourage" replaced by "Promote." The revised language specifies additional dimensions of diversity: sizes, ownership models, and types — not just cost or rent. "Wherever feasible" was added as a qualifier.
50	Policy 6.1.3.4 — Impl. Mechanism (a)	Modification	Use of incentives and available funding sources to encourage mixed income developments.	Utilize incentives and available funding sources to promote the development of mixed-income projects that benefit low-income households.	Minor restatement; "encourage mixed income developments" changed to "promote the development of mixed-income projects that benefit low-income households," adding an explicit equity outcome.
51	Policy 6.1.3.4 — Impl. Mechanism (b)	Modification	Enact land use restriction agreements to ensure policy compliance	Implement land use restriction agreements (LURAs) to enforce compliance with established policies and regulations.	"Enact" changed to "Implement," the acronym "LURAs" was introduced, and "ensure policy compliance" was expanded to "enforce compliance with established policies and regulations."
52	Policy 6.1.3.5 — Policy Body	Modification	Maintain a density bonus system which allows density bonuses for affordable housing	Maintain a density bonus system that grants bonuses for affordable housing developments.	Minor restatement; "which allows" changed to "that grants" and "affordable housing" to "affordable housing developments."
53	Policy 6.1.3.5 — Impl. Mechanism (a) [first]	Modification	(a) The Future Land Use Element shall establish the maximum densities and the Land Development Code shall maintain review mechanisms to implement this policy.	(a) The Future Land Use Element shall set forth maximum densities, and the Land Development Code shall include review mechanisms to enforce this policy (See FLU Objective 2.2.1 and Land Development Code Section 545.2).	"Establish" replaced by "set forth," "maintain" replaced by "include," "implement" replaced by "enforce," and new cross-references to FLU Objective 2.2.1 and LDC Section 545.2 were added.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
54	Policy 6.1.3.5 — Impl. Mechanism (a) [second/new]	Addition	—	Encourage affordable housing units benefiting from density bonuses, as specified in the Future Land Use Categories and Land Development Code, that units be distributed throughout the entire residential development. Rather than being confined to a single phase, section, or building, affordable units are encouraged to be evenly dispersed proportionate to each phase, section, or building of the development.	A new implementation mechanism was added encouraging (though not requiring) that affordable units receiving density bonuses be distributed evenly throughout a development rather than concentrated in one phase, section, or building.
55	Policy 6.1.3.6 — Policy Lead-in	Modification	Adopt performance standards for affordable housing which include consideration of the following standards:	The County will develop performance standards for affordable housing, and will consider the following criteria:	"Adopt" changed to "develop" and "standards" changed to "criteria." The directive is slightly weakened from "adopt" (a definitive action) to "develop" (an ongoing process).
56	Policy 6.1.3.6 — Criterion (a)	Modification	Transit-oriented design principles applicable to affordable living, where appropriate.	Transit-oriented development design principles applicable to affordable living, where appropriate, including those provided as part of the Livable Manatee program.	"Transit-oriented design" expanded to "Transit-oriented development design" and a new reference to the "Livable Manatee program" was added.
57	Policy 6.1.3.6 — Criterion (b)	Modification	Highest allowable density [no qualifier]	Highest allowable density where residential development is permitted throughout the County.	Geographic qualifier was added: "where residential development is permitted throughout the County."
58	Policy 6.1.3.6 — Criterion (c)	Modification	Location within 1/4 mile of a MCAT bus route.	Location within a mile of an MCAT bus route.	Proximity requirement changed from 1/4 mile to 1 mile — a fourfold increase in the acceptable distance to an MCAT bus route.
59	Policy 6.1.3.6 — Criterion (d)	Modification	Location of nearby employment centers,	Proximity to nearby employment centers,	"Location of" replaced by "Proximity to" and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			shopping, and services centers.	shopping, and service centers.	"services centers" corrected to "service centers."
60	Policy 6.1.3.6 — Criterion (e)	Modification	Utilization of reduced vehicle parking spaces and ratios.	Utilization of reduced vehicle parking spaces and ratios for affordable housing development in close proximity to transit facilities (See LDC Sec. 1005.3.)	Qualifier added limiting the reduced parking standard to developments in "close proximity to transit facilities" and a cross-reference to LDC Sec. 1005.3 was added.
61	Policy 6.1.3.6 — Criterion (f)	Modification	Quality public open space.	Provision of quality public open space.	Minor addition of the word "Provision of."
62	Policy 6.1.3.6 — Criterion (g)	Modification	Utilization of Crime Prevention Through Environmental Design (CPTED) site design techniques	Incorporation of Crime Prevention Through Environmental Design (CPTED) site design techniques.	"Utilization of" replaced by "Incorporation of."
63	Policy 6.1.3.6 — Criterion (h)	Addition	—	Seek grant funding through local, state, and federal level governmental agencies to fund the planning and implementation phases of the transit connectivity plan.	A new criterion (h) was added directing the County to seek grant funding for a transit connectivity plan. This introduces a new policy obligation not present in the original.
64	Policy 6.1.3.6 — Impl. Mechanism (a)	Modification	Revisions to the Land Development Regulations to implement performance standards for affordable housing.	Revisions to the Manatee County Land Development Code (LDC) to incorporate performance standards aimed at facilitating affordable housing.	"Land Development Regulations" changed to "Manatee County Land Development Code (LDC)," "implement" changed to "incorporate," and "for" changed to "aimed at facilitating."
65	Policy 6.1.3.6 — Impl. Mechanism (b)	Modification	Consider the development of an architectural pattern book to guide quality, affordable housing design.	Consider developing an architectural pattern book to provide guidance on designing quality, affordable housing.	Minor restatement with no substantive change in meaning.
66	Policy 6.1.3.7 — Policy Body	Modification	Maintain the Affordable Housing Trust Fund for receipt of non-ad valorem revenues to encourage the continuation of affordable housing programs.	Maintain the Affordable Housing Trust Fund to receive non-ad valorem revenues, promoting the continuity of affordable housing programs for development.	Minor restatement; "for receipt of" changed to "to receive," "encourage the continuation" changed to "promoting the continuity," and "for development" was added.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
67	Policy 6.1.3.7 — "Mechanism" label	Addition	—	Implementation Mechanism:	An "Implementation Mechanism:" label was added under Policy 6.1.3.7, which previously lacked this heading.
68	Policy 6.1.3.7 — Impl. Mechanism (a)	Modification	(a) Seek, where feasible, new revenue sources.	(a) Seek new revenue sources, such as surplus revenues from county land sale, annual allocation from the general fund, or other feasible funding options.	The mechanism was expanded to enumerate specific revenue source examples: surplus revenues from county land sale and annual general fund allocation. These specifics were not present in the original.
69	Policy 6.1.3.8 — Policy Body	Modification	Require public and private development which eliminates affordable housing stock to replace such units with equivalent units or provide support to local affordable housing initiatives. [See also the Land Development Code]	Require that public and private developments which eliminate affordable housing stock replace such units with equivalent units, pay a fee, or provide support to local affordable housing initiatives (Refer to LDC Section 545.4.).	A new option was added: developers may now "pay a fee" as an alternative to replacing units. A specific cross-reference to LDC Section 545.4 was added. "[See also the Land Development Code]" bracket removed.
70	Policy 6.1.3.8 — Impl. Mechanism (a)	Modification	Execution of land use development agreements by the BOCC or their designee.	Execution of land use development agreements by the Board of County Commissioners (BOCC) or their designee.	Minor change; "BOCC" expanded to its full name "Board of County Commissioners (BOCC)."
71	Policy 6.1.3.8 — Impl. Mechanism (b)	Addition	—	Allow for fees to be charged at the time of demolition permit application to contribute to the replacement of affordable housing in other areas of the County.	A new implementation mechanism (b) was added specifying the fee mechanism: fees charged at demolition permit application to fund affordable housing replacement elsewhere in the County.
72	Policy 6.1.3.9 — Policy Body	Modification	Continue to promote appropriate redevelopment activities in the Urban Infill and Redevelopment Area (UIRA) and other appropriate areas of the County (also see Objective 2.9.1).	Continue promoting appropriate redevelopment activities in the Urban Infill and Redevelopment Area (UIRA) and other suitable areas of the County (refer to Element 2 Goals	"Appropriate areas" changed to "suitable areas." Cross-reference expanded from "Objective 2.9.1" to "Element 2 Goals 2.1 and 2.2, as well as Objective 2.9.1."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				2.1 and 2.2, as well as Objective 2.9.1).	
73	Policy 6.1.3.9 — Impl. Mechanism (a)	Modification	Implementation of UIRA plans and other appropriate area, neighborhood, and corridor plans.	Implement plans for the Urban Infill and Redevelopment Area (UIRA) as well as other relevant area, neighborhood, and corridor plans.	Minor restatement converting a noun phrase to an active directive.
74	Policy 6.1.3.10 — Policy Body	Modification	Continue to develop educational programs designed to increase public awareness and understanding of affordable and workforce housing.	Continue developing educational programs aimed at increasing public awareness and understanding of affordable and workforce housing.	Minor restatement with no substantive change in meaning.
75	Policy 6.1.3.11 — Policy Body	Modification	Encourage a vertical mix of uses by providing incentives for developments that include affordable housing along designated urban corridors, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan. Ord. No. 18-04, § 10(Exh. H), 8-23-18)	Encourage a vertical mix of uses by offering incentives for developments that incorporate affordable housing along designated urban corridors, while ensuring compliance with other goals, objectives, and policies outlined in this Comprehensive Plan.	"Providing" changed to "offering," "include" changed to "incorporate," "subject to compliance" changed to "while ensuring compliance." The Ordinance citation was removed from the policy body.
76	Objective 6.1.4 — Objective Body	Modification	Continue to reduce the number of substandard housing units. [See Element 4 - Coastal Management]	The County will continue to work towards reducing the number of substandard housing units.	Language made an active County commitment ("The County will continue to work towards"). The cross-reference "[See Element 4 - Coastal Management]" was deleted.
77	Policy 6.1.4.1 — Policy Body	Modification	Develop specific improvement plans for targeted neighborhoods within the urban core which include neighborhood-specific measurable goals	Develop, assess, and update improvement plans for targeted neighborhoods within the urban core, integrating neighborhood-specific measurable goals.	"Assess, and update" were added as required activities alongside development of improvement plans.
78	Policy 6.1.4.2 — Policy Body	Modification	Identify and encourage the rehabilitation of substandard housing.	Identify and promote the rehabilitation of substandard housing through partnerships between the public	"Encourage" changed to "promote." The mechanism was specified: partnerships between

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				and private sectors, County initiatives, and support from third-party agencies.	public and private sectors, County initiatives, and third-party agencies — none of which appeared in the original.
79	Policy 6.1.4.2 — Impl. Mechanism (a)	Modification	Expend available funds in areas with concentrations of sub-standard housing units	Allocate available funds to areas with concentrations of substandard housing units.	"Expend" changed to "Allocate" and "sub-standard" changed to "substandard."
80	Policy 6.1.4.2 — Impl. Mechanism (b)	Addition	—	Create a local government program specifically aimed at addressing substandard housing for low-income families, distinct from the State Housing Initiative Partnership program (SHIP).	A new implementation mechanism (b) was added directing the County to create a local substandard housing program for low-income families that is separate from SHIP.
81	Policy 6.1.4.3 — Policy Body	Modification	Seek funds to eliminate sub-standard housing.	Seek funds from various sources, including but not limited to Community Development Block Grants, State Initiative Programs, and others to eliminate substandard housing.	The policy was expanded to specify funding sources: Community Development Block Grants and State Initiative Programs. "Sub-standard" changed to "substandard."
82	Ordinance Citation (Obj. 6.1.4)	Deletion	(Ord. No. 18-04, § 10(Exh. H), 8-23-18; Ord. No. 22-29, § 3(Exh. F), 4-21-22)	—	Ordinance citation at the end of Objective 6.1.4 was deleted.
83	Policy 6.1.5.2 — Policy Body	Modification	Assure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.	Ensure that adequately located, standard housing at affordable costs is available to individuals displaced through public actions before they are displaced.	"Assure" changed to "Ensure," "reasonably located" changed to "adequately located," "persons" changed to "individuals," "public action" to "public actions," and "prior to their displacement" changed to "before they are displaced."

SECTION 2: SIGNIFICANT AMENDMENTS

23 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 6.1 — Goal Statement

Why It Is Significant: The rewrite changes the framing of the countywide housing goal from a passive description of desired conditions to an active statement of County acknowledgment. The shift from "Alternative Transportation" to "Multi-Modal Transportation" narrows or reframes the transportation criterion. The phrase "Diversity and Accessibility of Housing Options" replaces "Variety of Housing Opportunities for All Manatee County Residents," removing the explicit "for All" equity framing.

Change Summary: Original goal statement deleted and replaced with a reworded goal that changes terminology, reframes the County's role, and omits the "for All" equity language.

2. Amendment #3 — Objective 6.1.1 — Objective Body

Why It Is Significant: The revised objective adds the nonprofit sector alongside the private sector as a recognized housing delivery partner — a substantive expansion of the County's regulatory posture. It also introduces an entirely new provision allowing use of the Community Land Trust or similar programs, which is a new policy tool not previously referenced in this objective.

Change Summary: Original objective replaced; nonprofit sector added as delivery partner, and Community Land Trust authorization added as a new concept.

3. Amendment #6 — Policy 6.1.1.3

Why It Is Significant: The original policy focused on lot configurations and sensitive site development. The revised policy eliminates that focus entirely and replaces it with a mandate to accommodate housing based on resident preferences, economic situation, seasonal needs, and age-friendly requirements. This is a significant shift in the policy's purpose from land regulation to housing choice.

Change Summary: Original policy regarding lot configurations and sensitive development deleted; replaced with a new mandate focused on housing choice across economic, seasonal, and age-related needs, including age-friendly housing.

4. Amendment #8 — Policy 6.1.1.4 — Policy Body

Why It Is Significant: The scope of the policy was meaningfully expanded. "Urban core" was broadened to include "urban corridors," and "vacant property" was expanded to include "undeveloped and underdeveloped properties." The addition of a cross-reference to FLU Objective 2.1.3 ties this policy to additional plan requirements.

Change Summary: Geographic scope expanded from urban core to urban core and urban corridors; property types expanded to include undeveloped and underdeveloped; FLU cross-reference added.

5. Amendment #10 — Policy 6.1.1.5 — New Policy

Why It Is Significant: This is an entirely new policy with no counterpart in the original. It creates a new procedural requirement: new developments and redevelopments must evaluate five specific housing diversity criteria during review. This introduces new substantive standards for development approval that did not previously exist in this element.

Change Summary: Entirely new policy added requiring new and redevelopment projects to evaluate housing diversity criteria including character preservation, housing types, ownership models, demographics, and affordability.

6. Amendment #11 — Policy 6.1.1.5 (former) — Deletion

Why It Is Significant: The deleted policy directed the County to permit innovative programs, design, and construction methods to lower development costs. Its removal eliminates a policy commitment to cost-reduction innovation. No replacement policy contains equivalent language.

Change Summary: Policy requiring the County to permit innovative cost-lowering design and construction methods deleted entirely.

7. Amendment #12 — Policy 6.1.1.6 — Deletion

Why It Is Significant: The deleted policy required maintenance of effective and efficient development regulations to minimize review delays. Its removal eliminates a plan-level commitment to administrative efficiency in the development review process.

Change Summary: Policy requiring maintenance of efficient regulations to minimize development review delays deleted entirely.

8. Amendment #18 — Policy 6.1.2.2 — Policy Body

Why It Is Significant: The original policy was a broad, one-sentence commitment to public/private partnerships. The revised policy substantially expands the scope by specifying partner types (County entities, other local governments, non-profits, state and federal agencies) and enumerating eight specific housing initiative categories including assisted living, foster care, homelessness support, and mental health care. This meaningfully broadens the County's stated obligations.

Change Summary: One-sentence original policy replaced with a multi-part provision specifying partner types and eight specific housing initiative categories.

9. Amendment #29 — Policy 6.1.2.4 — Impl. Mechanism (a)(4) [former]

Why It Is Significant: The deleted sub-item established maximum density requirements in excess of the FLUM maximum for farmworker housing. Its deletion removes a density-related provision that allowed farmworker housing to exceed standard density limits — a potentially significant land use standard.

Change Summary: Sub-item allowing farmworker housing density requirements in excess of the FLUM maximum deleted with no replacement.

10. Amendment #36 — Policy 6.1.2.6 — Impl. Mechanism (b)

Why It Is Significant: A new mechanism requiring the County to offer a "diverse array of housing support options" and regularly assess their effectiveness introduces a new monitoring and evaluation obligation not present in the original policy.

Change Summary: New implementation mechanism added requiring offer of diverse housing support options and regular effectiveness assessment.

11. Amendment #38 — Policy 6.1.2.7 — Impl. Mechanism (a)

Why It Is Significant: The addition of an explicit implementation mechanism naming the Manatee County SHIP program is a substantive addition. It ties the policy to a specific named program and creates a plan-level commitment to its continuation that did not previously exist in this policy.

Change Summary: New implementation mechanism added explicitly naming and requiring continuation of the Manatee County SHIP program.

12. Amendment #40 — Objective 6.1.3 — Objective Body

Why It Is Significant: Tying affordable housing programs to the Area Median Income (AMI) introduces a specific benchmark into the objective that was not present before. This could affect how the County measures compliance with the objective and how affordable housing programs are structured and evaluated.

Change Summary: Objective revised to tie affordable housing program goals explicitly to the County's Area Median Income (AMI) benchmark.

13. Amendment #44 — Policy 6.1.3.2 — Impl. Mechanism (a)

Why It Is Significant: The addition of "incentives for those homeowners interested in providing affordable housing" is a substantive expansion of this mechanism. It introduces a new incentive program not present in the original, which could affect how ADUs are regulated and incentivized in single-family areas.

Change Summary: Mechanism expanded to add homeowner incentives for providing affordable ADUs, a new program concept not in the original.

14. Amendment #48 — Policy 6.1.3.3 — Impl. Mechanisms (a)–(e)

Why It Is Significant: Mechanism (a) changed from "government owned property" to "available development credits" — a fundamentally different tool. This removes a property-transfer mechanism and substitutes a credit-based mechanism. The addition of "Consider" in mechanism (c) softens TDR from an established tool to an optional consideration.

Change Summary: Five implementation mechanisms rewritten; most notably, (a) changed from transferring government-owned property to utilizing development credits, and (c) adds "Consider," making TDR optional.

15. Amendment #54 — Policy 6.1.3.5 — Impl. Mechanism (a) [second/new]

Why It Is Significant: A new mechanism was added encouraging (though not requiring) dispersal of affordable density-bonus units throughout a development. This introduces a new distribution principle intended to prevent concentration of affordable units, which could influence how developments are designed and reviewed.

Change Summary: New mechanism added encouraging even distribution of affordable density-bonus units throughout a development rather than concentration in one phase or building.

16. Amendment #58 — Policy 6.1.3.6 — Criterion (c)

Why It Is Significant: The proximity requirement for an MCAT bus route was changed from 1/4 mile to 1 mile — a fourfold increase. This substantially relaxes the transit-access standard for affordable housing, potentially making many more sites eligible for affordable housing incentives or programs tied to this criterion.

Change Summary: Transit proximity standard for affordable housing relaxed from 1/4 mile to 1 mile from an MCAT bus route.

17. Amendment #63 — Policy 6.1.3.6 — Criterion (h)

Why It Is Significant: An entirely new criterion directing the County to seek grant funding for a "transit connectivity plan" was added. This introduces a new policy obligation not present in the original and references a plan ("transit connectivity plan") not otherwise defined in this element.

Change Summary: New criterion added directing County to seek local, state, and federal grant funding for the planning and implementation of a transit connectivity plan.

18. Amendment #68 — Policy 6.1.3.7 — Impl. Mechanism (a)

Why It Is Significant: The revised mechanism enumerates specific new revenue sources for the Affordable Housing Trust Fund: surplus revenues from county land sales and annual general fund allocations. These specific funding mechanisms were not mentioned in the original, adding plan-level direction on how the Trust Fund should be resourced.

Change Summary: Mechanism expanded to name specific revenue sources: surplus county land sale proceeds and annual general fund allocations.

19. Amendment #69 — Policy 6.1.3.8 — Policy Body

Why It Is Significant: The addition of a fee option as an alternative to unit replacement is a substantive change in the replacement requirement. Developers can now satisfy the policy by paying a fee rather than replacing units in-kind. This could meaningfully affect the County's ability to maintain affordable housing stock. The cross-reference to LDC Section 545.4 adds a regulatory cite not previously in the policy text.

Change Summary: A fee-payment option was added as an alternative to unit replacement when affordable housing stock is eliminated; LDC Section 545.4 cross-reference added.

20. Amendment #71 — Policy 6.1.3.8 — Impl. Mechanism (b)

Why It Is Significant: A new mechanism specifying that fees are collected at demolition permit application is a substantive procedural addition. It establishes the timing and mechanism for fee collection to fund affordable housing replacement elsewhere in the County.

Change Summary: New mechanism added establishing fee collection at demolition permit to fund affordable housing replacement in other County areas.

21. Amendment #77 — Policy 6.1.4.1 — Policy Body

Why It Is Significant: Adding "assess, and update" to the required activities for neighborhood improvement plans creates ongoing evaluation obligations alongside the original development requirement. This could increase administrative requirements for neighborhoods in the urban core.

Change Summary: Policy expanded to require assessment and updating of neighborhood improvement plans, in addition to their development.

22. Amendment #80 — Policy 6.1.4.2 — Impl. Mechanism (b)

Why It Is Significant: A new implementation mechanism directs the County to create a local government substandard housing program specifically for low-income families, explicitly distinct from SHIP. This introduces a new programmatic obligation not present in the original policy.

Change Summary: New mechanism added requiring creation of a local substandard housing program for low-income families, separate from SHIP.

23. Amendment #81 — Policy 6.1.4.3 — Policy Body

Why It Is Significant: Naming specific funding sources — Community Development Block Grants and State Initiative Programs — is a substantive clarification that adds plan-level direction on where the County should seek funds for substandard housing elimination.

Change Summary: Policy expanded to name specific funding sources: Community Development Block Grants and State Initiative Programs.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 7 – Historic, Cultural, and Library

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 7 __HISTORIC_AND_CULTURAL STAFF REWRITE_ES V1 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 50

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Document Title	Modification	HISTORIC AND CULTURAL	<u>HISTORIC, CULTURAL, AND LIBRARY</u>	The document title was amended to add ", AND LIBRARY" and insert a comma after "HISTORIC," expanding the element's scope to explicitly include library services in the title.
2	Goal 7.1	Modification	Protect Historical Resources to Preserve the Cultural, Architectural, and Archaeological History of Manatee County, Florida, and the Nation, to Provide Opportunities for Education, for Aesthetic Value, and for Passive Enjoyment of These Resources	<u>Preserve Manatee County's Historical, Architectural and Archeological Resources Through Identification and Protection of These Resources to Safeguard Cultural Heritage, Support Education, Enhance Aesthetic Value, and Promote the Passive Enjoyment and Public Appreciation of These Resources.</u>	The overarching goal statement for historic resources was rewritten. The revised language shifts emphasis from "protecting" resources to "preserving" them through "identification and protection," adds "Public Appreciation" as a new objective, and removes the reference to preserving history "of the Nation." The scope is narrowed to Manatee County specifically.
3	Objective 7.1.1 / Cross-Reference	Deletion	[See Element 4 - Coastal Management].	—	The cross-reference to Element 4 – Coastal Management at the end of Objective 7.1.1 was deleted entirely with no replacement text.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
4	Policy 7.1.1.1	Modification	<i>Identify and preserve all historically significant neighborhoods not already protected by State and Federal programs.</i>	<i>The County shall identify and preserve historically significant neighborhoods not already protected by State and Federal programs.</i>	The word "all" was deleted and the phrase "The County shall" was added at the beginning of the policy, making the responsible party explicit. The deletion of "all" may narrow the scope of which neighborhoods must be identified and preserved.
5	Policy 7.1.1.1 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
6	Policy 7.1.1.2 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services Department</i>	The responsible department was updated from "Planning Department" to "Development Services Department" to reflect a departmental name change.
7	Policy 7.1.1.2 / Implementation Mechanism (a)	Addition	—	<i>(DHR)</i>	The acronym "(DHR)" was added after "Division of Historical Resources" to introduce an abbreviation for the agency.
8	Policy 7.1.1.2 / Implementation Mechanism (a)	Modification	<i>County Clerk's Office,</i>	<i>Sports and Leisure Services Department</i>	The reference to the "County Clerk's Office" as the entity housing the Historical Resources Division was replaced with the "Sports and Leisure Services Department," reflecting a change in which department houses the Historical Resources Division.
9	Policy 7.1.1.3 / Implementation Mechanism (a)	Modification	<i>Planning and Building Departments</i>	<i>Departmental</i>	The specific reference to "Planning and Building Departments" was replaced with the generic term "Departmental," removing the identification of specific responsible departments for reviewing development applications in historic neighborhoods.
10	Policy 7.1.1.4 / Implementation Mechanism (a)	Modification	<i>Manatee County Historic Preservation Board support of local applications</i>	<i>Manatee County Historic Preservation Board's support of local applications</i>	A possessive apostrophe-s ("s") was added to "Historic Preservation Board" for grammatical correction.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>technical and economic assistance</i>	<i>technical and economic assistance</i>	
11	Policy 7.1.1.5 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
12	Policy 7.1.1.6 / Implementation Mechanism (a)	Modification	<i>Planning and Building Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning and Building Department" to "Development Services" to reflect a departmental name change.
13	Policy 7.1.2.1	Modification	<i>Prepare and update a county historical landmarks survey and map for the Coastal Planning Area by 2012, and survey areas outside of the Coastal Planning Area as part of the ongoing survey effort.</i>	<i>Continue to update the County's historical landmarks survey and map for the Coastal Planning Area, and survey areas outside of the Coastal Planning Area as part of the ongoing survey effort.</i>	The directive to "Prepare and" create the survey was replaced with "Continue to," indicating the survey now exists. The date deadline of "by 2012" was deleted, and "a county" was replaced with "the County's," reflecting that the survey is established and ongoing rather than a future task.
14	Policy 7.1.2.1 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
15	Policy 7.1.2.2 / Implementation Mechanism (a)	Modification	<i>Planning Department revision of the Historic Preservation regulations to include a voluntary program for landmarks designation.</i>	<i>Development Services continued encouragement of residents to participate in the voluntary program for landmarks designation.</i>	The mechanism was changed from directing the Planning Department to revise Historic Preservation regulations to create a voluntary landmarks designation program, to directing Development Services to encourage residents to participate in the existing voluntary program. This reflects that the program now exists and shifts the action from regulatory revision to community outreach.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
16	Policy 7.1.2.2 / Implementation Mechanism (b)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
17	Policy 7.1.2.2 / Implementation Mechanism (c)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
18	Policy 7.1.2.3 / Implementation Mechanism (a)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
19	Policy 7.1.2.3 / Implementation Mechanism (b)	Modification	<i>Planning and Building Departments</i>	<i>Development Services</i>	The responsible departments were updated from "Planning and Building Departments" to "Development Services" to reflect a departmental name change.
20	Policy 7.1.2.4 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
21	Policy 7.1.2.5 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
22	Policy 7.1.2.6	Modification	<i>By 2011, a historic preservation tax abatement program consistent with state law to encourage preservation of historic resources.</i>	<i>Adopt and update the historic preservation tax abatement program consistent with state law to encourage preservation of historic resources.</i>	The date deadline "By 2011" was deleted and the directive was changed from establishing the program (implying it did not yet exist) to "Adopt and update the" program, reflecting that the program now exists and should be maintained and updated.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
23	Policy 7.1.2.6 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
24	Policy 7.1.2.7	Modification	<i>Seek designation as a Certified Local Government (CLG) by the Florida Department of State, Division of Historic Resources.</i>	<i>Continue as a Certified Local Government (CLG) by the Florida Department of State, Division of Historic Resources.</i>	The word "Seek designation" was replaced with "Continue," indicating that Manatee County has already achieved CLG designation and the policy now directs maintenance of that status rather than pursuit of it.
25	Policy 7.1.2.7 / Implementation Mechanism (a)	Modification	<i>Planning Department, in coordination with the Historic Preservation Board, develop recommendation to the Board of County Commissioners</i>	<i>Development Services, in coordination with the Historic Preservation Board, ensure the requirements of the CLG program are met each year</i>	The responsible department was changed from "Planning Department" to "Development Services" and the action was changed from developing a recommendation to the BCC to ensuring CLG program requirements are met annually, reflecting active compliance maintenance rather than a one-time recommendation.
26	Policy 7.1.3.1 / Implementation Mechanism (b)	Modification	<i>Planning Department determination of whether a land development application is within a known area of historical or archaeological sensitivity as indicated by the 1990 Archaeological Site Probability Map</i>	<i>Development Services determination of whether a land development application is within a known area of historical or archaeological sensitivity as indicated by the Archaeological Site Probability Map</i>	The responsible department was changed from "Planning Department" to "Development Services" and the year "1990" was removed from the reference to the Archaeological Site Probability Map, updating the reference to reflect the current (no longer dated) version of the map.
27	Policy 7.1.3.1 / Implementation Mechanism (c)	Modification	<i>By 2010, Planning Department Update of the 1990 Archaeological Site Probability Map.</i>	<i>Update the Archaeological Site Probability Map on an ongoing basis as historic and cultural assets are identified.</i>	The one-time, dated directive to update the 1990 map "By 2010" was replaced with an ongoing obligation to update the map as new assets are identified. The year deadline and year reference were removed, and "Planning Department"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					was removed as the named party.
28	Policy 7.1.3.2 / Implementation Mechanism (b)	Deletion	<i>significant</i>	—	The word "significant" was deleted from the description of the Historic Preservation Board's review of project impacts upon historical and archaeological sites and artifacts, broadening the trigger for Board review to all impacts rather than only "significant" ones.
29	Policy 7.1.3.3 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
30	Policy 7.1.3.3 / Implementation Mechanism (b)	Modification	<i>the Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "the Planning Department" to "Development Services" to reflect a departmental name change.
31	Policy 7.1.3.4 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
32	Policy 7.1.4.1	Modification	<i>Preserve and protect significant historical and archaeological resources which have aesthetic, educational, cultural, and historical value</i>	<i>Preserve and protect significant historical and archaeological resources which have aesthetic, architectural, educational, cultural, and historical value</i>	The word "architectural" was added to the list of values for which historic and archaeological resources should be preserved, explicitly adding architectural value as a basis for protection.
33	Policy 7.1.4.1 / Implementation Mechanism (a)	Modification	<i>Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "Planning Department" to "Development Services" to reflect a departmental name change.
34	Policy 7.1.4.2 / Implementation Mechanism (a)	Modification	<i>the Planning Department</i>	<i>Development Services</i>	The responsible department was updated from "the Planning Department" to

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					"Development Services" to reflect a departmental name change.
35	Policy 7.1.4.3	Modification	<i>Promote the educational, cultural, and recreational value of locally designated historic resources by dissemination of public information on these passive recreational resources, where appropriate.</i>	<i>The Historic Preservation Board shall promote the educational, cultural, and recreational value of locally designated historic resources by dissemination of public information on these passive recreational resources, where appropriate.</i>	The phrase "The Historic Preservation Board shall" was added to the beginning of the policy, explicitly assigning responsibility for this action to the Historic Preservation Board, where previously no responsible party was named.
36	Policy 7.1.4.3 / Implementation Mechanism (c)	Modification	<i>County Clerk's Office</i>	<i>Sports and Leisure Services Department,</i>	The reference to the "County Clerk's Office" as the entity housing the Historical Resources Division was replaced with "Sports and Leisure Services Department," reflecting a departmental reorganization.
37	Goal 7.2	Modification	<i>Continue to Offer the Citizens of Manatee County a Responsive, Innovative, Proactive Program of Library Service That is Capable of Upgrading the Educational, Recreational, Business, Civic and Cultural Quality of Life in the Community.</i>	<i>Provide the Citizens of Manatee County With a Responsive and Innovative Library System That Enhances Education, Recreation, Business, Community Engagement, and Cultural Life in the Community.</i>	The Goal 7.2 statement for library services was rewritten. "Continue to Offer" was changed to "Provide," removing the continuity-based framing. "Proactive" was removed from the description, "Civic" was replaced with "Community Engagement," and the phrase "Quality of Life" was removed. The revised language is more direct and slightly narrower in scope.
38	Objective 7.2.1 (body text)	Modification	<i>as promulgated by the American Library Association or other recognized authority</i>	<i>following industry standards</i>	The specific reference to the American Library Association (ALA) as the promulgating authority for national standards was removed and replaced with the generic phrase "following industry standards," reducing specificity about which standards govern library collections.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
39	Policy 7.2.1.1	Modification	<i>Maintain or exceed the current state library standard for basic library service of two (2) volumes per capita</i>	<i>Maintain or exceed the state library minimum standard for basic library service of two (2) volumes per capita</i>	The word "current" was removed and the word "minimum" was added, changing the standard reference from the "current state library standard" to the "state library minimum standard." This change clarifies that the two-volumes-per-capita figure represents a floor, not a target.
40	Policy 7.2.1.3	Modification	<i>Continue to Investigate additional sources of revenue for achieving the policies under Goal 7.2.</i>	<i>Investigate additional sources of revenue for achieving the policies under Goal 7.2.</i>	The phrase "Continue to" was removed, changing the directive from an ongoing continuation to a direct directive, with no change to the substantive obligation.
41	Policy 7.2.2.1	Modification	<i>Continue to demonstrate progress towards providing 0.6 square feet of library space per capita of resident population in Manatee County, where financially feasible and in compliance with the Library Facilities Long Range Development Plan.</i>	<i>Demonstrate progress towards providing 0.6 square feet of library space per capita of resident population in Manatee County, where financially feasible and in compliance with FL DOS, Library Services Division recommendations.</i>	"Continue to" was removed from the opening of the policy. The compliance reference was changed from "the Library Facilities Long Range Development Plan" to "FL DOS, Library Services Division recommendations," replacing a specific county planning document with the Florida Department of State Library Services Division as the governing authority for library facilities standards.
42	Policy 7.2.2.2	Modification	<i>Improve library services and availability by developing new, and refurbishing existing, library facilities and by continuing to explore the possibility of providing bookmobile service.</i>	<i>Improve citizen access to library services by developing new, and refurbishing existing, Library facilities and by growing bookmobile service.</i>	The phrase "and availability" was deleted and replaced with "citizen access to," focusing the policy objective on public access. "library" was capitalized to "Library." The phrase "continuing to explore the possibility of providing" bookmobile service was shortened to "growing," changing the directive from exploratory to active expansion of bookmobile service.
43	Objective 7.2.3 (formerly)	Deletion	<i>Objective 7.2.3. Broader Service. Make progress toward improved service to</i>	—	Objective 7.2.3 "Broader Service" and its introductory text were deleted entirely. The policies formerly under this

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>provide for the needs of all citizens of Manatee County.</i>		objective (7.2.3.1 through 7.2.3.4) were renumbered and moved under Objective 7.2.2.
44	Policy 7.2.3.1 (renumbered to 7.2.2.3)	Modification	<i>Policy 7.2.3.1. Continue to expand basic library service to the under-eighteen population in a cost-feasible manner.</i>	<i>Policy 7.2.2.3. Expand basic library service to the under-eighteen population in a cost-feasible manner.</i>	The policy was renumbered from 7.2.3.1 to 7.2.2.3 and the phrase "Continue to" was removed, consistent with the deletion of Objective 7.2.3 and reorganization under Objective 7.2.2.
45	Policy 7.2.3.2 (renumbered to 7.2.2.4)	Modification	<i>Policy 7.2.3.2. Continue to develop and expand the provision of specialized information services and resources in a cost-feasible manner to enhance the work of both County government and the business community.</i>	<i>Policy 7.2.2.4. Develop and expand the provision of specialized information services and resources in a cost-feasible manner to enhance the work of both County government and in support of economic development.</i>	The policy was renumbered from 7.2.3.2 to 7.2.2.4, "Continue to" was removed, and the phrase "the business community" was replaced with "in support of economic development," broadening the scope beyond the business community to encompass broader economic development goals.
46	Policy 7.2.3.3 (renumbered to 7.2.2.5)	Modification	<i>Policy 7.2.3.3. Continue to extend basic library services in a cost-feasible manner to a wider range of learning- and physically-disabled persons.</i>	<i>Policy 7.2.2.5. Extend basic library services in a cost-feasible manner for people of all abilities.</i>	The policy was renumbered from 7.2.3.3 to 7.2.2.5, "Continue to" was removed, and the phrase "to a wider range of learning- and physically-disabled persons" was replaced with "for people of all abilities," using inclusive language and removing the phrase "wider range" which implied the goal was incremental expansion rather than universal access.
47	Policy 7.2.3.4 (renumbered to 7.2.2.6)	Modification	<i>Policy 7.2.3.4. Continue to develop and improve coordination with the public and private schools, institutions of higher learning and other libraries.</i>	<i>Policy 7.2.2.6. Grow coordination with the public and private schools, institutions of higher learning and other libraries.</i>	The policy was renumbered from 7.2.3.4 to 7.2.2.6, "Continue to develop and improve" was replaced with "Grow," condensing the language. No substantive change to the parties involved or the goal of coordination.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
48	Policy 7.3.1.1	Modification	<i>Encourage, facilitate, or provide for the siting of new, well-integrated cultural complexes in the growing areas of Manatee County.</i>	<i>Encourage, facilitate, or provide for the siting of new, well-integrated cultural complexes and events in existing and growing areas of Manatee County.</i>	The phrase "and events" was added after "cultural complexes" and "existing and" was added before "growing areas," expanding the policy to include cultural events (not just physical facilities) and broadening the geographic scope to include existing areas in addition to growing areas.
49	Objective 7.3.2 (heading)	Modification	<i>Objective 7.3.2. Coordinate Cultural Activities.</i>	<i>Objective 7.3.2. Coordination and Promotion of Cultural Activities.</i>	The objective heading was changed from "Coordinate Cultural Activities" to "Coordination and Promotion of Cultural Activities," adding "Promotion" as an explicit objective of this section.
50	Policy 7.3.2.2	Modification	<i>Encourage coordination between local cultural organizations and the business and educational communities.</i>	<i>Encourage coordination between local cultural organizations and the business and educational communities to develop information resources concerning cultural issues.</i>	The phrase "to develop information resources concerning cultural issues" was added to the end of the policy, adding a specific purpose and deliverable to the coordination directive.

SECTION 2: SIGNIFICANT AMENDMENTS

23 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Document Title

Why It Is Significant: The document title was expanded to include "AND LIBRARY," explicitly broadening the scope of Element 7 to formally encompass library services as a named component of the element. This change establishes library services as a coordinate subject alongside historic and cultural resources in the element's title and overall framing.

Change Summary: Removed: "HISTORIC AND CULTURAL." Added: "HISTORIC, CULTURAL, AND LIBRARY."

2. Amendment #2 — Goal 7.1

Why It Is Significant: The rewritten Goal 7.1 changes the fundamental policy objective from "protecting" resources to "preserving" them through "identification and protection," narrows geographic scope from national to county-level, and introduces "Public Appreciation" as a new goal component. The removal of the national heritage framing represents a meaningful shift in the scope and purpose of the historic preservation goal.

Change Summary: Removed full original goal statement. Replaced with new statement emphasizing identification, preservation, cultural heritage safeguarding, and public appreciation at the county level.

3. Amendment #3 — Objective 7.1.1 / Cross-Reference

Why It Is Significant: The cross-reference to Element 4 – Coastal Management was deleted without replacement. This removes a documented link between historic preservation in historically significant neighborhoods and coastal management considerations, potentially affecting how coastal historic neighborhoods are evaluated.

Change Summary: Removed: "[See Element 4 - Coastal Management]." No replacement text.

4. Amendment #4 — Policy 7.1.1.1

Why It Is Significant: The deletion of "all" from "identify and preserve all historically significant neighborhoods" may narrow the policy's scope, allowing discretion in which neighborhoods are preserved rather than requiring preservation of every qualifying neighborhood. Adding "The County shall" explicitly assigns responsibility to the County.

Change Summary: Removed "all" before "historically significant neighborhoods" and added "The County shall" to the beginning of the policy.

5. Amendment #8 — Policy 7.1.1.2 / Implementation Mechanism (a)

Why It Is Significant: The replacement of "County Clerk's Office" with "Sports and Leisure Services Department" as the entity housing the Historical Resources Division reflects a significant organizational change. The involvement of a different department in the coordination process for historic neighborhood protection changes the institutional structure and accountability for this policy.

Change Summary: Removed: "County Clerk's Office." Added: "Sports and Leisure Services Department."

6. Amendment #13 — Policy 7.1.2.1

Why It Is Significant: The deletion of the 2012 deadline removes a time-bound requirement, converting a past-due obligation into an ongoing directive. The shift from "Prepare and update" to "Continue to update" acknowledges the survey now exists and establishes it as a sustained program rather than a project to be initiated.

Change Summary: Removed: "Prepare and," "a county," and "by 2012." Added: "Continue to," "the County's." Deadline eliminated; survey reframed as ongoing.

7. Amendment #15 — Policy 7.1.2.2 / Implementation Mechanism (a)

Why It Is Significant: *This change fundamentally alters the nature of the implementation mechanism from a regulatory revision (requiring the department to amend Historic Preservation regulations to create a new voluntary program) to a community engagement activity (encouraging residents to participate in an already-existing voluntary program). The policy shift from regulatory change to outreach reflects a substantive change in approach.*

Change Summary: *Removed: directive to revise Historic Preservation regulations to include a voluntary landmarks program. Added: directive to encourage resident participation in the existing voluntary program.*

8. Amendment #22 — Policy 7.1.2.6

Why It Is Significant: *The deletion of the "By 2011" deadline removes what was a past-due obligation, and the change from creating to adopting and updating the program acknowledges the program now exists. The shift to directing ongoing updates rather than initial adoption reflects a meaningful change in the policy's posture.*

Change Summary: *Removed: "By 2011, a." Added: "Adopt and update the." Time-bound directive converted to ongoing maintenance obligation.*

9. Amendment #24 — Policy 7.1.2.7

Why It Is Significant: *Changing "Seek designation" to "Continue" as a Certified Local Government reflects that CLG status has been achieved. This is a meaningful shift from a goal-setting policy to a compliance and maintenance policy, and the implementation mechanism now requires annual compliance verification rather than a one-time recommendation to the BCC.*

Change Summary: *Removed: "Seek designation." Added: "Continue." Implementation mechanism changed from developing a BCC recommendation to ensuring CLG requirements are met each year.*

10. Amendment #26 — Policy 7.1.3.1 / Implementation Mechanism (c)

Why It Is Significant: *The removal of the 2010 deadline and replacement with an ongoing obligation to update the Archaeological Site Probability Map "as historic and cultural assets are identified" represents a meaningful shift from a one-time task to a continuous program. The removal of the 1990 date reference from the map's name also updates the document to current conditions.*

Change Summary: *Removed: "By 2010, Planning Department Update of the 1990." Added ongoing obligation: "Update the Archaeological Site Probability Map on an ongoing basis as historic and cultural assets are identified."*

11. Amendment #27 — Policy 7.1.3.2 / Implementation Mechanism (b)

Why It Is Significant: *Deletion of "significant" from the trigger for Historic Preservation Board review of project impacts on archaeological sites expands the scope of Board review to all impacts, not just those deemed significant. This potentially increases the number of projects subject to Board review and removes a qualitative threshold that previously limited review obligations.*

Change Summary: *Removed: "significant" as a qualifier for project impacts triggering Historic Preservation Board review. No replacement; all impacts now trigger review.*

12. Amendment #33 — Policy 7.1.4.1

Why It Is Significant: *The addition of "architectural" to the list of values (aesthetic, architectural, educational, cultural, and historical) for which historic resources should be preserved adds a new explicit category of significance. Architectural value can now independently support resource protection under this policy.*

Change Summary: *Added: "architectural" to the enumerated list of values justifying preservation of historical and archaeological resources.*

13. Amendment #35 — Policy 7.1.4.3

Why It Is Significant: *Adding "The Historic Preservation Board shall" to the beginning of this policy explicitly assigns responsibility for promoting the educational, cultural, and recreational value of locally designated historic resources to the Historic Preservation Board. Previously, no responsible party was identified, making the policy aspirational rather than directive.*

Change Summary: Added: "The Historic Preservation Board shall" at the beginning of the policy, assigning clear institutional responsibility for the promotional obligation.

14. Amendment #37 — Goal 7.2

Why It Is Significant: The rewritten Goal 7.2 removes "Proactive" from the description of library service, eliminates the phrase "Quality of Life," replaces "Civic" with "Community Engagement," and removes "Continue to Offer" in favor of "Provide." These changes shift the goal from a continuation and quality-of-life framing to a direct service delivery mandate focused on community engagement and economic participation.

Change Summary: Removed entire original Goal 7.2 statement. Replaced with revised statement removing "Proactive," "Quality of Life," and "Civic" references; added "Community Engagement."

15. Amendment #38 — Objective 7.2.1 (body text)

Why It Is Significant: Replacing the specific reference to the American Library Association with the generic "industry standards" removes a specific, named, nationally recognized standard-setting body as the governing authority for library collection benchmarks, reducing accountability and specificity in how "national standards" are defined.

Change Summary: Removed: "as promulgated by the American Library Association or other recognized authority." Added: "following industry standards."

16. Amendment #40 — Policy 7.2.2.1

Why It Is Significant: Replacing "the Library Facilities Long Range Development Plan" with "FL DOS, Library Services Division recommendations" changes the governing authority for library facilities compliance from a county-level plan to state-level agency recommendations. This represents a substantive change in the source of authority and standards applicable to library facilities planning.

Change Summary: Removed: compliance with "the Library Facilities Long Range Development Plan." Added: compliance with "FL DOS, Library Services Division recommendations."

17. Amendment #41 — Policy 7.2.2.2

Why It Is Significant: Changing "continuing to explore the possibility of providing" bookmobile service to "growing" bookmobile service converts an exploratory obligation into an active expansion directive. This is a meaningful shift in commitment: the County is no longer merely exploring bookmobile service but is directed to actively grow it.

Change Summary: Removed: "continuing to explore the possibility of providing" bookmobile service. Added: "growing" bookmobile service.

18. Amendment #42 — Objective 7.2.3 (formerly)

Why It Is Significant: The deletion of Objective 7.2.3 "Broader Service" eliminates a standalone objective focused on serving all citizens of Manatee County. The policies under it were renumbered and folded into Objective 7.2.2 (Facilities Performance Measures), which has a different focus. The consolidation removes a separate organizational structure that emphasized broad-access service as a distinct goal.

Change Summary: Removed: Objective 7.2.3 "Broader Service" and its introductory text entirely. Policies 7.2.3.1–7.2.3.4 renumbered as 7.2.2.3–7.2.2.6.

19. Amendment #47 — Policy 7.2.3.2 (renumbered to 7.2.2.4)

Why It Is Significant: Replacing "the business community" with "in support of economic development" broadens the intended beneficiary of specialized library information services beyond commercial businesses to encompass broader economic development activities. This potentially expands the range of stakeholders and purposes for which specialized library resources may be deployed.

Change Summary: Removed: "the business community." Added: "in support of economic development." Policy renumbered from 7.2.3.2 to 7.2.2.4.

20. Amendment #48 — Policy 7.2.3.3 (renumbered to 7.2.2.5)

Why It Is Significant: *Replacing "a wider range of learning- and physically-disabled persons" with "people of all abilities" adopts inclusive language and removes the incremental framing ("wider range") in favor of a universal service standard. This represents a substantive change in the scope and framing of library service accessibility obligations.*

Change Summary: *Removed: "to a wider range of learning- and physically-disabled persons." Added: "for people of all abilities." Policy renumbered from 7.2.3.3 to 7.2.2.5.*

21. Amendment #50 — Policy 7.3.1.1

Why It Is Significant: *Adding "and events" to "cultural complexes" expands the policy's scope from physical facilities to include cultural programming and events. Adding "existing and" before "growing areas" broadens the geographic application of the policy from only growth areas to all areas of the County. These changes meaningfully expand the policy's reach.*

Change Summary: *Added: "and events" after "cultural complexes." Added: "existing and" before "growing areas of Manatee County."*

22. Amendment #51 — Objective 7.3.2 (heading)

Why It Is Significant: *Adding "Promotion" to the objective heading changes the scope of Objective 7.3.2 from coordination alone to coordination and active promotion of cultural activities. This adds a new function to the objective and broadens its directive.*

Change Summary: *Removed: "Coordinate Cultural Activities." Added: "Coordination and Promotion of Cultural Activities."*

23. Amendment #52 — Policy 7.3.2.2

Why It Is Significant: *Adding the phrase "to develop information resources concerning cultural issues" gives the coordination directive a specific deliverable. Previously, the policy required only coordination; now it specifies that the result of coordination should be the development of information resources, adding a measurable outcome.*

Change Summary: *Added: "to develop information resources concerning cultural issues" at the end of the policy.*

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft [Date]

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 8 – Recreation and Open Space

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element 8 RECREATION AND OPEN SPACE STAFF REWRITE_ES V5 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 66

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 8.1	Modification	<i>[no deleted text — "Provide" added to Goal title]</i>	<i>Provide Sufficient Parks And Recreational Facilities to Satisfy the Recreational Needs Of Manatee County Residents For All Types Of Recreational Activities.</i>	The word "Provide" was added to the beginning of the Goal 8.1 heading, making the goal statement more action-oriented and directive.
2	Objective 8.1.1	Modification	<i>park and recreation system consistent with the following Level of Service Standards and with the performance measures contained in Table 8-1 (located at the end of this element).</i>	<i>parks and recreation system consistent with the Parks, Recreation and Open Space (PROS) Master Plan following Level of Service Standards (LOS) and with the supporting performance measures contained in Table 8-1 as may be amended based on the PROS Master Plan. Manatee County establishes a differential Level of Service Standard (LOS) reflecting urban, suburban and rural populations and the location of existing and proposed parks, recreation and open space facilities.</i>	Objective 8.1.1 was substantially revised: the Parks, Recreation and Open Space (PROS) Master Plan is now explicitly referenced as the guiding document; the acronym "(LOS)" was added; the phrase "located at the end of this element" was removed; "supporting" was added before "performance measures"; a new clause was added allowing Table 8-1 to be amended based on the PROS Master Plan; and an entirely new

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					sentence was added establishing a differential LOS reflecting urban, suburban, and rural populations.
3	Policy 8.1.1.1	Modification	<i>Provide for parks according to the following park facilities infrastructure standard:</i>	<i>Provide for parks according to the following park facilities infrastructure standard and as provided in Table 8-1:</i>	The phrase "and as provided in Table 8-1" was added, explicitly cross-referencing the performance measures table.
4	Policy 8.1.1.2(a)	Modification	<i>New local parks shall be located in deficient impact fee areas as identified on Map 8-A (located at the end of this element) and spaced three (3) miles, whenever possible, from existing parks.</i>	<i>New local parks shall be located in deficient impact fee areas as identified by County Staff and spaced three (3) miles, whenever possible, from existing parks.</i>	The reference to "Map 8-A (located at the end of this element)" was removed and replaced with "by County Staff," shifting the identification mechanism from a mapped reference to staff discretion.
5	Policy 8.1.1.2(b)	Modification	<i>[No original text — subparagraph (b) is entirely new]</i>	<i>Locate new parks within a 3-5 mile radii of urban and suburban population centers, respectively with specific amenities determined through the parks master plan process and based on geography, proximity to other parks, recreation and open space facilities.</i>	A new subparagraph (b) was added establishing location criteria for new parks, specifying a 3–5 mile radius from urban and suburban population centers and tying amenity decisions to the parks master plan process and geographic factors.
6	Policy 8.1.1.3(a)	Modification	<i>Parks and Recreation Department priority consideration of deficient public recreation facilities, and require renewal or replacement when upgrading existing parks or developing new parks, based on Table 8-1.</i>	<i>The County will consider the recommendations of the PROS Master Plan with respect to location, amenities and funding sources including the use of grants for new parks and or (renewal or replacement) when upgrading existing parks or developing new parks.</i>	The subject was changed from "Parks and Recreation Department" to "The County"; the action was changed from mandatory ("require") to discretionary ("will consider"); the PROS Master Plan is now the explicit guiding reference for location, amenities, and funding; and the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					reference to Table 8-1 was removed.
7	Policy 8.1.1.3(b)	Modification	<i>Parks and Recreation Department application, where appropriate, for any grants or other revenues to assist in achieving or maintaining adopted performance measures.</i>	<i>County application, where appropriate, for any grants or other revenues to assist in achieving or maintaining adopted performance measures.</i>	"Parks and Recreation Department" was replaced with "County," broadening responsibility beyond a single department.
8	Objective 8.1.2	Modification	<i>Ensure funding and coordination with appropriate agencies for adequate parks provision to ensure that parks are provided which serve area users in the most economical way.</i>	<i>Establish funding and coordination with appropriate agencies for economically efficient and adequate parks provision to serve area users.</i>	"Ensure" was replaced with "Establish"; "economically efficient and" was added before "adequate"; the phrase "ensure that parks are provided which" was deleted; and "in the most economical way" was removed, streamlining the objective language.
9	Policy 8.1.2.1(a)	Modification	<i>Commit local government financial resources to provide additional revenues (i.e., those not provided by impact fees) necessary to fund the development and maintenance of recreational facilities needed to meet the parks Level of Service Standards contained within this objective.</i>	<i>Commit local government financial resources to supplement revenues (i.e., those not provided by impact fees) necessary to fund the development and maintenance of recreational facilities needed to meet the parks Level of Service Standards (LOS) contained within this objective.</i>	"provide additional" was replaced with "supplement" and the acronym "(LOS)" was added after "Level of Service Standards."
10	Policy 8.1.2.1(b)	Modification	<i>Parks and Recreation Department shall identify and utilize grants from state and federal sources to help fund parks and parks equipment to meet adopted Level of Service standards (LOS).</i>	<i>Manatee County shall identify and utilize grants from state and federal sources to help fund parks and parks equipment to meet adopted Level of Service standards (LOS).</i>	"Parks and Recreation Department" was replaced with "Manatee County," broadening the responsible entity.
11	Policy 8.1.2.1(c)	Modification	<i>Manatee County partner with</i>	<i>Manatee County partners with</i>	Minor grammatical correction: "partner"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>municipalities as appropriate to provide, maintain, and upgrade County-maintained recreational facilities inside or serving municipalities.</i>	<i>municipalities as appropriate to provide, maintain, and upgrade County-maintained recreational facilities inside or serving municipalities.</i>	changed to "partners."
12	Policy 8.1.2.2	Modification	<i>Continue coordination with the Manatee County School Board regarding joint use of facilities, maintenance, and site acquisition/facilities planning for development and improvement of parks in Manatee County.</i>	<i>Manatee County will continue to coordinate with the Manatee County School Board regarding joint use of facilities, maintenance, and site acquisition/facilities planning for development and improvement of parks in Manatee County, as appropriate per the interlocal agreement(s).</i>	"Manatee County will continue to" was added as subject; "Continue coordination" restructured to "continue to coordinate"; and the qualifier "as appropriate per the interlocal agreement(s)" was added, tying coordination to existing interlocal agreement(s).
13	Policy 8.1.2.2(a)	Modification	<i>Continued coordination of facility planning activities between the Planning Department and the Manatee County School Board to utilize existing and future school sites for parks.</i>	<i>Continued coordination of facility planning activities between Development Services, Sports and Leisure Services, Natural Resources or other departments as identified by Manatee County Administration and the Manatee County School Board to utilize existing and future school sites for parks.</i>	"the Planning Department" was replaced with a list of specific departments (Development Services, Sports and Leisure Services, Natural Resources) with flexibility for "other departments as identified by Manatee County Administration."
14	Policy 8.1.2.2(b)	Deletion	<i>Coordination between the Planning Department and the Manatee County School Board to identify existing school sites which have the potential to be improved to local or district park status. The Parks and Recreation Department will work towards upgrading such sites to meet local neighborhood needs. (See also policies and objectives under Goal 2.13.)</i>	—	Former subparagraph (b) was entirely deleted. This subparagraph directed the Planning Department and School Board to identify school sites for potential park upgrades. The deletion removes this specific coordination directive and the cross-reference to Goal 2.13.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
15	Policy 8.1.2.2 — renumbering	Modification	<i>(c) Use of the adopted Park Conceptual Site Plans to guide land acquisition decisions and park development.</i>	<i>(b) Use of the adopted Park Conceptual Site Plans to guide land acquisition decisions and park development.</i>	Former subparagraph (c) was renumbered to (b) following the deletion of the prior subparagraph (b).
16	Policy 8.1.2.3	Modification	<i>Conduct a needs assessment study by 2008 to determine what facilities and programs are needed to meet the changing recreational needs of residents of County and to determine if the current Level of Service standards (LOS) and performance measures adequately reflect the recreational needs of County residents. Funding needs and methods shall be included as part of the study.</i>	<i>Manatee County will use the PROS Master Plan as the guiding reference in the review, assessment and identification of the County's public parks and recreation facilities and determine what facilities and programs are needed to meet the changing recreational needs of residents of Manatee County and to determine if the current Level of Service standards (LOS) and performance measures adequately reflect the recreational needs of County residents. Funding needs and methods shall be included as part of the review.</i>	The outdated reference to a 2008 needs assessment study was replaced with the PROS Master Plan as the guiding reference for ongoing review and assessment. "Manatee" was added before "County" in one reference and "study" was replaced with "review" at the end of the policy.
17	Policy 8.1.2.4	Modification	<i>Adopt, as feasible, any recommendations from the needs assessment study which may require amendments to the existing Level of Service standards (LOS), Performance Measures, or the Impact Fee Ordinance.</i>	<i>Adopt, as feasible, recommendations from the assessment which may require amendments to the existing Level of Service standards (LOS), Performance Measures, or the Impact Fee Ordinance.</i>	"any" was deleted before "recommendations"; "needs assessment study" was changed to "assessment," removing the reference to the now-replaced 2008 study.
18	Policy 8.1.3.1(a)	Modification	<i>All new residential development shall be reviewed against parks Level of Service Standards contained in Objective 8.1.1 to ensure that parks are available concurrent with the impacts of such residential development.</i>	<i>All new residential development shall be reviewed against parks Level of Service standards (LOS) contained in Objective 8.1.1 to ensure that parks are available concurrent with the impacts of such residential development.</i>	"Standards" was lowercased to "standards" and the acronym "(LOS)" was added.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
19	Policy 8.1.3.2(b)	Modification	<i>No local parks are scheduled for completion in the current year or the following fiscal year, and no district or regional parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element.</i>	<i>Consideration of such agreements are also subject to the identification if parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element.</i>	The specific noncompliance criterion referencing local, district, and regional park scheduling timelines was replaced with broader language tying the provision to the identification of parks in the Capital Projects List and "consideration of such agreements."
20	Policy 8.1.3.3	Modification	<i>Establish one (1) or more local funding sources to be used solely for the development of additional parks as they are needed as a result of new residential development.</i>	<i>Manatee County will continue to assess alternative funding sources along with the funding identified in Manatee County's Capital Projects List.</i>	The directive to establish dedicated local funding sources solely for new park development was replaced with a broader, ongoing assessment of alternative funding sources in conjunction with the Capital Projects List.
21	Policy 8.1.3.3(a)	Modification	<i>Adopt, as feasible, any recommendations from the needs assessment study which may require amendments to the existing County impact fee regulations.</i>	<i>Adopt, as feasible, recommendations from the assessment which may require amendments to the existing County impact fee regulations.</i>	"any" was deleted; "needs assessment study" was changed to "assessment."
22	Policy 8.1.3.3(b)	Modification	<i>Identify and implement other funding sources as necessary to supplement impact fees.</i>	<i>Identify and implement additional funding sources as necessary to supplement impact fees.</i>	"other" was replaced with "additional."
23	Policy 8.1.3.4	Modification	<i>Continue the impact fee credit system used by the Planning Department while exploring other incentives to encourage private sector provision of park lands, facilities, and improvements.</i>	<i>Assess concurrency with Manatee County's existing Impact Fees, Manatee County's Parks and Recreation Impact Fees, as may be amended, while exploring other incentives to encourage private sector provision of park</i>	"Continue the impact fee credit system used by the Planning Department" was replaced with a new directive to "Assess concurrency with Manatee County's existing Impact Fees, Manatee County's Parks and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>lands, facilities, and improvements.</i>	Recreation Impact Fees, as may be amended," shifting focus from maintaining a credit system to assessing concurrency with existing fee structures.
24	Policy 8.1.3.4(a)	Modification	<i>Private parks which exceed level of service park requirements are not eligible for impact fee credits or other incentives.</i>	<i>Private parks which exceed Level of Service park requirements are not eligible for impact fee credits or other incentives.</i>	"level of service" was capitalized to "Level of Service."
25	Goal 8.2	Modification	<i>Multi-modal and Other Appropriate Public Access to All Recreational Facilities, including Saltwater and Freshwater Beaches and Shores.</i>	<i>Manatee County Encourages and Supports Multi-Modal and Other Appropriate Public Access to All Recreational Facilities, Including Saltwater and Freshwater Beaches and Shores.</i>	The subject "Manatee County Encourages and Supports" was added to the beginning of the Goal 8.2 heading, and "including" was capitalized to "Including."
26	Policy 8.2.1.1(a)	Modification	<i>Coordination between the Manatee County Government and the State to:</i>	<i>Coordination between Manatee County Government and the State to:</i>	"the" was removed before "Manatee County Government."
27	Policy 8.2.1.1(a)(2)	Modification	<i>Encourage the provision of public access to any additional shoreline acquired by County, state, or by federal agencies, where such access is consistent with applicable local, state or federal objectives and requirements.</i>	<i>Encourage the provision of public access to any additional shoreline acquired by County, state, or federal agencies, where such access is consistent with applicable local, state or federal objectives and requirements.</i>	"by" was removed before "federal agencies" (duplicate word deletion).
28	Policy 8.2.1.1(b)	Modification	<i>Coordination between County Departments to consider public access facilities (e.g., boat ramps and hiking trails) during review of any development project located on a major water body (see Table 8-1).</i>	<i>Review and consideration by the appropriate County Department with respect to public access facilities (e.g., boat ramps and hiking trails) during review of any development project located on a major water body (see Table 8-1).</i>	"Coordination between County Departments to consider" was replaced with "Review and consideration by the appropriate County Department with respect to," restructuring the language and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					specifying "appropriate County Department" rather than "County Departments."
29	Policy 8.2.1.1(c)	Modification	<i>County Departments to work with private landowners to encourage the donation of suitable shoreline areas and/or agreements for public access.</i>	<i>Appropriate County Departments to work with private landowners to encourage the donation of suitable shoreline areas and/or agreements for public access.</i>	"Appropriate" was added before "County Departments."
30	Policy 8.2.1.2(a)	Modification	<i>Departments of Public Works, Parks and Recreation and Planning will coordinate activities with state and federal Departments of Transportation for inclusion of Public Access areas.</i>	<i>At a minimum, the departments of Public Works, Sports and Leisure Services, Natural Resources and Development Services will coordinate activities with state and federal Departments of Transportation for inclusion of Public Access areas.</i>	"At a minimum, the" was added; "Parks and Recreation" was replaced with "Sports and Leisure Services"; "and Planning" was replaced with "Natural Resources and Development Services."
31	Policy 8.2.1.3(a)	Modification	<i>Planning Department review of development orders and management plans for shoreline areas for consistency with this policy.</i>	<i>Development Services review of development orders and management plans for shoreline areas for consistency with this policy.</i>	"Planning Department" was replaced with "Development Services."
32	Policy 8.2.1.4	Modification	<i>Continue to design and develop all public parks in Manatee County such that they are accessible to the handicapped and elderly, consistent with natural resource protection.</i>	<i>Continue to design and develop all public parks in Manatee County such that they are accessible to all with special consideration for the needs of the handicapped and elderly, consistent with natural resource protection.</i>	"all with special consideration for the needs of" was added before "the handicapped and elderly," broadening the accessibility standard to all users while retaining emphasis on the handicapped and elderly.
33	Policy 8.2.1.4(a)	Modification	<i>Provide handicapped parking and barrier-free access to all park facilities.</i>	<i>Providing/implementing universal design components, where cost feasible supporting facilities that are accessible, inclusive and useable resulting in equitable use by the community.</i>	The specific directive to provide handicapped parking and barrier-free access was replaced with a broader universal design standard emphasizing accessibility, inclusiveness, and equitable use for

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					the community, subject to cost feasibility.
34	Policy 8.2.1.5(a)	Modification	<i>Parks and Recreation, Planning, and Natural Resources Departments coordination to develop a management plan for all public shoreline access areas. (Ord. No. 22-29, § 3(Exh. H), 4-21-22)</i>	<i>Sports and Leisure Services, Development Services, and Natural Resources Departments coordination to develop a management plan for all public shoreline access areas.</i>	"Parks and Recreation" was replaced with "Sports and Leisure Services"; "Planning" was replaced with "Development Services"; and the ordinance citation "(Ord. No. 22-29, § 3(Exh. H), 4-21-22)" was deleted.
35	Policy 8.2.2.1	Modification	<i>Increase opportunities for Manatee County residents and visitors to use alternate forms of transportation to access public recreational facilities, especially in the WO and CHHA Overlay Districts.</i>	<i>Increase opportunities for Manatee County residents and visitors to use alternate forms of transportation to access public recreational facilities, especially in the Watershed Overlay (WO) and Coastal High Hazard Area Overlay (CHHA).</i>	"Watershed Overlay (" and ") was added to spell out the WO acronym; "Coastal High Hazard Area Overlay (" and ") was added to spell out the CHHA acronym; "Overlay Districts" was removed at the end.
36	Policy 8.2.2.1(a)	Modification	<i>Consider separate bicycle and pedestrian accessways for local parks, where feasible, multi-use trail connections between district and regional parks, and bicycle racks at recreation sites as determined by the Natural Resources and the Parks and Recreation Department.</i>	<i>Consider separate bicycle and pedestrian accessways for local parks, where feasible, multi-use trail connections between district and regional parks, and bicycle racks at recreation sites as determined by the Natural Resources and the Sports and Leisure Services Department.</i>	"Parks and Recreation" was replaced with "Sports and Leisure Services."
37	Policy 8.2.2.1(b)	Modification	<i>Coordination between the Parks and Recreation and Planning Departments to consider the location of public recreational facilities along current or planned mass transit routes to increase the recreational opportunities of the</i>	<i>Coordination between the applicable County Departments, including but not limited to Development Services, Sports and Leisure Services, Publics Works, etc. to consider the location of public recreational facilities along current or planned mass transit routes to increase the recreational</i>	"the Parks and Recreation and Planning Departments" was replaced with "the applicable County Departments, including but not limited to Development Services, Sports and Leisure Services, Publics Works, etc.,"

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>transportation disadvantaged.</i>	<i>opportunities of the transportation disadvantaged.</i>	broadening the list of coordinating departments.
38	Goal 8.3	Modification	<i>Implementation of the Greenways and Trails Master Plan, as Amended, to Provide for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound. [no explicit subject]</i>	<i>Manatee County Encourages the Identification, Acquisition, Creation, and Restoration of Natural Resource Areas to Meet the Need for Quiet Passive Enjoyment of Natural Resources, Hunting, Relaxation and Enjoyment of Tranquil, Open Green Spaces.</i>	The Goal 8.3 heading was substantially rewritten: "Manatee County Encourages" was added as the subject; "Identification, Acquisition, Creation, and Restoration" were added as action verbs; "Available" was deleted before "Natural Resource Areas"; the phrase linking this goal to the Greenways and Trails Master Plan was removed.
39	Objective 8.3.1	Modification	<i>Protect Conservation and open space lands from incompatible uses to maintain the function and value of open space lands as habitat for wildlife, promote unique communities, and for passive recreation.</i>	<i>Protect Conservation and Open Space lands from incompatible uses to maintain the function and value of Open Space lands as habitat for wildlife, promote unique communities, and passive recreation.</i>	"open space" was capitalized to "Open Space" (two instances); "for" was deleted before "passive recreation."
40	Policy 8.3.1.1	Modification	<i>Preserve of the following areas as common open space and encourage use of these areas for passive recreation, where such recreation is compatible and feasible:</i>	<i>Preserve the following areas as common open space and encourage use of these areas for passive recreation, where such recreation is compatible and feasible:</i>	The erroneous word "of" was deleted from "Preserve of the following areas."
41	Policy 8.3.1.1(c)	Modification	<i>Jurisdictional wetland areas and any associated setbacks; and</i>	<i>Jurisdictional wetland areas and any associated setbacks;</i>	"and" was deleted from the end of subparagraph (c) in anticipation of new subparagraphs (e) and (f) being added.
42	Policy 8.3.1.1(e) and (f)	Addition	—	<i>(e) Areas that preserve or enhance water quality, hydrology, or groundwater recharge; and (f) Areas that</i>	Two new subparagraphs were added to Policy 8.3.1.1: (e) areas that preserve

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				<i>preserve or enhance scenic, historic, or other cultural features.</i>	or enhance water quality, hydrology, or groundwater recharge; and (f) areas that preserve or enhance scenic, historic, or other cultural features, expanding the categories of land to be preserved as common open space.
43	Policy 8.3.1.1(a) [Implementation Mechanism]	Modification	<i>Planning Department review of public and private development to identify common open space areas and encourage passive recreation.</i>	<i>Development Services review of public and private development to identify common open space areas and encourage passive recreation.</i>	"Planning Department" was replaced with "Development Services."
44	Policy 8.3.1.2(a)	Modification	<i>Areas adjacent to bays, rivers, lakes, the Gulf of Mexico, and</i>	<i>Areas adjacent to riverine, estuarine, and saltwater habitats, and</i>	The specific listing of "bays, rivers, lakes, the Gulf of Mexico" was replaced with the broader ecological classification "riverine, estuarine, and saltwater habitats."
45	Policy 8.3.1.2(b)	Modification	<i>Representative areas of upland or coastal habitat.</i>	<i>Representative areas of native upland or coastal habitat.</i>	"native" was added before "upland or coastal habitat."
46	Policy 8.3.1.3	Deletion	<i>(Ord. No. 22-29, § 3(Exh. H), 4-21-22)</i>	—	The ordinance citation "(Ord. No. 22-29, § 3(Exh. H), 4-21-22)" at the end of Policy 8.3.1.3 was deleted.
47	Objective 8.3.2	Modification	<i>Increase the utilization of public lands within the WO and CSVA districts and in other areas for compatible recreation, education, and open space activities to maintain pervious area and natural vegetative areas that aid in filtration of pollutants.</i>	<i>Increase the utilization of public lands within the WO and CPA districts and in other areas for compatible recreation, education, and open space activities to maintain pervious area and natural vegetative areas that aid in filtration of pollutants.</i>	The district acronym "CSVA" was replaced with "CPA."
48	Policy 8.3.2.1(b)	Modification	<i>Coordination between the Utilities Department, Department of</i>	<i>Coordination between the Utilities Department, Natural Resources, and the</i>	"Department of Agriculture and Resource Conservation" was

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Agriculture and Resource Conservation, Natural Resources, and the Parks and Recreation Department, as appropriate, to provide for the recreational use of public lands, particularly within the WO and CHHA overlays.</i>	<i>Sports and Leisure Services, as appropriate, to provide for the recreational use of public lands, particularly within the WO and CHHA overlays.</i>	deleted; "Parks and Recreation Department" was replaced with "Sports and Leisure Services."
49	Policy 8.3.2.2	Modification	<i>Limit recreational uses on public lands located within the WO overlay district to passive and low-intensity recreational uses, and outdoor firing and archery ranges. (See also Objective 2.3.4.)</i>	<i>Limit recreational uses on public lands located within the WO overlay district to passive and low-intensity recreational uses, and other similar uses as deemed appropriate by Manatee County. (See also Objective 2.3.4.)</i>	"and outdoor firing and archery ranges" was deleted and replaced with "and other similar uses as deemed appropriate by Manatee County," removing the specific reference to firing and archery ranges and substituting discretionary County authority.
50	Policy 8.3.2.3	Modification	<i>Propagate and manage appropriate game and non-game species on suitable public lands for the purpose of managed recreational opportunities.</i>	<i>Manatee County will continue to propagate and manage appropriate game and non-game species on suitable public lands for the purpose of managed recreational opportunities.</i>	"Manatee County will continue to" was added as subject/prefix.
51	Policy 8.3.2.3(a)	Modification	<i>Natural Resources and Parks and Recreation Departments' development of management plans for public lands with input from the Environmental Lands Management and Acquisition Committee.</i>	<i>Natural Resources and other appropriate County departments development of management plans for public lands with input from the Environmental Lands Management and Acquisition Committee.</i>	"Parks and Recreation Departments'" was replaced with "other appropriate County departments."
52	Policy 8.3.2.3(b)	Modification	<i>Coordination between the Manatee County Departments of Agriculture and Resource Conservation,</i>	<i>Coordination between the Manatee County Department of Natural Resources and Sports and Leisure, and the Florida Fish and Wildlife Conservation</i>	"Departments" (plural) changed to "Department" (singular); "Agriculture and Resource Conservation" and

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>Natural Resources, and Parks and Recreation, and the Florida Fish and Wildlife Conservation Commission and the Florida State Division of Forestry to achieve policy compliance.</i>	<i>Commission and the Florida Department of Agriculture and Consumer Services to achieve policy compliance.</i>	"Parks and Recreation" were deleted; "Sports and Leisure" was added; "State Division of Forestry" was replaced with "Department of Agriculture and Consumer Services."
53	Policy 8.3.2.4(a)	Modification	<i>Natural Resources and Planning Departments shall continue to provide educational programs regarding natural resource protection.</i>	<i>Natural Resources shall continue to provide educational programs regarding natural resource protection.</i>	"and Planning Departments" was deleted, leaving only Natural Resources as the responsible department.
54	Policy 8.3.2.4(b)	Modification	<i>Planning Department review and comment on development proposals to ensure compatible recreational use in compliance with this policy.</i>	<i>Development Services review and comment on development proposals to ensure compatible recreational use in compliance with this policy.</i>	"Planning Department" was replaced with "Development Services."
55	Policy 8.3.2.4(e)	Modification	<i>County continued Paddle Manatee blueway efforts.</i>	<i>Manatee County continued Paddle Manatee blueway efforts.</i>	"Manatee" was added before "County."
56	Goal 8.4	Modification	<i>Implementation of the Greenways and Trails Master Plan, as Amended, to Provide for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound.</i>	<i>Manatee County Recognizes the Importance of Greenways, Blueways and Trails within the County, and is Committed to Providing for the Alternative Transportation and Recreational Needs of the Community in a Sensitive Manner, Which is Safe, Efficient, Economical, and Environmentally Sound.</i>	"Manatee County Recognizes the Importance of Greenways, Blueways and Trails within the County, and is Committed to Providing" replaced "Implementation of the Greenways and Trails Master Plan, as Amended, to Provide," adding "Blueways" as a recognized resource and reframing the goal as an expression of County commitment rather than plan implementation.
57	Objective 8.4.1	Modification	<i>Maintain a Greenways Map in the Greenways and Trails Master Plan,</i>	<i>Maintain a Greenways Map in the Greenways and Trails Master Plan, as may be amended,</i>	"as amended" was changed to "as may be amended."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>as amended, as the guiding document for development of a multi-use trails network.</i>	<i>as the guiding document for development of a multi-use trails network.</i>	
58	Policy 8.4.1.1	Modification	<i>Develop a framework of multi-use trails that connect activity centers, major employment centers and residential areas throughout Manatee County.</i>	<i>Manatee County will continue to develop a framework of multi-use trails that connect regional trails networks, activity centers, major employment centers and population centers, where feasible, throughout Manatee County.</i>	"Manatee County will continue to" was added as a subject; "regional trails networks," was added; "residential areas" was replaced with "population centers, where feasible."
59	Policy 8.4.1.1(a)	Modification	<i>Update as needed, by the Natural Resources and the Planning Departments, of the Greenways Map consistent with this policy.</i>	<i>Update as needed, the Greenways Map consistent with this policy.</i>	"by the Natural Resources and the Planning Departments, of" was deleted, removing the specific departmental assignment.
60	Policy 8.4.1.2	Modification	<i>Develop a framework of multi-use trails that facilitate inter-neighborhood movement, connections to schools and reduce circuitous travel and congestion.</i>	<i>Develop a framework of multi-use trails that facilitate multi-modal movements, connections to schools and reduce circuitous and indirect travel.</i>	"inter-neighborhood" was replaced with "multi-modal"; "movement" changed to "movements"; "and indirect" was added after "circuitous"; "and congestion" was deleted.
61	Policy 8.4.1.2(a)	Modification	<i>Update as needed, by the Natural Resources and the Planning Departments of the Greenways Map consistent with this policy.</i>	<i>Update as needed, the Greenways Map consistent with this policy.</i>	"by the Natural Resources and the Planning Departments of" was deleted.
62	Policy 8.4.1.3(a)	Modification	<i>Update as needed, by the Natural Resources and the Planning Departments of the Greenways Map consistent with this policy.</i>	<i>Update as needed, the Greenways Map consistent with this policy.</i>	"by the Natural Resources and the Planning Departments of" was deleted.
63	Objective 8.4.2	Modification	<i>Utilize design standards in Greenways Master Plan or other</i>	<i>Manatee County will continue to utilize design standards as may be contained in</i>	"Manatee County will continue to" was added as subject; "as may be

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>recognized acceptable standard to ensue the proper functioning of the trail system.</i>	<i>the Greenways Master Plan or other recognized acceptable standard to ensue the proper functioning of the trail system.</i>	contained in the" was added before "Greenways Master Plan."
64	Policy 8.4.2.1	Modification	<i>Private residential and nonresidential development shall be encouraged to provide access to the trails system.</i>	<i>Private residential and nonresidential development shall be encouraged to provide access to the trails system, where connections are practicable.</i>	"where connections are practicable" was added, introducing a feasibility qualifier.
65	Policy 8.4.2.3(a)	Modification	<i>County Departments review of proposed multi-use trail projects for compliance with this policy, and coordination with state and federal jurisdictional agencies as necessary.</i>	<i>Manatee County Departments review of proposed multi-use trail projects for compliance with this policy, and coordination with state and federal jurisdictional agencies as necessary.</i>	"Manatee" was added before "County Departments."
66	Old Table 8-1 (Recreation Facilities Performance Measures)	Deletion	<i>Entire former Table 8-1 "Recreation Facilities Performance Measures" containing 15 facility types with adopted performance measures including: Bicycle Trail (1/10,000), Accessible Hiking Trail (1/10,000), Fitness Trail with Parcourse Stations (1/50,000), Fishing Piers (800'/10,000), Boat Ramps (1/7,500), Swimming Pools (1/50,000), Basketball Goals (1/5,000), Handball/Racquetball Courts (1/20,000), Shuffleboard Courts (1/10,000), Tennis Courts (1/3,000), Baseball/Softball Field (1/6,000), Football/Soccer Fields (1/15,000), Gun/Archery Range (1/6,000), Golf Course (9/25,000),</i>	—	The entire former Table 8-1 "Recreation Facilities Performance Measures" and its accompanying footnotes were deleted. This table was located at the end of the element and contained 15 adopted performance measures. It has been replaced by a new Table 8-1 "Recreation Facilities Adopted Performance Measures" placed earlier in the element under Policy 8.1.1.1.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>and Beaches (Subject to Natural Constraints), with footnotes.</i>		

SECTION 2: SIGNIFICANT AMENDMENTS

14 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

Amendment #2 — Objective 8.1.1 — Level of Service

Why It Is Significant: This amendment substantially rewrites the primary Level of Service objective. It explicitly makes the Parks, Recreation and Open Space (PROS) Master Plan the guiding document for LOS standards and allows Table 8-1 to be amended in alignment with the PROS Master Plan. Most significantly, it adds an entirely new sentence establishing a differential LOS reflecting urban, suburban, and rural populations and the location of existing and proposed facilities, which introduces a new, geographically tiered approach to measuring parks adequacy.

Change Summary: "Parks and Recreation system consistent with the following Level of Service Standards and with the performance measures contained in Table 8-1 (located at the end of this element)" was replaced with language explicitly referencing the PROS Master Plan, adding LOS acronym, allowing table amendments, and adding a new sentence on differential LOS for urban, suburban, and rural populations.

Amendment #5 — Policy 8.1.1.2(b) — New Park Location Criteria

Why It Is Significant: This is an entirely new subparagraph with no prior equivalent. It establishes specific location criteria for new parks — within 3–5 mile radii of urban and suburban population centers — and ties amenity decisions to the parks master plan process and geographic factors. This introduces measurable location standards for park placement that did not exist before.

Change Summary: New subparagraph (b) added in full: "Locate new parks within a 3-5 mile radii of urban and suburban population centers, respectively with specific amenities determined through the parks master plan process and based on geography, proximity to other parks, recreation and open space facilities." No prior language existed.

Amendment #14 — Policy 8.1.2.2(b) — Deletion of School Site Identification Directive

Why It Is Significant: This amendment deletes an entire subparagraph that directed the Planning Department and Manatee County School Board to specifically identify existing school sites with the potential to be improved to local or district park status, with the Parks and Recreation Department working to upgrade such sites. This removes a specific interagency coordination requirement and a cross-reference to Goal 2.13.

Change Summary: Entire subparagraph (b) deleted: "Coordination between the Planning Department and the Manatee County School Board to identify existing school sites which have the potential to be improved to local or district park status. The Parks and Recreation Department will work towards upgrading such sites to meet local neighborhood needs. (See also policies and objectives under Goal 2.13.)"

Amendment #16 — Policy 8.1.2.3 — Replacement of Needs Assessment Study Reference

Why It Is Significant: This amendment replaces the outdated 2008 needs assessment study directive with the PROS Master Plan as the permanent, ongoing guiding reference for reviewing, assessing, and identifying public parks and recreation facilities. This shifts the evaluation mechanism from a one-time study to a living planning document, which changes how and when the County evaluates parks adequacy going forward.

Change Summary: "Conduct a needs assessment study by 2008 to determine..." replaced with "Manatee County will use the PROS Master Plan as the guiding reference in the review, assessment and identification of the County's public parks and recreation facilities and determine..."

Amendment #19 — Policy 8.1.3.2(b) — Noncompliance Criteria

Why It Is Significant: This amendment significantly alters the specific noncompliance criteria for parks concurrency. The original language provided clear thresholds: no local parks scheduled for completion in the current year or following fiscal year, and no district or regional parks in the Capital Projects List. The revised language replaces these precise triggers with broader, less specific language about "consideration of such agreements" subject to "identification if" parks are in the Capital Projects List, which may affect how concurrency determinations are made in practice.

Change Summary: "No local parks are scheduled for completion in the current year or the following fiscal year, and no district or regional parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element" replaced with "Consideration of such agreements are also subject to the identification if parks are scheduled for completion within the Capital Projects List of the Capital Improvements Element."

Amendment #20 — Policy 8.1.3.3 — Funding Source Directive

Why It Is Significant: The original policy directed the County to establish one or more dedicated local funding sources to be used solely for new park development resulting from residential growth. The revised language replaces this with a continuing assessment of alternative funding sources alongside the Capital Projects List. This removes the dedicated-source requirement and the direct tie to residential development impacts.

Change Summary: "Establish one (1) or more local funding sources to be used solely for the development of additional parks as they are needed as a result of new residential development" replaced with "Manatee County will continue to assess alternative funding sources along with the funding identified in Manatee County's Capital Projects List."

Amendment #23 — Policy 8.1.3.4 — Impact Fee Concurrency

Why It Is Significant: The original policy directed continuation of the existing impact fee credit system managed by the Planning Department. The revised language redirects this to assessing concurrency with existing Impact Fees and Parks and Recreation Impact Fees "as may be amended," which changes the focus from maintaining a credit system to an ongoing concurrency assessment tied to potentially evolving fee structures.

Change Summary: "Continue the impact fee credit system used by the Planning Department" replaced with "Assess concurrency with Manatee County's existing Impact Fees, Manatee County's Parks and Recreation Impact Fees, as may be amended."

Amendment #33 — Policy 8.2.1.4(a) — Universal Design Standard

Why It Is Significant: The original implementation mechanism specified concrete requirements: handicapped parking and barrier-free access at all park facilities. The revised language replaces these specific requirements with a broader universal design standard focused on accessibility, inclusiveness, and equitable community use, subject to cost feasibility. This shifts from mandatory specific requirements to a principles-based, cost-qualified approach.

Change Summary: "Provide handicapped parking and barrier-free access to all park facilities" replaced with "Providing/implementing universal design components, where cost feasible supporting facilities that are accessible, inclusive and useable resulting in equitable use by the community."

Amendment #42 — Policy 8.3.1.1(e) and (f) — New Open Space Categories

Why It Is Significant: Two entirely new categories of land are added to the list of areas to be preserved as common open space: (e) areas that preserve or enhance water quality, hydrology, or groundwater recharge; and (f) areas that preserve or enhance scenic, historic, or other cultural features. These additions expand the scope of the open space preservation policy to include environmental functions and cultural resources not previously enumerated.

Change Summary: New subparagraphs (e) and (f) added: "(e) Areas that preserve or enhance water quality, hydrology, or groundwater recharge; and (f) Areas that preserve or enhance scenic, historic, or other cultural features." No prior equivalent language existed.

Amendment #44 — Policy 8.3.1.2(a) — Acquisition Area Classification

Why It Is Significant: The specific enumeration of "bays, rivers, lakes, the Gulf of Mexico" was replaced with the broader ecological classification "riverine, estuarine, and saltwater habitats." This changes the criterion for identifying acquisition targets from named geographic features to habitat types, which could result in different lands being prioritized for acquisition.

Change Summary: "Areas adjacent to bays, rivers, lakes, the Gulf of Mexico" replaced with "Areas adjacent to riverine, estuarine, and saltwater habitats."

Amendment #47 — Objective 8.3.2 — District Acronym Change (CSVA to CPA)

Why It Is Significant: The district acronym "CSVA" was replaced with "CPA" throughout Objective 8.3.2. This may reflect an official renaming or reclassification of a zoning overlay district. Note: uncertainty exists as to whether this is a simple correction or reflects a substantive change to the applicable district. Included as potentially significant given the regulatory implications of district classification.

Change Summary: "CSVA" replaced with "CPA" in Objective 8.3.2.

Amendment #49 — Policy 8.3.2.2 — Removal of Firing/Archery Range Reference

Why It Is Significant: The explicit allowance of "outdoor firing and archery ranges" as permitted recreational uses within the WO overlay district was deleted and replaced with a general discretionary standard ("other similar uses as deemed appropriate by Manatee County"). This removes a specific use type that was expressly permitted and substitutes open-ended County discretion, which may affect the permissibility of such uses going forward.

Change Summary: "and outdoor firing and archery ranges" deleted; replaced with "and other similar uses as deemed appropriate by Manatee County."

Amendment #56 — Goal 8.4 — Recognition of Blueways

Why It Is Significant: The Goal 8.4 heading was substantially revised to add "Blueways" alongside Greenways and Trails as resources the County explicitly recognizes and commits to providing for. This introduces a new recreational/transportation category — water-based blueway corridors — into the stated goals of the element, reflecting a potential expansion of the County's greenways and trails program.

Change Summary: "Implementation of the Greenways and Trails Master Plan, as Amended, to Provide" replaced with "Manatee County Recognizes the Importance of Greenways, Blueways and Trails within the County, and is Committed to Providing," adding "Blueways" as a new recognized resource category.

Amendment #66 — Old Table 8-1 — Recreation Facilities Performance Measures (Deleted)

Why It Is Significant: The entire original Table 8-1 "Recreation Facilities Performance Measures" was deleted. This table contained 15 adopted performance measures with specific numeric ratios (e.g., Tennis Courts: 1/3,000; Gun/Archery Range: 1/6,000; Football/Soccer Fields: 1/15,000) that served as the quantitative basis for parks level of service determinations. Its deletion removes these specific standards from the element. It has been replaced by a new Table 8-1 "Recreation Facilities Adopted Performance Measures" earlier in the element with a different set of facility categories and ratios.

Change Summary: Entire former Table 8-1 with 15 performance measures and footnotes deleted. Replaced by new Table 8-1 "Recreation Facilities Adopted Performance Measures" placed earlier in the document (under Policy 8.1.1.1) with different facility categories (e.g., Playgrounds, Diamond Fields, Rectangular Fields, Aquatics Facilities, Sports Courts, Tennis/Pickleball Courts, etc.) and new performance ratios.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft

MANATEE COUNTY COMPREHENSIVE PLAN – 2025–2050

Summary of Amendments

Element 9 – Public Facilities

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_9___PUBLIC_FACILITIES STAFF REWRITE_ES V2 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 56

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column. A dash (—) indicates no text in that column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Goal 9.1 – Heading	Modification	Provision of a Regional Sanitary Sewer System in Areas West of the Future Development Area Boundary and Consistent with Other the Potable Water/Wastewater Service Area Map Public Facilities and Natural Resource Constraints	Provide a Regional Sanitary Sewer System in Areas West of the Future Development Area Boundary and Consistent with Other Public Facilities and Natural Resource Constraints	The goal heading verb was changed from "Provision of" to "Provide," converting it from a noun phrase to an active directive. The phrase "the Potable Water/Wastewater Service Area Map" was removed and replaced with "Other Public Facilities and Natural Resource Constraints," broadening the consistency requirement beyond one specific map reference.
2	Policy 9.1.1.1 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 22-57, § 3(Exh. A), 12-15-22)	—	The ordinance history citation following Policy 9.1.1.1 was removed entirely. This deletes the legislative amendment history from the policy text.
3	Policy 9.1.2.3 – Ord. citation	Deletion	Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following the implementation mechanisms under Objective 9.1.2 /

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					Policy 9.1.2.3 was removed entirely.
4	Policy 9.1.3.2 (Reserved)	Deletion	Policy 9.1.3.2. (Reserved)	—	The placeholder policy numbered 9.1.3.2, which was listed as "Reserved," was deleted in its entirety.
5	Objective 9.1.3 / Policy 9.1.3 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 22-57, § 3(Exh. A), 12-15-22	—	The ordinance history citation following Objective 9.1.3 and Policy 9.1.3.1 was removed entirely.
6	Objective 9.1.4 – Ord. citation	Deletion	Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following the policies under Objective 9.1.4 was removed entirely.
7	Policy 9.1.5.4 – WO abbreviation order	Modification	outside of the WO Watershed Overlay Districts	outside of the Watershed Overlay (WO) Districts	The abbreviation "WO" was moved after the full term "Watershed Overlay" and placed in parentheses, conforming to standard first-use abbreviation conventions. No substantive change.
8	Policy 9.1.5.4 – reclaimed water conveyance phrase	Modification	to facilitate landscape irrigation with reclaimed water or , when implemented by the end user of the lot.	to facilitate landscape irrigation with reclaimed water or the lowest quality source of water, when implemented, by the end user of the lot.	The phrase "the lowest quality source of water" was inserted to describe an alternative to reclaimed water for landscape irrigation. A comma was also added after "when implemented" for clarity. This adds a new concept — use of the lowest quality water source — as an acceptable irrigation standard.
9	Policy 9.1.5.4 – LDC abbreviation	Modification	amendments to the Land Development Code	amendments to the (LDC)	The full term "Land Development Code" was replaced with the parenthetical

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					abbreviation "(LDC)." No substantive change in meaning.
10	Policy 9.1.5.5 – Added bullet point	Addition	—	Manatee County shall not pay for design costs and/or project management costs associated with installation of the oversized system.	A new bullet was added to Policy 9.1.5.5 explicitly stating that Manatee County will not pay for design and/or project management costs for oversized reclaimed water system installation. This adds a new cost limitation not previously stated in this policy.
11	Policy 9.1.5.6 (New)	Addition	—	Proactively manage the Manatee County Master Reclaimed System (MCMRS) scientifically using real time data tempered by short- and near-term climate forecasts and demand trends to make decisions to adjust lake levels and injection/recharge/ASR well rates to balance our stored reserves so that we can meet customer needs while avoiding risk of excessive lake levels or running short of supply.	Entirely new policy added requiring proactive, science-based management of the Manatee County Master Reclaimed System (MCMRS) using real-time data and climate forecasts to balance stored reserves. This introduces a new operational management directive and references the MCMRS for the first time.
12	Policy 9.1.5.7 (New)	Addition	—	Remain involved monitoring the status of emerging contaminants as they may pertain to reclaimed water. Also monitor the regulatory developments, industry trends and discussions regarding the evolving use of reclaimed water for higher needs including aquifer recharge, indirect potable reuse and even direct potable reuse. Gather information, case histories and cost	Entirely new policy added directing the County to monitor emerging contaminants and evolving regulatory/industry trends for reclaimed water use, including aquifer recharge and direct potable reuse. This introduces new monitoring obligations and references advanced reuse concepts not

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				information to share with leadership and customers.	previously in the plan.
13	Policy 9.1.5.8 (New)	Addition	—	Reclaimed water is not available everywhere or to everyone - it is a precious and limited resource. The County invested significantly to build a reclaimed system so that, combined with storage lakes and injection wells, this water could be used beneficially while avoiding risk of surface water outfall discharge in wet weather. That has largely been assured with no surface water discharges in over a decade. The County is no longer investing to extend reclaimed service to new developments unless there is a favorable exchange, for example, the donation of well credits that can be used to support the potable water supply.	Entirely new policy added declaring that the County will no longer invest in extending reclaimed water service to new developments unless a favorable exchange (such as well credit donations) is provided. This establishes a significant policy shift away from mandatory reclaimed water system expansion.
14	Policy 9.1.5.9 (New)	Addition	—	In droughts or other such cases where there may be a shortage of reclaimed water supply available; the County reserves the right to preferentially feed any recharge wells that are underpinning the County's potable water system water use permits first before distributing reclaimed water to customers. Also, day and time-of-day restriction policies may be implemented as an administrative approach to extending the benefit as broadly as is practical. In such extremes, inspection and enforcement activities may arise.	Entirely new policy added establishing the County's priority use of reclaimed water during droughts: recharge wells supporting potable water permits take precedence over customer distribution. Allows day/time-of-day restrictions and enforcement actions during shortage conditions.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
15	Objective 9.1.5 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following Objective 9.1.5 policies was removed entirely.
16	Policy 9.2.1.2 – LDC abbreviation	Modification	the Land Development Code	the Land Development Code (LDC)	The parenthetical abbreviation "(LDC)" was added after the first use of "Land Development Code" in Policy 9.2.1.2. No substantive change.
17	Policy 9.2.1.2 – Implementation Mechanism (a) LDC abbreviation	Modification	Maintain Land Development Code provisions to implement this policy.	Maintain (LDC) provisions to implement this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)" in the implementation mechanism. No substantive change.
18	Policy 9.2.1.5 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18; Ord. No. 21-12, § 3(Exh. A), 11-18-21	—	The ordinance history citation following Objective 9.2.1 policies was removed entirely.
19	Objective 9.2.2 / Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16	—	The ordinance history citation following Objective 9.2.2 policies was removed entirely.
20	Objective 9.2.3 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following Objective 9.2.3 policies was removed entirely.
21	Policy 9.2.4.4 – Implementation Mechanism (b) LDC abbreviation	Modification	Maintain Land Development Code provisions to implement this policy.	Maintain (LDC) provisions to implement this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)" in the implementation mechanism of Policy 9.2.4.4. No substantive change.
22	Policy 9.2.4.5 – Implementation Mechanism (b) LDC abbreviation	Modification	Revision of the Land Development Code and other regulatory documents as appropriate to implement this policy.	Revision of the (LDC) and other regulatory documents as appropriate to implement this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					substantive change.
23	Policy 9.2.4.8 (New)	Addition	—	For any development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment system per 1 acre, consider the feasibility of providing sanitary sewer services within in a 10-year planning horizon and must identify the name and location of the wastewater facility that could receive sanitary sewer flows after connection; the capacity of the facility and any associated transmission facilities; the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and a timeline for the construction of the sanitary sewer system. The County is currently developing a GIS screening tool which evaluates all lots in the County that have onsite sewage treatment systems and assigns a priority ranking for connection to the sanitary sewer system. The anticipated implementation date of the tool is August of 2024 after which the County will use the data collected from the tool to generate a report that addresses the requirements of s. 163.3177(6)(c)3, F.S. The report will be updated at 5-year intervals coincidental with updates to the	Entirely new policy added requiring feasibility analysis for sanitary sewer extension to developments of more than 50 residential lots with more than one onsite sewage treatment system per acre. Includes specific data requirements, a GIS screening tool, and reference to s. 163.3177(6)(c)3, F.S. This adds significant new planning obligations tied to state law.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				Manatee County Wastewater Collection System Master Plans.	
24	Objective 9.2.4 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16; Ord. No. 18-04, § 11(Exh. I), 8-23-18	—	The ordinance history citation following Objective 9.2.4 policies was removed entirely.
25	Policy 9.3.1.1 – Level of Service Standard (3)	Deletion	(3) A maximum landfill disposal rate of one hundred eight thousand ninety-three (108,093) cubic yards per acre.	—	The third level of service standard for solid waste — the maximum landfill disposal rate of 108,093 cubic yards per acre — was deleted entirely. This removes a specific numeric disposal rate standard.
26	Policy 9.3.1.3 (New)	Addition	—	Continue efforts to identify the appropriate site for construction of a new landfill to ensure Level of Service Standards are maintained. New landfill on line five (5) years prior to current landfill disposal capacity reached.	A new policy was added requiring the County to continue identifying a site for a new landfill and to bring a new landfill online five years before current landfill capacity is reached. This establishes a new planning requirement and timeline standard for future landfill siting.
27	Policy 9.3.2.8 (New)	Addition	—	Monitor regulatory developments and industry trends and explore, new technologies and creative approaches for the beneficial use of waste and waste by-products.	A new policy was added directing the County to monitor regulatory/industry trends and explore new technologies for beneficial use of waste and waste by-products. This adds a new forward-looking monitoring obligation to the solid waste sub-element.
28	Policy 9.4.1.3 – LDC abbreviation	Modification	and consistent with the intent of Chs. 63-3, 62-4, and 62-25, F.A.C., and the Land Development Code	and consistent with the intent of Chs. 63-3, 62-4, and 62-25, F.A.C., and the (LDC)	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					substantive change.
29	Policy 9.4.1.4 – WO District stormwater requirement expansion	Modification	Require that all projects discharging into the WO District on the Future Land Use Map meet or exceed the design standards of Chs. 62-3, 62-4, and 62-25, F.A.C., and local design standards for discharge into Outstanding Florida Waters.	Require that all projects discharging into the WO District on the Future Land Use Map and to a receiving water that has a nutrient Total Maximum Daily Load (TMDL) or Basin Management Action Plan (BMAP) meet or exceed the design standards of Chs. 62-3, 62-4, and 62-25, F.A.C., and local design standards for discharge into Outstanding Florida Waters.	The applicability of the enhanced stormwater design requirement was expanded to include projects discharging to receiving waters with a nutrient TMDL or BMAP, in addition to those in the WO District. This adds a new trigger for the more stringent stormwater standard.
30	Policy 9.4.1.4 – Implementation Mechanism (a) LDC abbreviation	Modification	shall be included in the Land Development Code	shall be included in the LDC	The full term "Land Development Code" was replaced with the abbreviation "LDC." No substantive change.
31	Objective 9.4.1 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.1 policies was removed entirely.
32	Policy 9.4.2.1 – Basin Management Action Plan requirement	Modification	Require that stormwater management planning and construction of capital improvements coincide with and provide adequate drainageways, water quality treatment, stormwater collection and distribution systems, and stormwater reuse systems, and to adequately address growth and development.	Require that stormwater management planning and construction of capital improvements coincide with and provide adequate drainageways, water quality treatment, stormwater collection and distribution systems, and stormwater reuse systems, to incorporate the requirements of applicable adopted Basin Action Management Plans, and to adequately address growth and development.	A new requirement was inserted to incorporate the requirements of applicable adopted Basin Management Action Plans (BMAPs) into stormwater management planning and capital improvements. This adds a new compliance standard referencing BMAPs.
33	Policy 9.4.2.4 – Stormwater basin design standard	Modification	Improve wildlife habitat and supplement natural systems by including, where	Incorporate natural systems into design to improve wildlife habitat, water quality, water	The policy was substantially rewritten to expand the design

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			appropriate, and where feasible, the development of artificial wetland systems within the design of public stormwater siltation/detention basins.	recharge/infiltration, water storage, and recreational opportunities by including, where appropriate, and where feasible, artificial filtration wetland systems, grassed swales planted with native or Florida Friendly vegetation, meandering flow-ways, and other green infrastructure elements within the design of public stormwater detention basins.	objectives beyond wildlife habitat to include water quality, recharge/infiltration, water storage, and recreational opportunities. Specific green infrastructure techniques (grassed swales with native/Florida Friendly vegetation, meandering flow-ways, other green infrastructure) were added. The reference to "siltation" basins was removed.
34	Policy 9.4.2.5 – SWFWMD abbreviation	Modification	Continue to coordinate with the Southwest Florida Water Management District's S.W.I.M. Program	Continue to coordinate with the Southwest Florida Water Management District's (SWFWMD) S.W.I.M. Program	The parenthetical abbreviation "(SWFWMD)" was added after the first mention of Southwest Florida Water Management District. No substantive change.
35	Policy 9.4.2.7 (Reserved)	Deletion	Policy 9.4.2.7. [Reserved]	—	The placeholder policy numbered 9.4.2.7, listed as "Reserved," was deleted in its entirety.
36	Policy 9.4.2.8 – Renumbering	Modification	Policy 9.4.2.8.	Policy 9.4.2.8.	No textual change; the policy number 9.4.2.8 was re-confirmed following deletion of the Reserved 9.4.2.7 placeholder. (The tracked change shows the number restated with underline formatting but no substantive change.)
37	Policy 9.4.2.8 – BMAP abbreviation added	Modification	Basin Management Action Plans	Basin Management Action Plans (BMAP),	The parenthetical abbreviation "(BMAP)" was added after "Basin Management Action Plans" in Policy 9.4.2.8. A comma was also

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					added. No substantive change.
38	Objective 9.4.2 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.2 policies was removed entirely.
39	Objective 9.4.3 – Achieve pollutant load reductions (new bullet)	Addition	—	Achieve pollutant load reductions attributable to the local government, as established in a BMAP or TMDL;	A new bullet point was added to the list of purposes for the countywide stormwater management funding mechanism, requiring it to achieve pollutant load reductions attributable to the local government as established in a BMAP or TMDL. This adds a new regulatory compliance objective to the funding program.
40	Objective 9.4.3 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.3 policies was removed entirely.
41	Policy 9.4.4.4 – Receiving water body uses	Modification	Protect natural drainage features such as streams, rivers, lakes, wetlands, riparian systems, and estuaries and preserve the function of these natural features.	Protect natural drainage features such as streams, rivers, lakes, wetlands, riparian systems, and estuaries and preserve the function of these natural features and protect the designated uses of receiving water bodies.	The policy was expanded to explicitly require protection of the designated uses of receiving water bodies, in addition to preserving the function of natural drainage features. This adds a new water quality/designated use protection standard.
42	Policy 9.4.4.4 – Implementation Mechanism (a) LDC abbreviation	Modification	Maintain natural resource protection requirements in the Land Development Code to ensure compliance	Maintain natural resource protection requirements in the (LDC) to ensure compliance	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No substantive change.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
43	Policy 9.4.4.5 – SWFWMD abbreviation	Modification	Coordination with the Southwest Florida Water Management District to ensure	Coordination with the SWFWMD to ensure	The full name "Southwest Florida Water Management District" was replaced with the previously defined abbreviation "SWFWMD." No substantive change.
44	Policy 9.4.4.7 – Floodplain terminology	Modification	all proposed buildings within the 100-year floodplain shall be constructed in compliance with the policies under Objective 2.3.3 of the Future Land Use Element and Local Floodplain Regulations and Ordinance (Floodplain Management reviews all structures/development in the 100 yr Special Flood Hazard Area)	all proposed buildings within the FEMA 1% annual chance Flood Hazard Area shall be constructed in compliance with the policies under Objective 2.3.3 of the Future Land Use Element and Local Floodplain Regulations and Ordinance (Floodplain Management reviews all structures/development in the FEMA 1% annual chance Flood Hazard Area)	The term "100-year floodplain" and "100 yr Special Flood Hazard Area" were both replaced with the FEMA standard term "FEMA 1% annual chance Flood Hazard Area." This aligns the plan with current FEMA terminology, though the substantive standard remains the same.
45	Policy 9.4.5.1 – Pronoun correction	Modification	be maintained in a manner which ensures the continuing operation of such private system consistent with these level of service	be maintained in a manner which ensures the continuing operation of such private system consistent with their level of service	The pronoun "these" was replaced with "their" for grammatical consistency. No substantive change in meaning.
46	Objective 9.4.5 – Ord. citation	Deletion	Ord. No. 18-04, § 12(Exh. J), 8-23-18	—	The ordinance history citation following Objective 9.4.5 policies was removed entirely.
47	Objective 9.4.6 – NPDES/MS4 (New Objective and Policies)	Addition	—	Objective 9.4.6. National Pollutant Discharge Elimination System (NPDES) -- Municipal Separate Storm Sewer Systems (MS4): Operate the County municipal separate storm sewer system for the purpose of preventing and minimizing pollutants in stormwater from discharging to receiving water bodies in compliance with the federal Clean Waters	An entirely new objective and policy were added to the Drainage and Groundwater Sub-Element addressing NPDES/MS4 compliance. Objective 9.4.6 establishes the County's obligation to operate the MS4 system per the federal Clean Water Act and Chapter 62-624,

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				Act and Chapter 62-624, F.A.C. Policy 9.4.6.1.: Implement water pollution control regulations, programs and projects to support compliance with water quality standards in Florida Administrative Code and other applicable water quality regulations per management strategies in NPDES-MS4 permit and Ordinance No. 00-02. Implementation Mechanisms: (a) Prohibit illicit discharges, direct or indirect connections, and dumping in MS4 system. (b) Detect and eliminate non-stormwater discharges to the system through an active inspection program. (c) Maintain robust water quality monitoring/assessment program. (d) Encourage the use of Low Impact Design (LID) approaches and Green Stormwater Infrastructure (GSI) practices consistent with Estuary Programs CCMPs and NPDES-MS4 permit. (e) Develop and implement public education and outreach program. (f) Evaluate the potential for the creation of water quality enhancement areas (WQEA) on public lands for the generation of WQEA credits on the Florida registry in accordance with Chapter 62-306, F.A.C. (g) Establish standards within LDC to promote non-regulatory and incentive-based programs, such as additional BMPs, waste minimization practices,	F.A.C. Policy 9.4.6.1 and eight implementation mechanisms direct specific water quality compliance, LID/GSI practices, monitoring, illicit discharge elimination, WQEA credits, and LDC standards.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
				density bonuses for natural floodplain preservation, and sensitive vegetative communities protections. (h) Capital and operating expenditures subject to the availability of funding from a Stormwater Management Fee, or from other sources, to achieve compliance with program requirements.	
48	Policy 9.5.1.1 – Potable water LOS standard	Modification	an average daily flow of one hundred teen (110) gallons of potable water per capita per day of total population served	an average daily flow of one hundred and six (106) gallons of potable water per capita per day (gpcpd) of total population served	The potable water level of service standard was changed from 110 gallons per capita per day (gpcpd) to 106 gpcpd. The word "teen" (apparent typographic error) was corrected to "and six." The abbreviation "(gpcpd)" was also added for clarity. This is a substantive change to a key infrastructure standard.
49	Objective 9.5.1 – Ord. citation	Deletion	Ord. No. 16-11, § 3, 3-3-16	—	The ordinance history citation following Objective 9.5.1 policies was removed entirely.
50	Policy 9.5.3.1 – Water Supply Work Plan adoption	Modification	The Manatee County Water Supply Facilities Work Plan, January, 2022 prepared by Carollo Engineering for Manatee County is hereby adopted into the Comprehensive Plan by reference.	The most current Manatee County Water Supply Facilities Work Plan, is hereby adopted into the Comprehensive Plan by reference.	The specific date ("January, 2022") and preparer ("prepared by Carollo Engineering for Manatee County") were removed. The phrase "most current" was added before the Plan name. This changes the adoption from a fixed, dated document to a rolling reference to the most current

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
					version, which broadens the adoption provision.
51	Policy 9.5.3.6 – Implementation Mechanism (b) "Building and" deleted	Modification	Coordination between the Financial Management, Building and Development Services, Utilities, and Public Works Departments to ensure implementation.	Coordination between the Financial Management, Development Services, Utilities, and Public Works Departments to ensure implementation.	The word "Building and" was deleted from the department name, changing "Building and Development Services" to "Development Services." This likely reflects a departmental name change.
52	Objective 9.5.3 – Ord. citation	Deletion	Ord. No. 17-15, § 3, 9-7-17; Ord. No. 22-57, § 3(Exh. A), 12-15-22	—	The ordinance history citation following Objective 9.5.3 policies was removed entirely.
53	Policy 9.5.4.5 – Implementation Mechanism (b) LDC abbreviation	Modification	Inclusion of policies for the siting of development near public supply wells in the Land Development Code consistent with this policy.	Inclusion of policies for the siting of development near public supply wells in the (LDC) consistent with this policy.	The full term "Land Development Code" was replaced with the abbreviation "(LDC)." No substantive change.
54	Policy 9.5.5.1 – Department name	Modification	Maintain a computerized water distribution model based on population projections from the Building and Development Services Department	Maintain a computerized water distribution model based on population projections from the Development Services Department	The word "Building and" was deleted from the department name, changing "Building and Development Services Department" to "Development Services Department." This likely reflects a departmental name change.
55	Policy 9.6.1.3 – Potable water irrigation prohibition expansion	Modification	Prohibit the use of potable water for landscape irrigation in new development (see Policy 3.2.3.2).	Prohibit the use of potable water for landscape irrigation and decorative water features in new development (see Policy 3.2.3.2).	The prohibition on potable water use was expanded to include "decorative water features" in addition to landscape irrigation. This adds a new category of potable water use prohibited for new development.
56	Policy 9.6.1.4 – Implementation Mechanism (a)	Modification	Building and Development Services Department	Development Services Department coordination with fire	The word "Building and" was deleted from the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
	Department name		coordination with fire departments during development review	departments during development review	department name, changing "Building and Development Services Department" to "Development Services Department." This likely reflects a departmental name change.

SECTION 2: SIGNIFICANT AMENDMENTS

18 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

1. Amendment #1 — Goal 9.1 – Heading

Why It Is Significant: The goal heading was changed from "Provision of" to "Provide," shifting it from a noun phrase to an active directive. More significantly, the phrase "the Potable Water/Wastewater Service Area Map" was removed and replaced with "Other Public Facilities and Natural Resource Constraints," broadening the consistency requirement from a reference to one specific map to a general consistency standard. This meaningfully alters the geographic and policy framing of the overarching wastewater goal.

Change Summary: Removed "Provision of" and replaced with "Provide"; removed "the Potable Water/Wastewater Service Area Map" and replaced with "Public Facilities and Natural Resource Constraints."

8. Amendment #8 — Policy 9.1.5.4 – reclaimed water conveyance phrase

Why It Is Significant: The insertion of "the lowest quality source of water" establishes a new irrigation standard allowing use of the lowest quality water source as an alternative to reclaimed water for landscape irrigation at the end user's lot. This introduces a new water quality concept not previously stated in this policy, potentially affecting what types of water sources are acceptable for end-user irrigation.

Change Summary: Added "the lowest quality source of water" as an alternative to reclaimed water for irrigation conveyance; added comma after "when implemented."

11. Amendment #11 — Policy 9.1.5.6 (New) – MCMRS Management

Why It Is Significant: This is an entirely new policy directing proactive, science-based management of the Manatee County Master Reclaimed System (MCMRS) using real-time data and climate forecasts. It introduces both a new acronym (MCMRS) and a new operational management directive not previously present in the plan, adding substantive guidance on how the reclaimed water system is to be operated on an ongoing basis.

Change Summary: No original language. New policy directing science-based, real-time data-driven management of the MCMRS to balance stored reserves and meet customer needs.

12. Amendment #12 — Policy 9.1.5.7 (New) – Emerging Contaminants and Advanced Reuse Monitoring

Why It Is Significant: This new policy introduces monitoring obligations for emerging contaminants in reclaimed water and for evolving regulatory trends regarding advanced reuse concepts including aquifer recharge, indirect potable reuse, and direct potable reuse. These are significant concepts not previously referenced in this element, reflecting an expanded policy direction for future reclaimed water use.

Change Summary: No original language. New policy requiring monitoring of emerging contaminants and regulatory/industry trends related to advanced reclaimed water reuse.

13. Amendment #13 — Policy 9.1.5.8 (New) – Reclaimed Water Extension Policy Shift

Why It Is Significant: This new policy establishes a significant shift in the County's approach to reclaimed water system expansion: the County will no longer invest in extending reclaimed service to new developments unless a favorable exchange (such as well credit donations) is provided. This reverses or limits the prior direction of expanding reclaimed water service and introduces new conditionality on system growth.

Change Summary: No original language. New policy declaring the County will no longer invest to extend reclaimed water service to new developments absent a favorable exchange.

14. Amendment #14 — Policy 9.1.5.9 (New) – Reclaimed Water Drought Priority

Why It Is Significant: This new policy establishes a priority-use hierarchy for reclaimed water during drought or shortage conditions, with recharge wells underpinning potable water use permits taking precedence over customer distribution. It also authorizes time-of-day restrictions and enforcement actions. This adds new operational restrictions and priorities not previously stated in the plan.

Change Summary: No original language. New policy giving potable water recharge wells priority over customer distribution of reclaimed water during shortages; authorizes restrictions and enforcement.

23. Amendment #23 — Policy 9.2.4.8 (New) – Onsite Sewage Treatment System Feasibility

Why It Is Significant: This entirely new policy creates a specific planning obligation for developments with more than 50 residential lots and more than one onsite sewage treatment system per acre: the County must consider sanitary sewer feasibility within a 10-year horizon, identify receiving facility capacity, project 20-year wastewater flows, and establish a construction timeline. It references s. 163.3177(6)(c)3, F.S., and establishes a GIS screening tool to be updated every 5 years. This significantly expands the County's obligations regarding onsite sewage treatment systems and ties the plan to state statute.

Change Summary: No original language. New policy requiring feasibility analysis, facility identification, and 20-year flow projections for large developments with onsite sewage treatment systems, with a 5-year update cycle and GIS tool.

25. Amendment #25 — Policy 9.3.1.1 – Level of Service Standard (3) Deletion

Why It Is Significant: The deletion of the third level of service standard — a maximum landfill disposal rate of 108,093 cubic yards per acre — removes a specific numeric cap on landfill disposal intensity. Removing this standard eliminates a measurable threshold that was previously used to plan capital improvements and review development applications.

Change Summary: Removed: "(3) A maximum landfill disposal rate of one hundred eight thousand ninety-three (108,093) cubic yards per acre." Nothing replaces this standard.

26. Amendment #26 — Policy 9.3.1.3 (New) – New Landfill Siting Requirement

Why It Is Significant: This entirely new policy establishes both a directive (continue efforts to site a new landfill) and a performance timeline (new landfill must be online five years before current landfill capacity is reached). These are new planning obligations and timeline standards not previously present in the solid waste sub-element.

Change Summary: No original language. New policy requiring ongoing new landfill site identification and a five-year lead-time before current capacity is exhausted.

29. Amendment #29 — Policy 9.4.1.4 – WO District stormwater requirement expansion (TMDL/BMAP)

Why It Is Significant: The policy was expanded to apply enhanced stormwater design standards not only to projects discharging into the WO District, but also to projects discharging to receiving waters with a nutrient TMDL or BMAP. This meaningfully broadens the geographic and regulatory scope of the requirement, potentially capturing many more projects outside the WO District.

Change Summary: Added: "and to a receiving water that has a nutrient Total Maximum Daily Load (TMDL) or Basin Management Action Plan (BMAP)" as an additional trigger for enhanced stormwater design standards.

33. Amendment #33 — Policy 9.4.2.4 – Stormwater basin design standard (green infrastructure expansion)

Why It Is Significant: The policy was substantially rewritten, expanding the design objectives beyond wildlife habitat to add water quality, recharge/infiltration, water storage, and recreational opportunities. Specific green infrastructure techniques — grassed swales with native or Florida Friendly vegetation, meandering flow-ways, and artificial filtration wetland systems — were added as required design elements where appropriate. The scope and intent of this policy were meaningfully broadened.

Change Summary: Original language limited to wildlife habitat improvement via artificial wetland systems. Revised language adds water quality, recharge, storage, recreation objectives and specifies green infrastructure design elements.

39. Amendment #39 — Objective 9.4.3 – Pollutant load reduction (BMAP/TMDL new bullet)

Why It Is Significant: A new funding program objective was added requiring the countywide stormwater management funding mechanism to achieve pollutant load reductions attributable to the local government as established in a BMAP or TMDL. This ties the stormwater funding program to regulatory compliance benchmarks not previously referenced in this objective.

Change Summary: New bullet added: "Achieve pollutant load reductions attributable to the local government, as established in a BMAP or TMDL."

41. Amendment #41 — Policy 9.4.4.4 – Designated uses of receiving water bodies

Why It Is Significant: The policy was expanded to explicitly require protection of the designated uses of receiving water bodies, a standard tied to Florida water quality classification rules. This adds a new regulatory compliance standard — protecting designated uses — beyond simply preserving the function of natural drainage features.

Change Summary: Added: "and protect the designated uses of receiving water bodies" to the natural drainage feature protection policy.

44. Amendment #44 — Policy 9.4.4.7 – Floodplain terminology (FEMA standard)

Why It Is Significant: The plan's terminology was updated from "100-year floodplain" and "100 yr Special Flood Hazard Area" to "FEMA 1% annual chance Flood Hazard Area" in both locations within the policy. While the regulatory standard is the same, this aligns the plan with current FEMA terminology and may affect how the policy is interpreted or administered.

Change Summary: Replaced "100-year floodplain" and "100 yr Special Flood Hazard Area" with "FEMA 1% annual chance Flood Hazard Area" in both instances in the policy.

47. Amendment #47 — Objective 9.4.6 – NPDES/MS4 (New Objective and Policy)

Why It Is Significant: This entirely new objective and policy add a federal compliance framework — the National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer Systems (MS4) program — to the Public Facilities Element. The new provisions reference the federal Clean Water Act, Chapter 62-624 F.A.C., Low Impact Design (LID), Green Stormwater Infrastructure (GSI), water quality enhancement areas (WQEAs), BMAP/TMDL requirements, and density bonuses for floodplain preservation. This is a substantial addition that introduces a new regulatory compliance objective and eight implementation mechanisms not previously in the plan.

Change Summary: No original language. Added Objective 9.4.6, Policy 9.4.6.1, and eight implementation mechanisms addressing NPDES-MS4 compliance, LID/GSI, water quality monitoring, illicit discharge prohibition, WQEA credits, and LDC incentive standards.

48. Amendment #48 — Policy 9.5.1.1 – Potable water LOS standard

Why It Is Significant: The potable water level of service standard was reduced from 110 gallons per capita per day to 106 gallons per capita per day. This is a substantive change to a key infrastructure planning standard used to review development applications, plan capital improvements, and determine concurrency. A lower standard may affect sizing of future treatment facilities and development approvals.

Change Summary: LOS standard changed from 110 gpcpd to 106 gpcpd; typographic error "teen" corrected to "and six"; abbreviation "(gpcpd)" added.

50. Amendment #50 — Policy 9.5.3.1 – Water Supply Work Plan adoption (rolling reference)

Why It Is Significant: The policy was changed from adopting a specific, dated document ("January, 2022 prepared by Carollo Engineering") to adopting "the most current" Water Supply Facilities Work Plan by reference. This shifts the plan from a static adoption to a rolling adoption that automatically incorporates future updates, which could affect what requirements are in effect at any given time without a formal plan amendment.

Change Summary: Removed specific date ("January, 2022") and preparer ("Carollo Engineering"); replaced with "most current" to create a rolling adoption reference.

55. Amendment #55 — Policy 9.6.1.3 – Potable water irrigation prohibition expansion

Why It Is Significant: The prohibition on potable water use was expanded to cover "decorative water features" in addition to landscape irrigation. This adds a new category of prohibited potable water use for new development, potentially affecting site design standards for fountains, reflecting pools, and similar features.

Change Summary: Added "and decorative water features" to the prohibition on potable water use in new development.

— END OF SUMMARY OF AMENDMENTS —

Prepared by Kimley-Horn for the Manatee County Comprehensive Plan Rewrite (2025–2050) | Draft 2025

MANATEE COUNTY COMPREHENSIVE PLAN — 2025–2050

Summary of Amendments

Element 11 – Intergovernmental Coordination

Draft: 04/28/2025 | Prepared by Kimley-Horn

Purpose of This Report

This Summary of Amendments documents all tracked changes identified in Element_11__INTERGOVERNMENTAL_COORDINATION STAFF REWRITE_ES V1 of the Manatee County Comprehensive Plan rewrite (2025–2050). It has been prepared by Kimley-Horn for use in the Staff Report submitted to the Manatee County County Attorney and Board of County Commissioners. Red strikethrough text in the source document indicates deleted language; blue underlined text indicates added language.

SECTION 1: COMPLETE LIST OF AMENDMENTS

Total Amendments Identified: 29

Amendments are listed in the order they appear in the document. Deleted language is shown in the 'Original Language' column; added language is shown in the 'Revised Language' column.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
1	Objective 11.1.1	Modification	Establish effective formal and informal communication mechanisms...	<u>Manatee County will establish effective formal and informal communication mechanisms...</u>	Changed from imperative "Establish" to "Manatee County will establish," assigning the action explicitly to Manatee County and shifting the verb tense to declarative.
2	Policy 11.1.1.1 (a)	Modification	The Planning Department shall maintain a mailing list...	<u>Development Services shall maintain a mailing list...</u>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
3	Policy 11.1.1.2	Modification	Maintain a library within the Planning Department which will act as a central source of information...	<u>Maintain a library within Development Services which will act as a central source of information...</u>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
4	Policy 11.1.1.3	Modification	TBRPC	<u>Tampa Bay Regional Planning Council (TBRPC)</u>	Expanded the acronym "TBRPC" to its full name, "Tampa Bay Regional Planning Council (TBRPC)," for clarity.
5	Policy 11.1.1.3 (a)	Modification	Increase utilization of the TBRPC dispute resolution process when necessary.	<u>Use the TBRPC dispute resolution process when necessary and appropriate.</u>	Replaced "Increase utilization of" with "Use" for plain language and added "and appropriate" to qualify when the process should be invoked.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
6	Policy 11.1.1.4 (a)	Modification	<i>The Planning Department will coordinate with all other departments...</i>	<i>Development Services will coordinate with all other departments...</i>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
7	Policy 11.1.1.5	Modification	<i>cities</i>	<i>municipalities</i>	Replaced "cities" with "municipalities" for more precise and inclusive terminology.
8	Policy 11.1.1.5	Modification	<i>Manatee County School Board</i>	<i>School Board of Manatee County</i>	Reordered the name of the School Board to its formal designation: "School Board of Manatee County."
9	Policy 11.1.1.5	Modification	<i>the SMA-Authority</i>	<i>the Sarasota Manatee Airport Authority (SMAA)</i>	Replaced the truncated/incomplete reference "SMA- Authority" with the full name "Sarasota Manatee Airport Authority (SMAA)" and added the acronym.
10	Policy 11.1.2.1	Modification	<i>Attempt to negotiate interlocal agreements with the City of Bradenton and the City of Palmetto regarding annexation of any area within Manatee County. The interlocal agreements sought by Manatee County shall ensure consistency with this Comprehensive Plan including consistent level of service standards, designation of the annexation area on the Future Land Use Map of the municipality in a manner consistent with the Future Land Use Map in this Comprehensive Plan, and ensure compatibility of</i>	<i>Negotiate interlocal agreements with the City of Bradenton and the City of Palmetto regarding annexation of any area within Manatee County. The interlocal agreements shall ensure consistency with the Comprehensive Plan including consistent LOS standards, designation of the annexation area on the Future Land Use Map of the municipality in a manner consistent with the Future Land Use Map in this Comprehensive Plan, and ensure compatibility with the Future Land Use Map. Assurances which may be</i>	Removed "Attempt to negotiate" replacing it with "Negotiate," converting a permissive effort into a direct obligation. Also removed "sought by Manatee County," changed "level of service standards" to "LOS standards," changed "compatibility of land uses in other areas" to "compatibility with the Future Land Use Map," and expanded the list of acceptable assurances to include "Public Facilities Element or equivalent" and the qualifier "may include but are not limited to."

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>land uses in other areas. Assurances which may be considered adequate by Manatee County may include appropriate amendments to the municipality's Capital Improvements Element, or commitments to require necessary improvements at time of development of annexed areas to avoid unacceptable impacts on Manatee County infrastructure.</i>	<i>considered adequate by Manatee County may include but are not limited to, appropriate amendments to the municipality's Capital Improvements Element, Public Facilities Element or equivalent, or commitments to require necessary improvements at time of development of annexed areas to avoid unacceptable impacts on Manatee County infrastructure.</i>	
11	Objective 11.1.3	Modification	<i>responsibilities of planning policies to ensure Comprehensive Plan compliance.</i>	<i>responsibilities of planning policies.</i>	Deleted the phrase "to ensure Comprehensive Plan compliance" from the end of the objective statement, removing this explicit compliance objective language.
12	Policy 11.1.3.1 (b)	Modification	<i>Planning Department maintenance of the Policy Implementation and Coordination Summary (PICS) document.</i>	<i>Development Services maintenance of the Policy Implementation and Coordination Summary (PICS) document.</i>	Replaced "Planning Department" with "Development Services" to reflect the current departmental name.
13	Policy 11.1.3.2 (a)	Modification	<i>Update of the Policy Implementation and Coordination Summary (PICS) as necessary by the Planning Department.</i>	<i>Update of the Policy Implementation and Coordination Summary (PICS) as necessary by Development Services.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
14	Objective 11.1.4	Modification	<i>Maintain a government environment conducive to the efficient and effective provision of</i>	<i>Maintain a government environment conducive to the efficient and effective provision of services to</i>	Added "Manatee" before "County" to specify the jurisdiction explicitly.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>services to County citizens.</i>	<i>Manatee County citizens.</i>	
15	Policy 11.1.4.1	Modification	<i>Cities</i>	<i>Municipalities</i>	Replaced "Cities" with "Municipalities" for more precise and inclusive terminology.
16	Policy 11.1.4.2	Modification	<i>Continue to cooperate with the local municipalities to develop and maintain a County-wide parks system that meets the needs of all County residents in accordance with appropriate interlocal agreements.</i>	<i>Continue to cooperate with the local municipalities to develop and maintain a County-wide parks system that meets the needs of all County residents in accordance with appropriate interlocal agreements and levels of service.</i>	Added "and levels of service" to the policy, introducing an explicit LOS requirement for the County-wide parks system.
17	Policy 11.1.5.2 (a)	Modification	<i>The Planning Department shall coordinate review with the appropriate County Departments and agencies.</i>	<i>Development Services shall coordinate review with the appropriate County Departments and agencies.</i>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
18	Policy 11.1.5.3 (a)	Modification	<i>Coordination, initiated by the Planning Department, with the Fire Districts, County Sheriff, and Emergency Medical Services in order to achieve compliance with this Policy.</i>	<i>Coordination, initiated by Development Services, with the Fire Districts, County Sheriff, and Emergency Medical Services in order to achieve compliance with this Policy.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
19	Policy 11.1.5.4 (formerly Policy 11.1.5.4)	Modification	<i>Policy 11.1.5.4 [policy number designation]</i>	<i>Policy 11.1.5.[4] [policy number — number retained but strikethrough on the digit indicates renumbering]</i>	The policy number appears to reflect a renumbering adjustment; the digit "4" is struck through and re-added, suggesting a renumbering correction within the sequence.
20	Policy 11.1.5.4 (a)	Modification	<i>Planning Department coordination pursuant to this policy.</i>	<i>Development Services coordination pursuant to this policy.</i>	Replaced "Planning Department" with "Development Services" to reflect the current departmental name.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
21	Policy 11.1.6.1 (a)	Modification	<i>Maintain procedures consistent with this policy in the Planning Department.</i>	<i>Maintain procedures consistent with this policy in Development Services.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
22	Policy 11.1.6.2 (a)	Modification	<i>The Planning Department shall implement procedures consistent with this policy.</i>	<i>Development Services shall implement procedures consistent with this policy.</i>	Replaced "The Planning Department" with "Development Services" to reflect the current departmental name.
23	Policy 11.1.6.4	Modification	<i>Maintain active membership in committees and working groups such as the SWFWMD Comprehensive Water Management (CWW) teams, MPO technical advisory committee, the Sarasota Bay and Charlotte Harbor NEP technical advisory committees, the Tampa Bay Estuary technical advisory committee, and other groups that coordinate plans and actions, that share information, and that help to forestall any potential conflicts; Manatee County may adjust this list from time to time based on County priorities and identified needs.</i>	<i>Maintain active membership in committees and working groups such as the SWFWMD Comprehensive Water Management (CWW) teams, MPO technical advisory committee, the Sarasota Bay and Charlotte Harbor NEP technical advisory committees, the Tampa Bay Nitrogen Management Consortium, the Tampa Bay Estuary technical advisory committee, and other groups that coordinate plans and actions, that share information, and that help to forestall any potential conflicts.</i>	Added "the Tampa Bay Nitrogen Management Consortium" to the list of committees and deleted the trailing clause "Manatee County may adjust this list from time to time based on County priorities and identified needs," removing the County's discretion to modify this list without a plan amendment.
24	Policy 11.1.7.3 (renumbered to 11.1.7.3)	Modification	<i>Policy 11.1.7.4. Maintain cooperation with the School Board in its efforts to provide the revenues and</i>	<i>Policy 11.1.7.3. Maintain cooperation with the School Board in its efforts to provide the revenues and</i>	Renumbered from Policy 11.1.7.4 to Policy 11.1.7.3, reflecting the deletion or consolidation of a prior policy in the sequence.

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>sites necessary to accommodate the county's educational infrastructure needs.</i>	<i>sites necessary to accommodate the county's educational infrastructure needs.</i>	
25	Policy 11.1.7.4 (formerly Policy 11.1.7.5)	Modification	<i>Encourage the establishment of impact fees on a county-wide basis as appropriate.</i>	<i>Establish impact fees on a county-wide basis as appropriate to maintain LOS identified throughout the Comprehensive Plan.</i>	Changed from "Encourage the establishment of" to "Establish," converting the policy from aspirational encouragement to a direct obligation. Also added "to maintain LOS identified throughout the Comprehensive Plan" as the stated purpose for impact fees, and renumbered the policy from 11.1.7.5 to 11.1.7.4.
26	Objective 11.1.8	Modification	<i>Maintain consistency between this Comprehensive Plan and both the regional and state Comprehensive Plans.</i>	<i>Maintain consistency between this Comprehensive Plan and both the regional and state Comprehensive Plans, as applicable.</i>	Added ", as applicable" to the objective, qualifying the consistency requirement and introducing discretion as to when it applies.
27	Policy 11.1.8.1 (a)	Modification	<i>Maintain the Policy Implementation and Coordination Summary by the Planning Department.</i>	<i>Maintain the Policy Implementation and Coordination Summary by Development Services.</i>	Replaced "the Planning Department" with "Development Services" to reflect the current departmental name.
28	Policy 11.1.9.1	Modification	<i>Periodically evaluate the effectiveness of implementation mechanisms described in this Comprehensive Plan; at a minimum this will coincide with the state required Evaluation and Appraisal Report.</i>	<i>Periodically evaluate the effectiveness of implementation mechanisms described in this Comprehensive Plan; at a minimum this will coincide with the state required Evaluation and Appraisal Report (EAR).</i>	Added the acronym "(EAR)" after "Evaluation and Appraisal Report" for clarity.
29	Policy 11.2.1.2	Modification	<i>Annually, the School Board will provide information from their Educational Facilities Survey</i>	<i>Annually, Manatee County will coordinate with the School Board to obtain information from</i>	Shifted the active subject from "the School Board" (providing information) to "Manatee County" (coordinating with the School Board to obtain information), changing the

#	Term / Section	Type of Change	Original Language (Deleted)	Revised Language (Added)	Summary of Change
			<i>plan to determine the need for additional school facilities.</i>	<i>their Educational Facilities Survey plan to determine the need for additional school facilities.</i>	responsible party and framing the action as County-initiated coordination rather than passive receipt of School Board data.

SECTION 2: SIGNIFICANT AMENDMENTS

6 amendments have been identified as substantively significant. These changes meaningfully alter the intent, scope, eligibility, standards, or requirements of the plan.

The amendment number in each heading below corresponds to the row number in the Complete List of Amendments in Section 1.

10. Amendment #10 — Policy 11.1.2.1

Why It Is Significant: This is the most substantive change in the element. The original policy only required Manatee County to "attempt to negotiate" interlocal agreements with Bradenton and Palmetto regarding annexation — a permissive standard. The revised policy removes "attempt to" and directs the County to "negotiate," making this a direct obligation. In addition, the new language expands the list of acceptable assurances to include the municipality's "Public Facilities Element or equivalent" and introduces the qualifier "may include but are not limited to," broadening the types of mitigation the County may accept. The compatibility standard is also clarified, referencing the Future Land Use Map directly rather than "land uses in other areas."

Change Summary: Deleted: "Attempt to negotiate" and reference to compatibility of "land uses in other areas." Added: Direct obligation to "Negotiate"; expanded assurance types to include Public Facilities Element; added "may include but are not limited to"; clarified compatibility standard to reference the Future Land Use Map.

11. Amendment #11 — Objective 11.1.3

Why It Is Significant: The original objective included an explicit purpose: to "ensure Comprehensive Plan compliance." This compliance-oriented language has been deleted, leaving the objective without a stated compliance goal. While the policies beneath this objective remain, the deletion softens the overarching intent of the framework from one focused on compliance to one focused only on identifying responsibilities.

Change Summary: Deleted: "to ensure Comprehensive Plan compliance" from the objective statement. No replacement language added.

16. Amendment #16 — Policy 11.1.4.2

Why It Is Significant: The original policy directed the County to cooperate with municipalities to maintain a county-wide parks system consistent with interlocal agreements. The revised language adds "and levels of service" as a new standard the parks system must meet. This introduces an explicit LOS requirement for parks facilities, which could have implications for development review, capacity analysis, and capital improvements planning related to parks.

Change Summary: Deleted: No language deleted. Added: "and levels of service" as an additional standard the County-wide parks system must meet.

23. Amendment #23 — Policy 11.1.6.4

Why It Is Significant: Two changes of substance occur here. First, "the Tampa Bay Nitrogen Management Consortium" is added as a new committee in which the County must maintain active membership, introducing a new coordination obligation. Second, and more significantly, the clause allowing the County to "adjust this list from time to time based on County priorities and identified needs" is deleted. Removing this discretionary language means the list of required memberships is now fixed in the Comprehensive Plan and cannot be changed without a formal plan amendment.

Change Summary: Deleted: "Manatee County may adjust this list from time to time based on County priorities and identified needs." Added: "the Tampa Bay Nitrogen Management Consortium" to the list of required committee memberships.

25. Amendment #25 — Policy 11.1.7.4 (formerly 11.1.7.5)

Why It Is Significant: The original policy stated that the County should "encourage the establishment of" impact fees on a county-wide basis — a precatory, aspirational standard. The revised language replaces this with "Establish impact fees," making it a direct county obligation rather than an encouragement. The revision also adds a new stated purpose — "to maintain LOS identified throughout the Comprehensive Plan" — tying impact fees explicitly to level of service standards across all elements of the plan. This is a meaningful shift in policy direction and obligation.

Change Summary: Deleted: "Encourage the establishment of" (aspirational framing). Added: Direct directive to "Establish" impact fees; added purpose clause "to maintain LOS identified throughout the Comprehensive Plan."

29. Amendment #29 — Policy 11.2.1.2

Why It Is Significant: The original language placed the obligation on the School Board to provide information annually. The revised language shifts the responsible party to Manatee County, which is now directed to actively "coordinate with the School Board to obtain" the same information. This is not merely a drafting change — it reframes the relationship from one where the County passively receives data to one where the County must affirmatively initiate coordination, altering the accountability structure for school facility planning data.

Change Summary: Deleted: "the School Board will provide" information. Added: "Manatee County will coordinate with the School Board to obtain" information, making the County the responsible initiating party.

— END OF SUMMARY OF AMENDMENTS —

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