

## 604.12. TCI: Terra Ceia Island Preservation Overlay District

604.12.1. Purpose and Intent. The Terra Ceia Island Preservation Overlay District is established to promote future development within Terra Ceia Island that is harmonious with the existing community and in accord with the vision of the community for its future.

This purpose includes:

1. Preserve the look and feel of Terra Ceia Island which has been described by the community as "rural," "green," "open," "old Florida," "natural," and "tropical;"
2. Acknowledge that Terra Ceia Island provides a unique living style for residents that is not found elsewhere in Manatee County;
3. Acknowledge that a limited population can be supported by the narrow streets in Terra Ceia Island;
4. Acknowledge that allowing additional traditional suburban-type development would be detrimental to the preservation of the desired character of Terra Ceia Island.
5. Provide additional land use controls to protect the established character of Terra Ceia Island;
6. Provide future land developers in Terra Ceia Island with more concise guidelines for development;
7. Strive for development that is visually compatible with the existing predominately rural character of the community and respectful of the natural environment;
8. Provide for a streamlined process for site plan application approval within Terra Ceia Island.

604.12.2. Boundaries. The Terra Ceia Island Preservation Overlay District corresponds to the area outlined as TCI in the Official Zoning Atlas. This zoning classification is not intended to be applied elsewhere in Manatee County.

604.12.3. Applicability. The provisions of this Section are intended to supplement the regulations in this Code. In the event of a conflict between other provisions of the Code and this Section, the provisions of this section shall prevail unless where specifically provided otherwise. The provisions of this Section shall apply to the geographic area outlined in the Official Zoning Atlas, except for:

1. With the exception of the use provisions of the overlay district, any lot that was legally established in accordance with existing or prior land development regulations, prior to adoption of this overlay district. For the purpose of this exception, each platted lot shall be considered as a separate lot.
2. Projects that received planned development approval by the Board of County Commissioners prior to the adoption of this overlay district, provided said approval does not expire.
3. Retail and service commercial uses that may be permitted pursuant to the Comprehensive Plan.

#### 604.12.4. Uses

1. All dwellings shall be limited to single-family detached residences.
2. The following other uses may be permitted in the PDR District:
  - A. Low intensity recreational uses and churches in accordance with Section 704 and other applicable sections of the Land Development Code.
  - B. Crop production and other landscape related uses pursuant to the definition of Agriculture.
  - C. Other defined agriculture uses, subject to Section 704.2, may be considered and approved by the Board of County Commissioners at an advertised public hearing for parcels that are greater than one acre in size.
3. Other uses in the RSF-1 and A-1 zoning districts are allowed pursuant to Figure 6.1 of the Land Development Code.

#### 604.12.5. Dimensional Regulations for PDR and RSF-1 zoned property.

At time of Preliminary Plat approval (or Final Plat if a Preliminary Plat is not required), the applicant shall choose one of the following development options:

1. Option 1
  - A. Lot sizes

- (1) The minimum lot size shall be 30,000 sq. ft. \*, the maximum gross density for the project shall not exceed 1 d.u./acre.
  - (a) The minimum lot area may be reduced by an amount equivalent to the area that immediately abuts the lot that is a jurisdictional wetland buffer and designated on the Final Plat as part of a wetland conservation tract. For instance, if a lot is 130 feet wide and abuts a 30' wetland buffer, the minimum lot area required pursuant to this option may be reduced by 3,900 sq. ft.
  - (b) The maximum reduction per lot shall not exceed 10,000 sq. ft.
  - (c) This potential reduction in lot area shall not affect the minimum requirements for setbacks or lot width.
- (2) The minimum lot width shall be 130 feet.

B. Building setbacks

- (1) The minimum setbacks shall be:

Front: 50'  
Side: 25'  
Rear: 25'

- C. Under this option, the residential greenbelt, pursuant to Sections 715.3.2.c.3 or 603.7.4.5, shall not be required.

2. Option 2

A. Lot sizes

- (1) The minimum lot size shall be 30,000 sq. ft., provided the maximum gross density for the project shall not exceed 1 d.u./acre.
- (2) The minimum lot width shall be 100 feet.

B. Building setbacks

- (1) The minimum setbacks shall be:

Front: 40'

Side: 10'  
Rear: 25'

- C. Under this option, the residential greenbelt, pursuant to Sections 715.3.2.c.3 or 603.7.4.5, shall be required.

#### 604.12.6. Dimensional Regulations for A-1 zoned property.

Property that is zoned A-1 may continue to develop pursuant to the A-1 zoning district standards in Figure 6.2.

#### 604.12.7. Site Design

1. Lot Orientation to Existing Streets:
  - A. To promote a street friendly environment, lots shall front existing streets so residences can be oriented with their front facades facing these streets. Accessory uses such as pools shall not be on the side of the residence that faces an existing street.  
  
Exceptions:
    - (1) Lots abutting U.S. 19 /
    - (2) Lots where a minimum upland buffer width of 50' feet is provided between the road and lot(s).
2. Streets
  - A. Streets shall be designed to rural standards with a maximum pavement width of 20 feet and no curbs and gutters.  
  
Manatee County shall determine the specific pavement width at time of Preliminary Plat approval, based on the number of lots the street will serve and proximity to other streets.
  - B. Sufficient right-of-way to accommodate drainage swales and utilities shall be provided as required by the County. This width may be less than the county standard of 84 feet.
3. Sidewalks
  - A. Sidewalks shall not be provided along streets.

- B. In lieu of sidewalks, internal pedestrian walkways, at least 4 feet in width and designed in accordance with the ADA Accessibility Guidelines and Florida Accessibility Code may be provided in common open space may be utilized to connect project amenities.
4. Subdivision Signs
- A. Subdivision signs shall not be permitted.
5. Docks
- A. Docks may be permitted, subject to the underlying zoning districts. Where common open space is provided along the shoreline, a shared, docking facility shall be permitted in lieu of a series of individual docks. Waterfront structures in excess of two hundred (200) square feet in area must first obtain a Certificate of Appropriateness in accordance with Section 514 of the Land Development Code.
6. Roadway buffer for Major Subdivisions adjacent to U.S. 19/I -275.
- A. In lieu of a perimeter wall, a minimum fifty-foot wide roadway buffer shall be provided along all major subdivisions adjacent to U.S. 19. The required landscaping in this buffer, as specified below, shall provide eighty-five (85) percent opacity to a height of six (6) feet as viewed from the edge of pavement from the nearest outside travel lane of U.S. 19 within three (3) years from the date of Final Plat approval.

The following plantings are required in the buffer:

- (1) Canopy trees. Three (3) canopy trees per one hundred (100) linear feet of buffer, or fraction thereof, whichever occurs first, which meet the following minimum standards:
  - (a) Three-inch caliper as measured six (6) inches from the base of the tree;
  - (b) Twelve (12) feet in height;
  - (c) Five (5) feet spread.
- (2) Understory evergreen trees. Six (6) understory evergreen trees per 100 linear feet of buffer, or fraction thereof, which meet the following minimum standards:
  - (a) Two-inch caliper as measured six (6) inches from the base of the tree;

- (b) Six (6) feet in height;
  - (c) Three (3) feet spread.
- (3) Evergreen shrubs. Thirty-three (33) evergreen shrubs per one hundred (100) linear feet of buffer, or fraction thereof, which meet the following minimum standards:
- (a) Twenty-four (24) inches in height. Buffers shall be planted in an informal, staggered manner. Buffers shall be entirely planted prior to Final Plat approval.

B. Design Standards. Required landscaping shall conform to the following standards:

- (1) Landscaping shall conform to the requirements of Section 715, Landscape and Screening Standards, and applicable development approvals unless otherwise provided for in this Section.
- (2) Plantings in required landscape areas shall be with plant species that are native and/or naturalized to Florida. All required landscape areas shall retain existing native trees, shrubs, ground cover, and grasses to the greatest extent possible. Existing trees and shrubs meeting the minimum standards of Section 715 may be counted towards fulfilling planting requirements.
- (3) Native plant species typical to the vegetative communities found in coastal Manatee County shall be encouraged.
- (4) For landscape buffers in excess of 1,000 feet, a minimum of three (3) different species for each plant category (e.g., canopy tree, understory tree, and shrub) shall be planted within required landscape areas. When palm trees are used as canopy trees, a minimum of two (2) palms in a grouping will serve as the equivalent of one (1) canopy tree pursuant to Section 715. Use of palms as canopy trees shall be subject to limitations on total percentage of palms in Sec. 715. Additionally, if palms are used as canopy trees opacity requirements still apply.
- (5) Intermittent contouring of soil to achieve a natural appearance and to facilitate drainage and air flow in roadway and greenbelt buffers is permitted provided contouring is designed in accordance with (a) - (c) below. Contouring shall not be located in areas that would potentially affect the

viability of protected trees or required vegetation. Opacity shall not be the primary purpose of contouring. Any opacity achieved through contouring shall be clearly incidental to the opacity from vegetation. Vegetation shall be the primary means of achieving opacity.

Contouring requirements:

Notwithstanding the provisions of this section relative to contouring in circumstances where the site is elevated or will be elevated above the adjacent roadway, the landscape buffer area shall be elevated to the flood protection elevation, except as provided below. Required landscaping shall be located above the flood protection elevation to ensure that the landscaping provides the required level of screening. In these circumstances, the elevation shall not be considered part of the permissible three-foot contour. However, such elevation is neither required nor encouraged if it would necessitate removal of existing vegetation worthy of preservation or intrusion upon significant natural features such as wetlands. In such circumstances, opacity requirements may be met by existing vegetation or new plantings below the flood protection elevation.

- (a) Maximum height: three (3) feet;
  - (b) Maximum slope: twenty (20) percent;
  - (c) No more than 50 percent of the buffer length shall be contoured.
- (6) Where possible in required landscape areas, tree plantings shall be staggered and clustered in natural arrangements rather than in long, straight formal rows
  - (7) Vegetation within preservation areas shall remain in its natural state. Plants in required landscape areas shall be maintained in a manner that preserves the natural shape and growth characteristics of the species. Pruning shall be in compliance with Section 714.
  - (8) Required stormwater and open space areas shall be located adjacent to roadway and greenbelt buffers to the greatest extent possible to enhance the buffer's capacity as visual screen and wildlife corridor. It is recognized that the placement of required stormwater facilities is dependent

upon the physical characteristics of the site and the natural features such as wetlands on-site. The aesthetic contouring of stormwater retention ponds, in conjunction with other landscape features, is encouraged.

7. Perimeter Subdivision Walls and Fences

Perimeter subdivision walls and fences shall not be permitted. This does not preclude individual lot owners from installing a wall or fence on their own property.

8. Street Lights

A uniform style of street lights shall not be included as part of the subdivision improvements. This does not preclude individual lot owners from installing lights on their own property.

604.12.8. Approval Process:

Projects which are in compliance with the Terra Ceia Island Preservation Overlay District and other applicable sections of the Land Development Code may be approved administratively by the County. Compliance with this overlay district shall be deemed to address all applicable Special Approval and General Development Plan requirements.

604.12.9. Waivers and Specific Approvals

The County shall not waive or grant Specific Approval to the provisions of Section.