



March 5, 2026 - Land Use Meeting

Subject

Updates to Agenda - February 27, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 2/27/2026) for the meeting of March 5, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL

Presentations Scheduled

2. PA-24-10 / Ordinance 06-07 fka 25-38 – Penler Lorraine CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2406-0144-Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Transportation Link Capacity Analysis

The short-range scenario analysis indicated that the impacted roadway segment of Lorraine Road is currently operating at or above the level of service (LOS) performance standards [D at project buildout \(2028\)](#). [However, the impacted segment](#) ~~and~~ is projected to be deficient by 2031.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lorraine Road	2648	D	D	E/C*	E/C*

~~*2050 future circulation shows Lorraine Road as 4 lanes.~~

3. PDR-24-18(Z)(P) – Penler Lorraine – T Ralph Taylor JR Family Limited Partnership LLLP (Owner) – Penler Development LLC (Contract Purchaser)– PLN2406-0126 - Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5 - Added Neighborhood workshop notes and revised staff report see changes below

Section 3 Site Design Details (Page 8)

TRANSPORTATION

Transportation Link Capacity Analysis

The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is currently operating at or above the level of service (LOS) performance standards s_D and will continue to operate at LOS performance standard D at project buildout (2028). However, the impacted segment is projected to be deficient by 2031.

Section 5 Consistent with Comprehensive Plan

Policy 2.1.2.7

The PSP submitted by the applicant shows a 25.5-foot setback from the eastern property boundary, where adjacent to low density residential development. ~~Please refer to the table for nearby developments in Section 3 of this staff report.~~

The applicant will be required to pay ~~their proportionate share~~ for any improvements to public utility infrastructure due to the impact of the proposed development.

Section 6 Positive/Negative Aspects and Mitigating Measures

Mitigating Measures

- Applicant proposes a 25.5-foot setback from the eastern property boundary where adjacent to low density residential development, which greatly exceeds the minimum rear setback of 15 feet. (Planning)
- A bus stop shelter will be provided at FSP if requested either by Manatee County or the School District. (Planning)
- Project will utilize NOAA Atlas 14 rainfall data for stormwater modeling. (Stormwater Engineering)

Section 6 Stipulations

4. [NOAA Atlas 14 rainfall data shall be used for stormwater modeling.](#)

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas	14 FLMOD
25-year/24-hour	NOAA Atlas	14 FLMOD
50-year/24 hour	NOAA Atlas	14 FLMOD
100-year/24-hour	NOAA Atlas	14 FLMOD
100-year/72-hour	18 inches	FDOT-72

[50-year storm event modeling applies to thoroughfare drainage systems only.](#)

L. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICATION HAS BEEN WITHDRAWN.

8. PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1 - APPLICANT REQUESTS FOR A CONTINUANCE TO APRIL 23, 2026, AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD - Project has also been moved to presentations upon request.

Presentations Scheduled

7. First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1- Added Anti-Human Traffic Affidavits

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Board of County Commissioners (Adoption): March 5, 2025

PA-24-10 / ORDINANCE 26-07 fka 25-38 – PENLER LORRAINE CPA – SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT – PLN2406-0144

Adoption of an Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (the Manatee County Comprehensive Plan); providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of two parcels, approximately 19.51± acres of real property generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County) and commonly known as 4973 and 4985 Lorraine Road, from RES-1 (Residential – 1) to RES-6 (Residential - 6) Future Land Use Category; providing for severability and providing an effective date.

Planning Commission:
Board of County Commissioners (Adoption):

September 11, 2025
October 9, 2025,
January 8 and 28, and
March 5, 2026

ALTERNATIVE MOTIONS

ADOPTION:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to **ADOPT** Plan Amendment PA-24-10 / Ordinance 26-07 fka 25-38.

DENIAL:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to **DENY** Plan Amendment PA-24-10 / Ordinance 26-07 fka 25-38, as recommended by the Planning Commission.

PLANNING COMMISSION ACTION:

On September 11, 2025, by a vote of 6 – 0, the Planning Commission voted to recommend denial. Members Gay was absent. Members Bower, Kebba, Ziegler, Eslinger and Prosser expressed concern with the timing and Lorraine Road improvements and affordability component.

BOARD OF COUNTY COMMISSIONERS ACTION:

On October 9, 2025, by a vote of 5-1, with Commissioner McCann voting nay, and Commissioner Siddique absent, the Board of County Commissioners voted to continue the public hearing to January 8, 2026, Board of County Commissioners Land Use Meeting at 9:00 a.m., or as soon thereafter as same may be heard.

On January 8, 2026, the Development Services Division Manager/Impact Fee Administrator continued the public hearing to January 28, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

On January 28, 2026, by a vote of 6-1, the Board of County Commissioners voted to continue the public hearing to March 5, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:

September 11, 2025, Planning Commission

Public Comments:

Tsi Day Smyth agreed Manatee County needs more affordable housing, but feels the affordable housing designation for this project is being used to get more density and expressed concern regarding traffic on Lorraine Road.

Angelina Magnoltz, Landon Tholen, Marti Combest, John Smith, Katie Smith, Edward Liggieri, and Garret Grinnell expressed concern regarding traffic and density in the area.

Janyel Tayler supported the project.

Nothing was entered into the record.

October 9, 2025, Board of County Commissioners

There was no public comment, and nothing entered into the record.

January 8, 2026, Board of County Commissioners

There was no public comment, and nothing entered into the record.

January 28, 2026, Board of County Commissioners

There was no public comment, and public comment was entered into the record.

PLAN AMENDMENT SUMMARY SHEET

Application Name: Penler Lorraine CPA

Case Number: PA-24-10 / ORDINANCE 25-38 (PLN2406-0144)

Case Manager: James J. McDevitt III, MURP, Development Services Team Leader

Request: Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment to the Future Land Use Map of the Future Land Use Element changing the Future Land Use Category on approximately 19.51± acres of specific real property from RES-1 (Residential – 1) to RES-6 (Residential – 6) Future Land Use Category (FLUC).

Type: Small-Scale Comprehensive Plan Map Amendment (Privately-Initiated)

Location: Generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Unincorporated Manatee County) and commonly known as 4973 and 4985 Lorraine Road.

Legislative Policy Decision

This legislative policy decision of the Board of County Commissioners is to determine whether the proposed Small-Scale Map Amendment to change the Future Land Use Category (FLUC) of 19.51± acres from RES-1 (Residential – 1) to RES-6 (Residential – 6) Future Land Use Category (FLUC) is in the best interest of the public considering:

- Is the proposed Map Amendment compatible with the development trends in the area of consideration?
- Is the proposed Map Amendment compatible with surrounding uses and densities or intensities?

The Board of County Commissioners should make this decision based upon a comparison of the range of uses allowed in each Future Land Use Category.

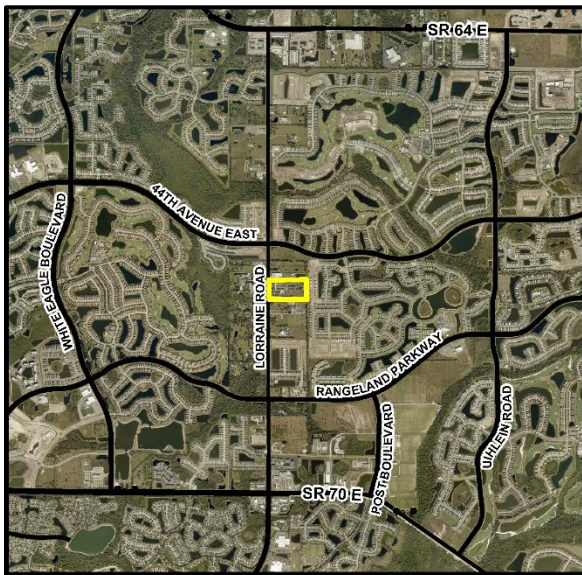
Comprehensive Plan Policy 2.2.1.9.2 identifies the range of potential uses for the existing Residential – 1 (RES-1) Category. Policy 2.2.1.12.2 identifies the range of potential uses for the proposed Residential – 6 (RES-6) Category.

RES-1 (Residential – 1) <i>Existing</i>	RES-6 (Residential – 6) <i>Proposed</i>
<ul style="list-style-type: none"> • Low Density Suburban Residential • Short-Term Agriculture • With Support Uses: <ul style="list-style-type: none"> ○ Neighborhood Commercial, ○ Public/Semi-Public, ○ Recreation, & ○ Schools 	<ul style="list-style-type: none"> • Medium Density Urban Residential & Clustered Development • With Support Uses: <ul style="list-style-type: none"> ○ Neighborhood Commercial, ○ Office, ○ Public/Semi-Public, ○ Recreation, & ○ Schools

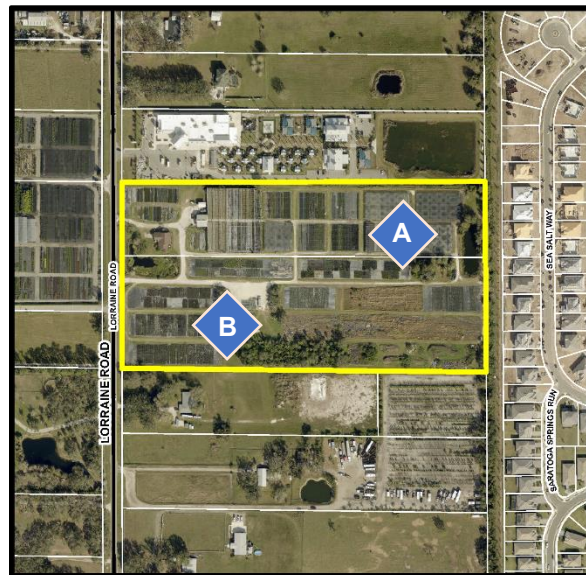
Background

The subject project area is generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County). The project consists of two parcels (Labeled as “A” and

“B”), totaling approximately 19.51 acres. The 1981 Zoning Map shows the property zoned as A (General Agriculture). With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the RES-1 (Residential – 1). The site is partially located within the Special Treatment (ST) and entirely located within the Watershed Protection – Evers Reservoir Overlay Districts. Both parcels are currently owned by T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP. The project area has been developed as a nursery. Future residential development of this site can be found to be consistent with the development trends of the surrounding area. The increase in residential development, going west to east across the county, can be found to demonstrate a change in circumstance.



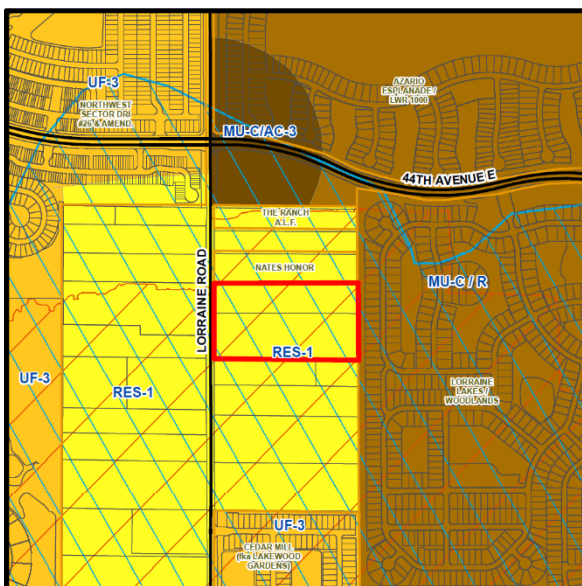
Aerial Map



Aerial Map (Zoomed)

Requested Plan Amendment

The applicant is requesting a Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment of approximately 19.51 acres from RES-1 (Residential – 1) to RES-6 (Residential – 6) Future Land Use Category (FLUC).



Existing Future Land Use Map



Proposed Future Land Use Map

Per Policy 2.2.1.9.3, the existing RES-1 FLUC permits the site to have a maximum potential of 19 dwelling units (19.51± acres × 1 dwelling units / gross acre). The site has a base intensity of 0.23 FAR (floor area ratio) or 195,466 square feet (19.51 acres × 0.23 FAR × 43,560 square feet). Parcel “A” is located within the activity node created by the intersection of 44th Avenue East and Lorraine Road; however, the entire project area does not meet the 75% rule and does not meet commercial locational criteria.

Per Policy 2.2.1.12.3., the proposed RES-6 FLUC permits the site to have a base potential of 117 dwelling units (19.51 acres × 6 dwelling units), or a maximum potential of 234 dwelling units (19.51 acres × 12 dwelling units) for residential projects that designate a minimum of 25% of the dwelling units as “Affordable Housing.” The site has a potential maximum intensity of 0.35 FAR (floor area ratio) or 297,449 square feet (19.51 acres × 0.35 FAR × 43,560 square feet).

Companion Application

A companion application has been submitted by the applicant to rezone the subject property from A (General Agriculture) to the PDR (Planned Development Residential) Zoning District with a Preliminary Site Plan (PSP) for 232 multifamily dwelling units with at least twenty-five (25) percent designated as affordable housing, per PDR-24-18(Z)(P) / PLN2406-0126. The companion rezone with PSP is contingent on the approval of this FLUC amendment.

Neighborhood Workshop

At the pre-application meeting for this proposed development, staff informed the applicant that a neighborhood workshop would be required during the review of the application. Per the Neighborhood Workshop Summary provided by the applicant, a Neighborhood Workshop was held for this application. The meeting was held on Zoom on August 14, 2025, starting at 6:00pm. The meeting lasted 40 minutes and was attended by 10 people total; eight of which were affiliated with the project.

The applicant provided the following items:

- A summary of the materials presented
- The issues raised by those in attendance
- The suggestions and concerns of those in attendance
- A copy of the mailed notices sent to property owners
- A copy of the sign-in sheet

The applicant did not provide the following items:

- A copy of the workshop posted notice

Refer to Attachment 5, Neighborhood Workshop Summary, which was provided by the applicant with this application.

Development Trends

Since the 1960’s, the general area has consisted of agricultural uses. Much of the surrounding area has been designated as UF-3 (Urban Fringe – 3) FLUC since the adoption of the Manatee County Comprehensive Plan in 1989. Development in the area has trended towards primarily single-family residential development; however, several multifamily developments have been recently approved near the project area.

In 2009, properties to the east and north were designated MU-C/AC-1 (Mixed Use Community / Activity Center - 1), which allows up to nine dwelling units per acre. This was approved with a specific property development condition, per Policy 2.14.1.6 D.5.6, PA-09-06 / Ordinance No. 09-12. The D.5. provision limited the maximum development totals for single-family detached, single-family attached, multifamily, retail, office, and light industrial. Additional developments near the project area are listed in the table below.

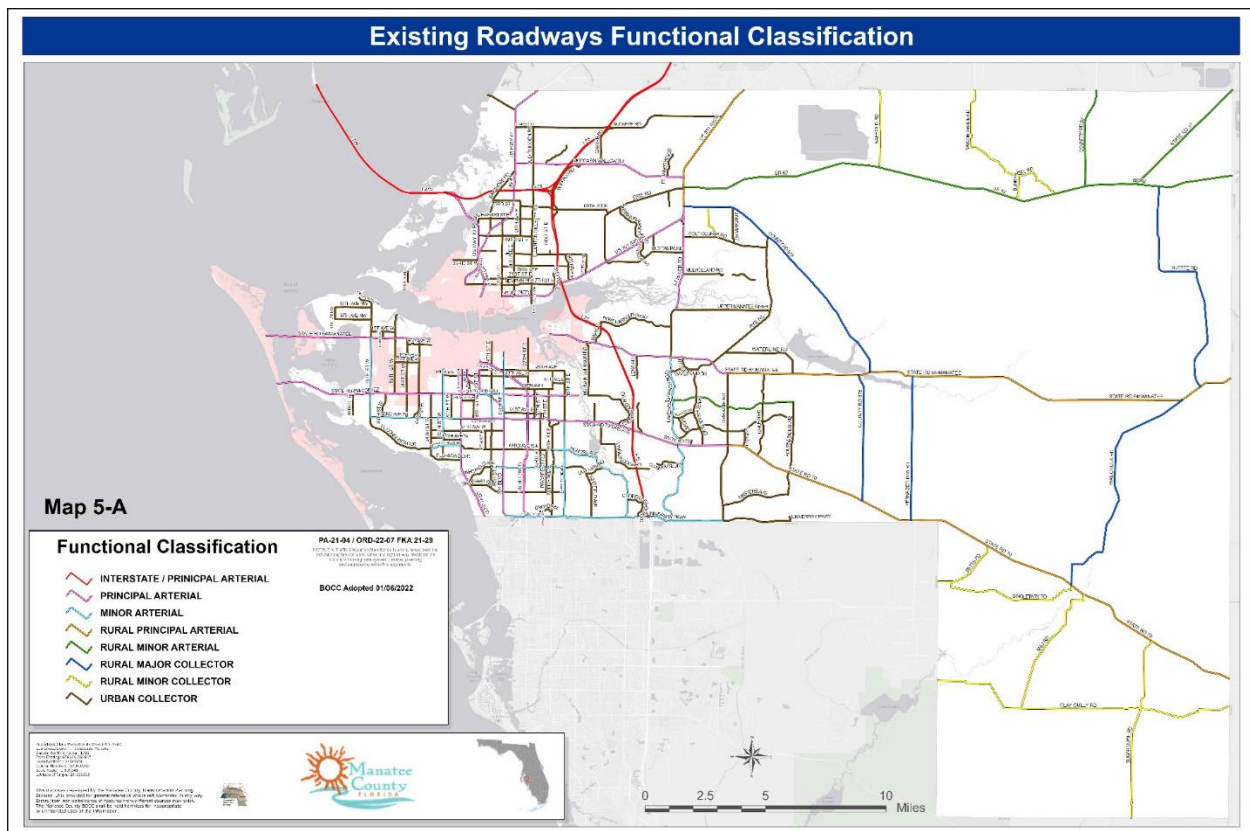
Change in Circumstance

Residential uses have been approved by the Board of County Commissioners immediately adjacent to the east and south of proposed development since 2009. To the west and north of the project site is the same RES-1 FLUC (Future Land Use Category), which is intended to identify areas comprised primarily of low density suburban residential development. MU-C/R is intended to accommodate low and medium density residential and support uses. MU-C/AC-3 is intended accommodate regional-serving commercial uses, but may also include neighborhood and community-serving uses.

The applicant has proposed to amend the FLUC to RES-6, which is intended to identify areas of medium density residential development with complementary support uses. RES-6 can be found to be an increase in density from the activity node, which is encouraging medium and high density development, moving south along Lorraine Road, transitioning towards medium and low density development. The site is partially located within the activity node created at the intersection of 44th Avenue E and Lorraine Road; however, commercial uses cannot be established within the project area as the whole site does not meet commercial locational criteria per the Comprehensive Plan. The RES-6 FLUC also introduces a greater variety of housing stock to the area.

Proposed Use and Compatibility

The intent of the RES-6 (Residential – 6) FLUC is to identify areas of medium density residential development with complementary support uses. The subject property has been analyzed using “the most intense development” that would be permitted within the RES-6 FLUC. Per the Land Use Operative Provisions, the project site cannot allow commercial uses to be established as the site is partially located within the activity node created at the intersection of 44th Avenue East and Lorraine Road. Residential uses may be established on the site as well as nonresidential support uses such as public/semi-public, schools, and recreational uses, subject to meeting the applicable requirements of the Manatee County Comprehensive Plan and Land Development Code. Review for compatibility would occur with future submittal and site plan review.



Existing and Proposed FLUC Comprehensive Plan Policy Details:

The existing RES-1 FLUC allows for up to 19 dwelling units on the site. The proposed Map Amendment to RES-6 allows for a significant increase to 117 dwelling units (or 234 with a density bonus). The table below provides a comparison of the potential densities and intensities between the existing and proposed Future Land Use Categories.

19.56± Acres <i>852,033 Square Feet</i>	<u>Density</u>	<u>Maximum Dwelling Units</u>	<u>Maximum Intensity</u>
RES-1 <i>Existing</i>	1 (DU / GA)	19	0.23 FAR 195,466 square feet
RES-6 <i>Proposed</i>	6 (DU / GA) 12 (DU / GA) ¹	117 234 ¹	0.35 FAR 297,449 square feet

¹With 25% of the dwelling units as Affordable Housing

Existing Future Land Use Category

Policy 2.2.1.9. RES-1: Establish the Residential-1 future land use category as follows:

Policy 2.2.1.9.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas comprised primarily of low density suburban residential development, preferably clustered, where appropriate, to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities as the area transitions from rural to suburban uses.

Policy 2.2.1.9.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily low density suburban residential and short-term agriculture with support neighborhood commercial, public/semi-public, recreation and school uses.

Policy 2.2.1.9.3. Range of Potential Density/Intensity:

Maximum gross residential density:

1 dwelling unit per acre.

Maximum net residential density:

6 dwelling units per acre; clustered development in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.23; 0.35 for developments at activity nodes meeting the Commercial Locational Criteria (see Land Use Operative Provisions chapter).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter).

Policy 2.2.1.9.4. Reserved.

Proposed Future Land Use Category

Policy 2.2.1.12. RES-6: Establish the Residential-6 future land use category as follows:

Policy 2.2.1.12.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development with complementary support uses.

Policy 2.2.1.12.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density urban residential and clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Policy 2.2.1.12.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Six (6) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

Twelve (12) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Minimum gross residential density:

5.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing."

Maximum net residential density:

Twelve (12) dwelling units per acre.

Sixteen (16) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Sixteen (16) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:

0.35.

1.00 inside the UIRA, within designated Urban Corridors, and at activity nodes (see Policy 2.2.1.12.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.12.4).

Policy 2.2.1.12.4. Other Information:

- (a) In order to serve the neighborhood commercial needs within the RES-6 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.12.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (b) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Summary of Analysis

POSITIVE ASPECTS

- The general development trend of the surrounding area has been towards residential development. (Planning)
- The RES-6 FLUC allows for the opportunity to provide a variety of residential types in the general area. (Planning)
- Per the Environmental Narrative provided by the applicant, there are no wetlands or native species habitats on-site.
- The proposed FLUC designation creates the potential for infill development, limiting urban sprawl.

NEGATIVE ASPECTS

- The surrounding development pattern has trended towards low density residential development. The RES-6 FLUC is intended to identify medium density areas of the county. (Planning)
- The proposed Map Amendment to the RES-6 FLUC would allow for a significant increase in the maximum development potential of the site from 19 dwelling units to 117 dwelling units (or 234 with density bonus). (Planning)
- There are no bus routes in the vicinity of the project. In addition, the existing lack of sidewalks and bicycle lanes may create safety concerns for pedestrians and bicyclists. (Transportation)

MITIGATING MEASURES

- Any proposed development of the project area must comply with all applicable standards of review found within the Land Development Code such as buffering, screening, and setbacks. (Planning)
- The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site. (Planning)

Plan Amendment Detailed Review Land Planning Analysis:

Transportation

Major Transportation Facilities

The project is located east of Lorraine Road, 0.23 miles south of 44th Avenue East.

- Lorraine Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- 44th Avenue East is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis

The Applicant is seeking a Comprehensive Plan Amendment (CPA) approval. For the plan amendment, the applicant submitted a generalized analysis of potential transportation impacts arising from the change in land use. The analysis was based on a short-range scenario that considers existing and fully funded roads within the impact area and a long-range analysis that considers all planned roads within the impact area.

The short-range scenario analysis indicated that the impacted roadway segment of Lorraine Road is currently operating at or above the level of service (LOS) performance standards [D at project buildout \(2028\)](#). [However, the impacted segment and](#) is projected to be deficient by 2031.

The long-range scenario analysis indicated that the impacted segment of Lorraine Road will have sufficient capacity for proposed project traffic as a four-lane roadway.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lorraine Road	2648	D	D	E/C*	E/C*

[*2050 future circulation shows Lorraine Road as 4 lanes.](#)

Access

As the County is transitioning from repealing transportation concurrency and implementing an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Multimodal Site Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

Concurrency

Concurrency cannot be issued with a Comprehensive Plan Amendment. Solid waste landfill capacity, and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of FSP.

Utilities

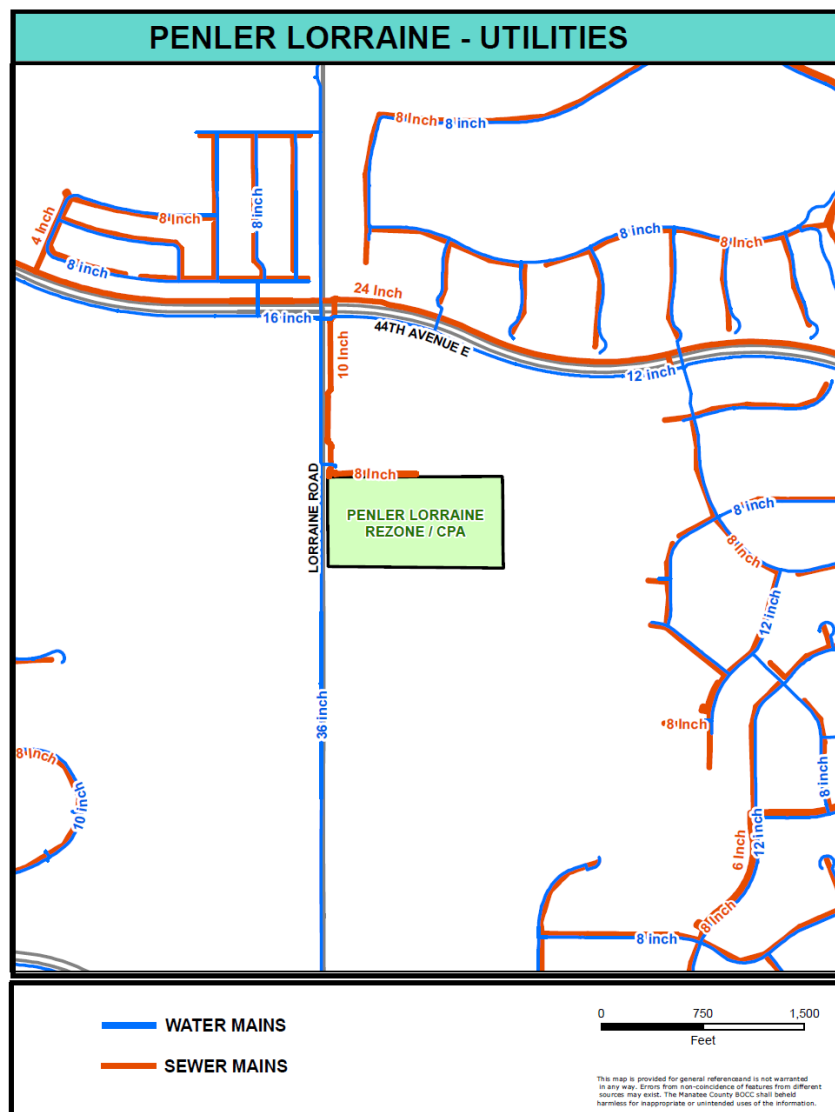
The table below is based on the maximum potential density for the project area in Gallons Per Day (GDP) for the existing and proposed FLUCs.

Existing Land Use	Acres	Density	Max. Dwelling Units	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD Sanitary Sewer	TOTAL CYPD Solid Waste
RES-1 (1 DU/GA)	19.51±	1 DU/GA	19 DU	250	4,750	185	3,515	0.21
RES-6 (6 DU/GA)	19.51±	12 DU/GA	234 DU	250	58,500	185	43,290	2.63
TOTAL EXISTING GPD/CYPD BASED ON HIGHEST POTENTIAL					23,456		19,547	1.63
TOTAL POTENTIAL GPD/CYPD BASED ON HIGHEST POTENTIAL					58,500		43,290	2.63
POTENTIAL INCREASE					35,044		23,743	1.0

Water

Please reference the following table regarding water and sanitary sewer service to the property.

Water Service Type	Description
Potable Water Infrastructure	<ul style="list-style-type: none"> Existing County 8-inch water main along the west right-of-way (ROW) of Lorraine Road Existing County 8-inch water main has been brought to the east ROW just north of the project site. Depending on capacity, this might be available for a tie in.
Sanitary Sewer	<ul style="list-style-type: none"> Existing County 24-inch force main along the north ROW of 44th Ave E Existing Private 8-inch force main and Stub-out to the north of the site. Please note, ownership is expected to transfer to Manatee County. Please contact Thomas Cady (Thomas.cady@mymanatee.org) for additional information.
Reclaimed Water Infrastructure	<ul style="list-style-type: none"> Existing Private 10-inch reclaim main along 44th Avenue East. Although the project appears to lie just south of the Braden River Utilities service area, there may be options for connection. Potable water may not be used for irrigation.



Schools

Future Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle School Students	High School Students	Total Students
Existing RES-1	19.51	1	19	2	1	1	4
Proposed RES-6	19.51	6 12*	116 234	10 / 20	4 / 9	7 / 15	21 / 44
TOTAL INCREASE		5 11*	98 215*	8 / 18*	3 / 8*	6 / 14*	17 / 40*

* For residential projects that designate a minimum of 25% of the dwelling units as "Affordable Housing."

Preliminary School Concurrency Analysis

School Concurrency Analysis (\$800) will be required upon submittal of a final site plan. This School Report does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2024-25 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.

- Gullett Elementary **
- Jain Middle
- Lakewood Ranch High School

** Elementary students generated from this development may be districted outside of the currently zoned school due to pending capacity issues.

Natural Features and Parks

Nearby Parks

The following County owned parks and preserves are near the subject area:

Park / Preserve Name	Approximate Distance from Subject Property (straight line distance, in miles)
Lake Manatee State Park	2.97
Premier Sports Complex	0.8
James L Patton Community Park	1.34
Lakewood Ranch Park	2.31
Rye Preserve	4.48
Camp Flying Eagle	4.42

Soils

The applicant identified the following soil types on the project area, per the NRCS Soil Classification Map:

Description	Size (acres)
30 Myakka- Myakka, wet, fine sands, 0 to 2% Slopes	19.51
Total:	19.51

Land Cover

Per the environmental narrative provided by the applicant, a site analysis concluded that there is no existing native plant communities located within the proposed project area. The following are the identified upland

and wetland plant communities mapped in accordance with the Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation, 1999).

FLUCCS Code	Upland Habitat	Size Acres
241	Tree Nurseries	18.49
510	Streams and Waterways	0.52
534	Reservoirs less than 10 acres	0.76
	Total:	19.51

Wetlands and Waterbodies

Per the Environmental Narrative provided by Ardurra (September 2024), there are no wetlands on or within 50 feet of the proposed project limits. The subject site is comprised of Tree Nurseries (FLUCCS 241; ±18.49 acres), Streams and Waterways (FLUCCS 510, ±0.52 acres), and Reservoirs less than 10 acres (FLUCCS 534; ±0.76 acres). No native plant communities exist onsite. An on-site assessment was conducted in April 2024 for listed floral and faunal species. Based on the site assessment, no listed species were observed onsite.

Listed Species

Per the environmental narrative provided by the applicant the species listed presented below were identified as having on site habitation are species that are likely and/or have a potential to utilize the subject area:

- Bald Eagle
- Wood Stork
- Gopher Tortoise
- Eastern Indigo
- Sandhill Crane
- Florida Burrowing Owl
- Gopher Frog

Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation

The site lies in the X-Zone, per FEMA FIRM Panel #12081C0334E, which was effective 3/17/2014.

Beach Accessibility Evaluation

The plan amendment site is located inland; therefore, beach access considerations are not applicable.

Urban Development Considerations

Urban Sprawl Analysis

The general area around the project site is trending towards low density residential development to the east and south and mixed-use medium density development to the north at SR 64 E. The current RES-1 FLUC allows for up to 19 dwelling units or approximately 57 persons (three persons per dwelling unit). The proposed RES-6 FLUC has the potential to allow up to 234 dwelling units or approximately 702 persons (three persons per dwelling unit).

The project area falls within Subarea 8 and projections show this area’s population growth, by 2025, will reach a number of 5,442 residents and growing to 8,149 residents by 2035. The proposed Comprehensive Plan Map Amendment can provide additional housing options to future residents of Subarea 8.

The proposed plan amendment may have the impact of reducing urban sprawl by:

- Allowing for future expansion west of Future Development Area Boundary (FDAB).
- Maximizing the use of existing infrastructure.
- Concentrating urban development at locations adjacent to existing development.

- Timing the request to coincide with residential developments already approved to the east, west and south of the proposed site.

Consistency of the Proposed Amendment with the Comprehensive Plan

Staff analysis of the introduction for amendments to Comprehensive Plan Section C.2.3, with an emphasis on C.2.3.2 as it relates to this request, is provided throughout the body of the staff report. Additionally, the proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited Policies of the Comprehensive Plan.

Introduction: Section C.2.3.2 *Justification for amendments to the Comprehensive Plan.* Amendment of any part of the Comprehensive Plan shall be considered as a major policy decision by the Board of County Commissioners. An amendment of the Future Land Use map, for example, shall occur only where it is determined that growth and development patterns initially sought by Manatee County, through thoughtful adoption of the Future Land Use Element, are no longer appropriate.

To justify the adoption of a policy amendment, or large-scale or other map amendment, a change in circumstances shall be demonstrated by the applicant, or an error, inconsistency, or oversight in the adopted plan demonstrated by the applicant.

In justifying the approval of a large-scale, or other, map amendment, the applicant shall submit information including, but not limited to, information on the potential impact of the proposed amendment on the surrounding area, which shall be reviewed by the Local Planning Agency in preparing a recommendation on the proposed amendment. The potential impact analysis must consider development trends in the area as well as land use compatibility issues which should weigh heavily in decisions affecting residential density and non-residential intensity.

The following Goals, Objectives, and Policies of the Manatee County Comprehensive Plan were analyzed for consistency with the proposed Map Amendment. Analysis for consistency of any proposed development of the site shall be conducted at time of that submittal.

Objective 2.1.1. Mapping Methodology for the FLU Map: 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 FLU Map.

Policy 2.1.1.1. Maintain the FLU Map with reserve capacity to accommodate the projected population and employment base through 2040.

The subject project area is located within Subarea 8 with an estimated population of 5,442 residents in 2025. Within the next 10 years, by 2035, the number of residents is projected to increase to 8,149 residents. The proposed Comprehensive Plan Map Amendment can be found to provide additional housing opportunities to accommodate the estimated increase in population for Subarea 8.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

The area surrounding the project site is trending towards residential and mixed-use development. The proposed RES-6 FLUC provides an increase in density and intensity extending outside of the activity node created at the intersection of 44th Avenue East and Lorraine Road.

Policy 2.1.1.3. Designate on the FLU Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.

The proposed project area is located in an area that is trending from a rural character towards low density residential development to the east and south and mixed-use medium density development to the north. Elements of the surrounding area demonstrate attributes that would be considered urban sprawl. The project site can be found to be an infill development, and the proposed RES-6 will introduce additional residential opportunities within a developed portion of the County and provide the potential for infill development.

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

The subject project area is located in an area that has trended towards low density residential development and mixed-use medium density residential development. Public facilities are available or relatively nearby. The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of any future development of the site.

Objective 2.1.2. Limit urban sprawl by accommodating future development consistent with the adopted Land Use Concept Map (Map N). All development, unless exempted by Policy 2.1.2.2, shall be directed to the area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2040.

Policy 2.1.2.1. Provides opportunities for, and allow, new residential, and non-residential development to occur at locations defined as appropriate in the Adopted Land Use Concept Map and the established Mapping Methodology.

The proposed Comprehensive Plan Map Amendment to RES-6 allows for additional residential development opportunities which are compatible with the existing development pattern and potential densities in the general area surrounding the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element.

This proposed Comprehensive Plan Map Amendment is consistent with this Policy as the subject project area is west of the FDAB.

Policy 2.1.2.3. 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.

The surrounding area is trending towards low density residential development and mixed- use medium density development. The subject project area can be found to be an infill site for potential development.

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

The project site is located in an area that is trending from a rural character towards low density residential development to the east and south and mixed-use medium density development to the north and northwest. Much of the surrounding area would be considered low density urban sprawl. The project site can be found to be an infill development, and the proposed RES-6 will introduce additional residential opportunities within a developed portion of the County.

Policy 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.

The subject project area is adjacent to existing low density residential development. The proposed Comprehensive Plan Map Amendment can be found to be an increase in density and intensity extending outside the activity node created at the intersection of 44th Avenue East and Lorraine Road. The RES-6 FLUC provides additional housing opportunities for future residents of the area by introducing a variety of housing stock.

Policy 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.

The subject project area is in proximity to approved and/or constructed residential subdivisions and can be found to be suitable for new residential development. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan and the applicable standards of review of the Land Development Code (LDC).

Policy 2.1.2.7 Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;

- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**
- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**
- **Other necessary infrastructure and services;**
- **Limiting urban sprawl;**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

Both the MU-C/AC-3 (Mixed Use-Community/Activity Center Level 3) at the intersection of 44th Avenue East and Lorraine Road and the MU-C/R (Mixed Use-Community/Residential) surrounding the activity node allow three dwelling units per gross acre. The general area surrounding the project site is trending towards low density residential development to the east, north, northwest, and south. The applicant proposes the RES-6 FLUC, which is intended to identify areas of medium density residential development with complementary support uses. The proposed FLUC introduces the potential for greater density or intensity outside of the activity node as compared to the immediately surrounding FLUCs.

The Comprehensive Plan defines infill development as the process of developing vacant or under-used parcels within existing urbanized areas that are mostly built-out and what is being built is in effect "filling in" the gaps. The subject site is internal to residential developments and can be found to be considered an infill site. Proposing a medium density FLUC at such an infill site can limit urban sprawl; however, the potential density may create compatibility concerns with the surrounding low density residential developments. Please refer to the table for nearby developments in this staff report.

The subject site has direct frontage along Lorraine Road, which is an Urban Collector. Per the School District of Manatee County, school capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis will be required upon submittal of FSP. Public facilities are available or relatively nearby. Any future development of the site will require the applicant to pay their proportionate share for any improvements to public infrastructure due to the impact of the proposed development.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than 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. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.

The Comprehensive Plan Map Amendment proposed by the applicant does not guarantee the maximum development potential of the site. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan and the applicable standards of review of the LDC. Restrictions on densities or intensities proposed may be considered to ensure compatibility with the surrounding developments. Staff would review for these compatibility standards at time of rezoning and/or site plan submittal.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- **Use of undisturbed or undeveloped and landscaped buffers;**
- **Use of increased size and opacity of screening;**
- **Building setbacks;**
- **Innovative site design (which may include planned development review);**
- **Appropriate building design;**
- **Operational restrictions on the proposed use;**
- **Noise attenuation techniques; and**
- **A density and/or intensity below the maximum allowed.**

The RES-6 FLUC allows for a potential increase in densities and intensities outside of the activity node created at the intersection of 44th Avenue East and Lorraine Road, as compared to the surrounding FLUCs. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan as well as the applicable standards of review of the Land Development Code (LDC), including buffering, screening, setbacks, and restrictions of proposed uses, densities, and intensities. Any reduction of those standards of the LDC shall be requested through specific approval and approved by the Board of County Commissioners.

GOAL - 6.1 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.

The general area is trending towards low density residential development and mixed- use medium density development. The proposed Comprehensive Plan Map Amendment to RES-6 allows for additional residential development opportunities and greater potential densities as compared to the general area surrounding the site. The proposed project area does not meet commercial locational criteria; however, the site has direct frontage along Lorraine Road, which is an Urban Collector. To achieve the 12 dwelling units per gross acre, a future development of the site shall have to propose a residential development that designates a minimum of 25% of the dwelling units as "Affordable Housing." Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan as well as the applicable standards of review of the LDC, including buffering, screening, setbacks, and restrictions of proposed uses, densities, and intensities. Any reduction of those standards of the LDC shall be requested through specific approval and approved by the Board of County Commissioners.

GOAL - 13.1 Respect judicially acknowledged and constitutionally protected private property rights.

Objective 13.1.1 - Private Property Rights. Ensure private property rights are considered in the local decision-making process.

Policy 13.1.1.1. In accordance with the legislative intent expressed in 163.3161(10) and 187.101(3), F.S., that governmental entities respect judicially acknowledged and constitutionally protected private property rights, the following shall be considered in all local decision making:

- 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**
- 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**
- 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.**
- 4. The right of a property owner to dispose of his or her property through sale or gift.**

The 1981 Zoning Map shows the property zoned as A (General Agriculture). With the adoption of the LDC in 1990, the Zoning District remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the RES-1 (Residential – 1). The site is partially located within the Special Treatment (ST) Overlay District and entirely located within the Watershed Protection – Evers Reservoir Overlay District. Both parcels are currently owned by T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP. The project area has been developed as a nursery.

Both the RES-1 and RES-6 FLUCs are intended primarily for residential uses. Development in the area has trended towards primarily low density single-family residential development. Future residential development of this site can be found to be consistent with the development trends of the surrounding area.

Nothing in this application prohibits the applicant from the constitutionally protected private property rights of the owner to development or use their property. The applicant is requesting to change the FLUC of the site to RES-6, which would allow for an increase in the potential density and intensity of their property. Any proposed development of this site shall be required to comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan as well as the applicable standards of review of the LDC.

Attachments

1. Maps and Aerials
2. Multimodal Site Access and Safety Analysis
3. Environmental Narrative
4. School Report
5. Neighborhood Workshop Summary
6. Ordinance 26-07 fka 25-38
7. Affidavit of Publishing
8. Public Comments

PA-24-10 / Ordinance 25-38

The proposed amendment is consistent with
Florida Statutes Chapter 163 Part II, *Growth Policy; County and Municipal Planning; Land Development
Regulation (ss. 163.2511-163.3253)*

163.3184 Process for adoption of comprehensive plan or plan amendment states “in compliance” means
consistent with the requirements of ss. 163.3177, 163.3180, 163.3191, 163.3245, and 163.3248

163.3177 Required and optional elements of comprehensive plan; studies and surveys
This map amendment request maintains the structure of the Comprehensive Plan.

163.3180 Concurrency
This map amendment request maintains the structure of the Comprehensive Plan.

163.3245 Sector plans
There are no sector plans established at this time.

163.3248 Rural Land Stewardship areas
There are no Rural Land Stewardship areas established at this time.

The proposed amendment is consistent with the following goal(s) and policy(ies)
of the State Comprehensive Plan:

- 187.201 (14) (a)
- 187.201 (15) (a)
- 187.201 (21) (a)
- 187.201 (25) (a)

Neighborhood Workshop Summary - Penler Lorraine PLN2406-0144 (Plan Amendment) and PLN2406-0126 (Rezone/PSP)

Workshop Time and Location

- Wednesday, November 5, 2025, from 6pm, ended at 6:55pm once all questions were answered
- Zoom meeting ID **850 9124 9569**

Labels were provided by County Property Appraiser's Office. Notice was mailed to 312 property owners within 1,400 feet of the subject property. One phone call was received ahead of the workshop from the property owner to the south who was interested in selling his property.

Workshop Elements

At the workshop, the applicant (Connor McAdams of Penler LLC) presented a slide show that explained the applications, included a map and aerial of the area, Preliminary Site Plan (PSP) site plan site layout. The presentation showed typical interior and exterior views, as this development has been constructed in other locations. The applicant presented some solutions to the issues raised by the Planning Commission. The applicant reviewed building setbacks and greenbelt buffers, building elevations, and general information to inform the public of the proposed development and the process (slideshow attached).

Workshop Summary

The online workshop had 17 persons attend, 6 were affiliated with the project team. Four attendees provided comments. Concerns by participants from the public included the delay of the Lorraine Road improvements, the additional traffic, and historical flooding on the property to the south. The project team discussed the development trends in the area and the land development review process, the proposed stormwater management to protect neighboring properties, and traffic capacity on Lorraine Road.

Ending Comments by Agent

Once all questions were addressed, I reminded the participants of the next steps and that the project has already appeared before the Planning Commission (September 11, 2025) and the date for the Board of County Commissioners hearing will be on January 8, 2026. There, they will be able to make public comment on the proposed development to the County. We told them the public hearing sign has been posted with the new Board hearing date.

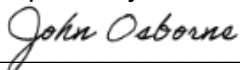
Participants - 17 (by Name/Zoom ID and their questions/concerns):

1. John Osborne - project team
2. Connor McAdams - project team (Penler)
3. Scott Rudacille - project team
4. Brett Rocklein - project team
5. Bob Agrusa - project team
6. Dr. Jack McGourty – wants to add to Cliff's comments below. Has been mapping developments from 64 to 70. Can't just take into account our project. Takes 30 minutes from 44th to 70 during peak times.

7. Greg Lowe – neighbor directly to the south; question about stormwater; wants to know if the project will be built on grade or will be raised; flooding of his property got bad when Lorraine Lakes went in; Brett Rocklein responded to stormwater design; flooding is worse from the Lorraine swales
8. Melissa Bongart
9. John
10. Angie Magnotta
11. Shellie's iphone
12. Yana Pitkis
13. Marti Combest -
14. Cliff & Amy – there is a traffic problem without other approved projects being built; SW corner of Lorraine and 64 and SE Lorraine and 64 apartments leasing; Bob Agrusa responded to the traffic study that was performed, discussions about capacity with County; follow up, still unsure what it all means; Commissioner McCann said his highest priority is Lorraine Road and unfortunately that didn't happen and looking at 2030 if funding is approved; probably 2033 or beyond; what is the solution? What is the breaking point? How do we know that the cars from this development doesn't cause the breaking point? Has not seen design plans but has seen renderings. Sits in traffic on Lorraine during his morning commute.
15. Samsung SM-S916U – wondering if there's any deviation from what was denied by the Planning Commission, 2030 would be more realistic or even 2035; Lorraine has had minimal improvements with a suicide lane; main concerns for traffic with delay of Lorraine widening and improvements. Person also brought up the high school the County just approved nearby in the context of concerns about adding residential density and the timing of necessary infrastructure improvements, such as roads and schools, in the area.
16. Rtnjo
17. Google Pixel 6

Author

Minutes prepared by John Osborne, AICP, Green Street Associates



Date: 11/05/25

John Osborne, AICP

Attachments:

- Screenshot of online neighborhood workshop
- Copy of the mailed notice sent to property owners
- Affidavit of Notice
- Picture of posted sign
- List of noticed properties
- Slideshow

Screenshot of Online Neighborhood Workshop

PENLER LORRAINE RD: EXECUTIVE SUMMARY

Project Team		Building Program	
Developer	Connor McAdams, Penler	19.5	Total Acreage
Attorney	Scott Rudacille, Blalock Walters, P.A.	232	Total Units
Land Planner	John Osborne, Green Street Associates	2 / 35'	Stories/Max Building Height
Civil Engineer	Brett Rocklein, Morris Engineering	1,099 SF	Average Multifamily Unit Size
Traffic Engineer	Bob Agrusa, Kimley Horn		

Current Site Condition & Entitlements		Project Timeline	
Penler is proposing a rezoning to PD-B and a comprehensive plan amendment change to RES-6.		SEP 2025	Planning Commission
Seeking a density bonus by providing 12.5% of units at 80% AMI and 12.5% of units at 100% AMI rent levels.		JAN 2026	Board of County Commissioners
		OCT 2026	Commence Construction
		FEB 2028	1 st CoFO

Participants (17): John Osborne (Host, me), ConnorMcAdams, Connor's iPhone, Scott Rudacille, Angie Magnotta, Bob.Agrusa, Brett Rocklein, Cliff & Amy, Dr. Jack McGourty, Greg Lowe, Marti Combest, melissabongart, read.ai meeting notes, rtnjo.

SITE PLAN

- Rezoning will allow 232 residential units in 2-story direct-entry buildings with a clubhouse that contains a fitness center and resort-style pool.
- Includes dedicated southbound left at the southern entrance.

2-STORY (TYPE VA) - 7 BUILDINGS TOTAL: 168 UNITS (24 UNITS / BLDG)

2-STORY (TYPE VA) - 4 BUILDINGS TOTAL: 64 UNITS (16 UNITS / BLDG)

MULTIFAMILY CLUB / LEASING TOTAL: 6,000 SF

Participants (17): John Osborne (Host, me), ConnorMcAdams, Connor's iPhone, Bob.Agrusa, Dr. Jack McGourty, Scott Rudacille, Angie Magnotta, Brett Rocklein, Cliff & Amy, Google Pixel 6, Greg Lowe, Marti Combest, melissabongart, read.ai meeting notes, rtnjo.

Copy of the mailed notice sent to property owners

Dear Resident,

You are invited to a virtual Neighborhood Workshop via Zoom on **November 5, 2025 starting at 6:00pm** to discuss development plans for two parcels totaling 19.5 ± acres on the east side of Lorraine Road (4973 and 4985 Lorraine Road) located south of 44th Avenue East (see reverse side for location map).

The purpose of the online workshop is to inform you of our intent to construct a maximum of 232 apartment units in 2 story buildings to be temporarily identified as Penler Lorraine (County case #s PLN2403-0205 and PLN2403-0206), which is in the County's review and approval process. This proposal will be going to the Board of County Commissioners on Thursday, January 8, 2026.

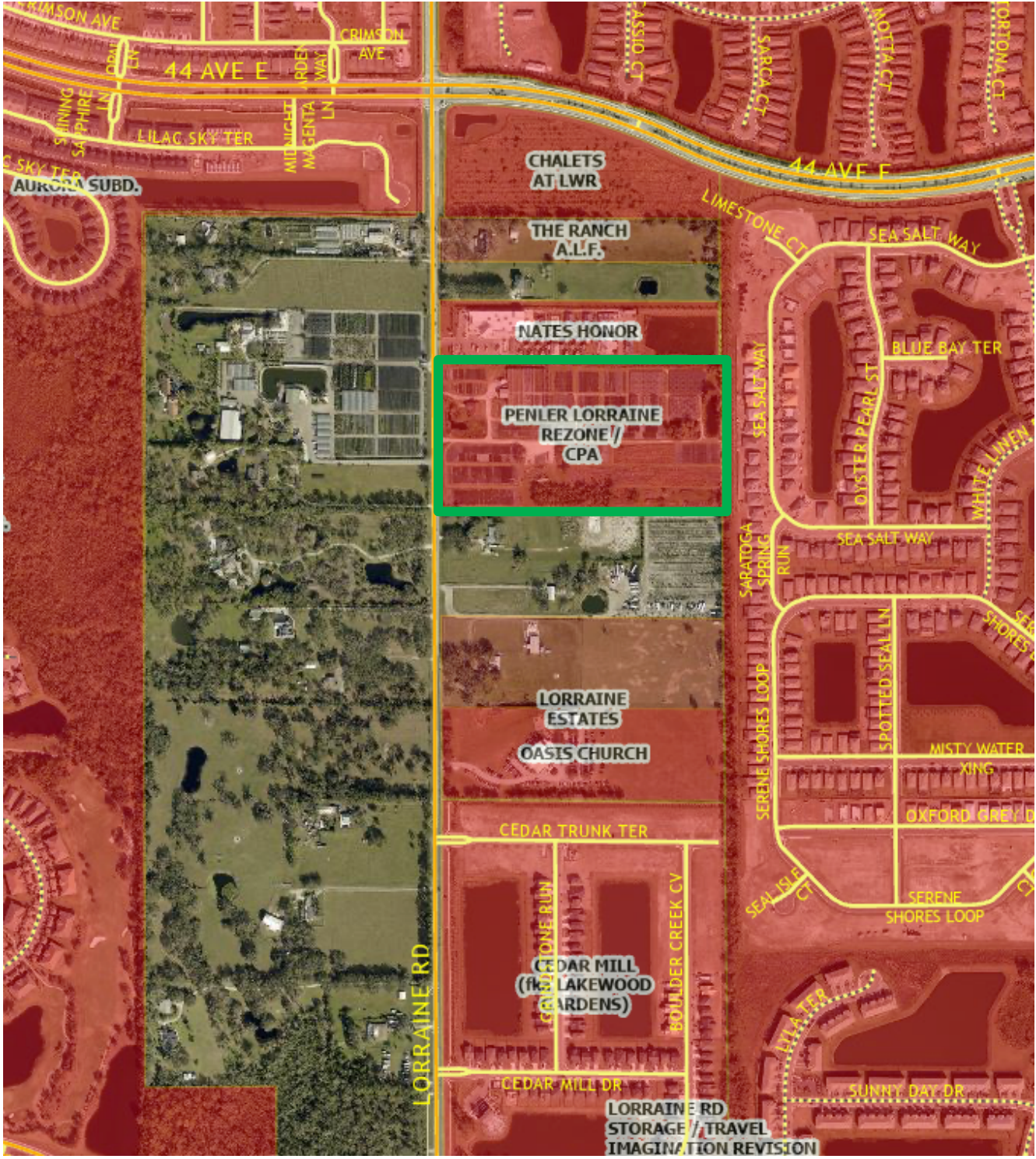
The site requires a Future Land Use Map amendment to Residential -12 du/ac (RES-12) and is proposed to be rezoned to Planned Development Residential (PD-R), which is consistent with other development in the area. This PD-R zoning district is the same high-end aesthetic standard district as seen in other Lakewood Ranch developments. We will discuss the site plan along with other improvements we are proposing as part of the November 5, 2025 neighborhood workshop and answer any questions. The virtual workshop meeting will be held as follows:

- **Date:** **November 5, 2025**
- **Time:** **6:00pm**
- **Location:** **Online**
Zoom ID Meeting ID: 850 9124 9569
Passcode: 608121

How do I join this online meeting? Go to Zoom.com and click on "Join" in upper right corner of website. Type in above Meeting ID # and click "Join".

We look forward to sharing our plan with you.

Green Street Associates, Inc.



Affidavit of Notice

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared John Osborne, AICP, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PLN2406-0126 Penler Lorraine Rezoning and Preliminary Site Plan and PLN4060144 Penler Lorraine Comprehensive Plan Amendment be heard in a Neighborhood Workshop on November 5, 2025 at 6pm and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 23-15, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 26th day of October, 2025.

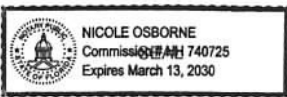
3. That the Affiant has caused the mailing of the required letter of notification to property owners within fourteen hundred (1400) feet of the project boundary pursuant to Manatee County Ordinance No. 23-15, as amended, by U.S. Mail on the 24th day of October 2025, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 23-15, as it relates to the required public notice, may cause the above identified public hearings to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

John Osborne
Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of December, 2025 (date) by John Osborne (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.



Nicole Osborne
Signature of Person Taking Acknowledgment

Nicole Osborne
Type Name

Notary Public
Title or Rank

My Commission Expires: 3/13/30

Commission No.: HH740725

Serial Number, if any

Posted Sign on 10/26/25



Posted Sign 11/4/25 (checked on sign)



LIST OF NOTICED PROPERTIES

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	PARCEL_ID	LOCATION_ADD	UNIT
ALEMAN JOHN E	WORMWOOD, CHRISTOPHER	4404 24TH AVE E	PALMETTO	PALMETTO	FL	34221	USA	768510059	4404 24TH AVE E	
BARBOZA ROBERTO	BENCOMO, SONIA	12016 54TH GLN E	PARRISH	PARRISH	FL	34219	USA	768700609	2210 37TH ST E	
BARNETTE DAVID	BARNETTE, KIMBERLY	1810 37TH ST E	PALMETTO	PALMETTO	FL	34221-9479	USA	769100459	1810 37TH ST E	
BOYES STEPHEN		1012 12TH AVE W	BRADENTON	BRADENTON	FL	34205	USA	768700209	3911 24TH AVE E	
BUSTLE DANIEL G	BUSTLE, PATRICK H	2207 5TH STREET W	PALMETTO	PALMETTO	FL	34221	USA	2313710101	1302 39TH ST E	
CARDENAS OCTAVIO TORRES	TORRES, MARIA EUGENIA	4411 16TH AVE E	PALMETTO	PALMETTO	FL	34221	USA	2273700001	4411 16TH AVE E	
CONTARINO LAURI		2120 37TH ST E	PALMETTO	PALMETTO	FL	34221-9476	USA	768700659	2214 37TH ST E	
CONTARINO MARK		2120 37TH ST E	PALMETTO	PALMETTO	FL	34221-9476	USA	768800559	2120 37TH ST E	
CONTARINO MARK	CONTARINO, LAURI	2120 37TH ST E	PALMETTO	PALMETTO	FL	34221-9476	USA	768700359	4005 24TH AVE E	
CORONA ADRIANA	CORONA, FABIAN	1823 18TH STREET CT E	PALMETTO	PALMETTO	FL	34221	USA	768700559	2206 37TH ST E	
COUCH DELVER D		3704 16TH AVE E	PALMETTO	PALMETTO	FL	34221	USA	769100109	3704 16TH AVE E	
COUCH DELVER D		3704 16TH AVE E	PALMETTO	PALMETTO	FL	34221	USA	769100109	3800 16TH AVE E	
DAUGHERTY TYLER	DAUGHERTY, VERONICA	5810 22ND AVENUE DR E	PALMETTO	PALMETTO	FL	34221	USA	769600109	2215 37TH ST E	
DAUGHERTY TYLER	DAUGHERTY, VERONICA	5810 22ND AVENUE DR E	PALMETTO	PALMETTO	FL	34221	USA	769600159	2205 37TH ST E	
FLORIDA POWER & LIGHT COMPANY		PROPERTY TAX PSXJUB	JUNO BEACH	JUNO BEACH	FL	33408	USA	2274610001	16TH AVE E	

700 UNIVERSE

BOULEVARD

GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3519 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3516 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3512 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1212 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1412 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1227 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1318 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3520 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3504 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1404 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3523 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200159	16TH AVE E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1216 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3505 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1314 35TH LN E

GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1306 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3524 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1408 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1309 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1220 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3507 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1208 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1326 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3508 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1322 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3511 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1228 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3515 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1420 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1416 35TH LN E

GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1310 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1305 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	3425 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1550 35TH ST E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1224 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1223 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1219 35TH LN E
GARNER LANA LEE	4406 24TH AVE E	PALMETTO	FL	34221-6323	USA	768505000	4406 24TH AVE E
GILLOON PETER K	1307 37TH ST E	PALMETTO	FL	34221	USA	2313710309	3611 16TH AVE E
GILLOON PETER K	1307 37TH ST E	PALMETTO	FL	34221-9213	USA	2313700151	1307 37TH ST E
GOMEZ RICARDO HERNANDEZ	5715 20TH ST W	BRADENTON	FL	34207	USA	2314900107	1423 39TH ST E
GRIMES CALEB J	3612 16TH AVE E	PALMETTO	FL	34221-2209	USA	769200007	3612 16TH AVE E
GRIMES CALEB J	3612 16TH AVE E	PALMETTO	FL	34221	USA	769300005	1955 37TH ST E
HARTLEY JAMES C	2212 43RD ST E	PALMETTO	FL	34221	USA	767911001	2212 43RD ST E
HARTLEY RHONDA	4414 24TH AVE E	PALMETTO	FL	34221-6323	USA	768500001	4414 24TH AVE E

HAWK AND HERON HOLDINGS LLC	2120 37TH ST E	PALMETTO	FL	34221	USA	768700159	3815 24TH AVE E
HELLINGER JUSTIN	30882 PRESTWICK XING	WESTLAKE	OH	44145-5090	USA	769100409	37TH ST E
HELLINGER JUSTIN	30882 PRESTWICK XING	WESTLAKE	OH	44145-5090	USA	769100259	37TH ST E
HOLBROOK CARL R	HOLBROOK, KIMBERLY D 2202 43RD STREET E	PALMETTO	FL	34221-2161	USA	767911050	2202 43RD ST E
INNISFALLEN INC	4404 24TH AVE E	PALMETTO	FL	34221	USA	768510109	43RD ST E
KITA KRISTI	SCHATTLER, AARON D 4407 24TH AVE E	PALMETTO	FL	34221	USA	767900053	4407 24TH AVE E
LACEY GEORGE R	LACEY, DAVID W 1508 39TH ST E	PALMETTO	FL	34221-2249	USA	2313800309	1424 39TH ST E
LACEY GEORGE R	LACEY, DAVID W 1508 39TH ST E	PALMETTO	FL	34221-2249	USA	2313800209	1508 39TH ST E
LACEY GEORGE R	LACEY, DAVID W 1508 39TH ST E	PALMETTO	FL	34221-2249	USA	2313800259	1504 39TH ST E
LAW KESTON J	CONTARINO, LAURI 6112 10TH AVE W	BRADENTON	FL	34209	USA	768700259	3805 24TH AVE E
MANATEE COUNTY	MANATEE COUNTY PO BOX 1000	BRADENTON	FL	34206	USA	769100509	MENDOZA RD
MANATEE COUNTY	MANATEE COUNTY PO BOX 1000	BRADENTON	FL	34206-1000	USA	2313600005	39TH ST E
MANATEE COUNTY	MANATEE COUNTY PO BOX 1000	BRADENTON	FL	34206	USA	2273500509	16TH AVE E
MANATEE VENTURES INC	7005 18TH AVE E #128	BRADENTON	FL	34203	USA	2273500059	16TH AVE E
MARTIN JACK HOWARD JR	SPERRING, IRINA NICKOLAEVNA 419 HEATHER DOWNS DR	ALEXANDER	NC	28701	USA	768700109	24TH AVE E

MORRIS RICHARD E	MORRIS, RICHARD J	1018 39TH ST E	PALMETTO	FL	34221-2241	USA	2274110051	1018 39TH ST E
PHANDANOUVONG SAYAVONGSA		9447 BOILING SPRINGS LN	SHAKOPEE	MN	55379	USA	768600159	16TH AVE E
PHANDANOUVONG SAYAVONGSA		9447 BOILING SPRINGS LN	SHAKOPEE	MN	55379	USA	768600109	16TH AVE E
PRUSSO DOUGLAS M	ENTEEN, SHARON L	347 ARNOLD MILL RD	WOODSTOCK	GA	30188	USA	2273810008	4103 16TH AVE E
PRUSSO DOUGLAS M	ENTEEN, SHARON L	347 ARNOLD MILL RD	WOODSTOCK	GA	30188	USA	2273800009	4255 16TH AVE E
PRUSSO DOUGLAS M	ENTEEN, SHARON L	347 ARNOLD MILL RD	WOODSTOCK	GA	30188	USA	2273810057	4111 16TH AVE E
RANKER GARY J		4211 24TH AVE E	PALMETTO	FL	34221-6342	USA	768410003	4211 24TH AVE E
RIVERSET REAL PROPERTY LLC		235 APOLLO BEACH BLVD # 150	APOLLO BEACH	FL	33572	USA	2313400000	815 39TH ST E
RUGGIERO JOSEPH III	RUGGIERO, STEPHANIE	4606 16TH AVE E	PALMETTO	FL	34221	USA	765000659	4606 16TH AVE E
SANDERSON DEVIN M	SANDERSON, HEATHER S	3703 16TH AVE E	PALMETTO	FL	34221-2212	USA	2314700002	3703 16TH AVE E
SCHAEGLER NATHAN D D	SCHAEGLER, AMANDA	2304 37TH ST E	PALMETTO	FL	34221	USA	768700709	2304 37TH ST E
SCHUETZ CHRISTOPHER S	SCHUETZ, SARAH N	4512 16TH AVE E	PALMETTO	FL	34221	USA	765000909	4512 16TH AVE E
SCHULTZ FARMING LLC		PO BOX 7796	SAINT PETERSBURG	FL	33734	USA	768600209	4300 16TH AVE E
SCHULTZ JOSEPH	SCHULTZ, ERIN	4127 24TH AVE E	PALMETTO	FL	34221	USA	768410102	4131 24TH AVE E
SCHULTZ JOSEPH	SCHULTZ, ERIN	4119 24TH AVE E	PALMETTO	FL	34221	USA	768400004	4119 24TH AVE E

SCHULTZ JOSEPH	SCHULTZ, ERIN	4127 24TH AVE E	PALMETTO	FL 34221	USA	768410052	4127 24TH AVE E
SIDDLE LINDA K		1203 39TH ST E	PALMETTO	FL 34221-2200	USA	2313700609	1203 39TH ST E
SIDDLE LINDA K		1203 39TH ST E	PALMETTO	FL 34221-2200	USA	2313700609	1301 39TH ST E
SILAPHETH NIKKI ST JOHN MISSIONARY BAPTIST CHURCH OF PALMETTO INC	SILAPHETH, CHANTHALA	7825 42ND WAY N	PINELLAS PARK	FL 33781	USA	2313700102	1310 37TH ST E
UNCLE BILLYS FARM LLC	GRIMES GROVES LLC	3612 16TH AVE E	PALMETTO	FL 34220	USA	2313710051	1202 39TH ST E
WAGGONER GENE	WAGGONER, MARILYN	4410 24TH AVE E	PALMETTO	FL 34221	USA	768510000	4410 24TH AVE E
WILLIAMS CHRISTOPHER L		4618 16TH AVE E	PALMETTO	FL 34221	USA	765000109	4618 16TH AVE E
ZIELINSKI BARBARA	MORRIS, EUGENE R	1104 39TH ST E	PALMETTO	FL 34221-2242	USA	2312900000	1104 39TH ST E



1

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PENLER LORRAINE RD: EXECUTIVE SUMMARY

<u>Project Team</u>			<u>Building Program</u>
Developer	Connor McAdams, Penler	19.5	Total Acreage
Attorney	Scott Rudacille, Blalock Walters, P.A.	232	Total Units
Land Planner	John Osborne, Green Street Associates	2 / 35'	Stories/Max Building Height
Civil Engineer	Brett Rocklein, Morris Engineering	1,099 SF	Average Multifamily Unit Size
Traffic Engineer	Bob Agrusa, Kimley Horn		

<u>Current Site Condition & Entitlements</u>	<u>Project Timeline</u>
<p>Penler is proposing a rezoning to PD-R and a comprehensive plan amendment change to RES-6. Seeking a density bonus by providing 12.5% of units at 80% AMI and 12.5% of units at 100% AMI rent levels.</p>	<p>SEP 2025..... Planning Commission</p> <p>JAN 2026 Board of County Commissioners</p> <p>OCT 2026..... Commence Construction</p> <p>FEB 2028 1st CofO</p>

2

2

We've worked with the best...

THIS IS A SAMPLE OF OUR HISTORICAL PARTNER RELATIONSHIPS

3

P OWN AND MANAGE BOTANIC WATERSIDE @ WATERSIDE PLACE

PENLER

4

P RECENT PROJECT



PENLER

5

5

P RECENT PROJECT



PENLER

6

6

P RECENT PROJECT



PENLER

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P RECENT PROJECT



PENLER

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P RECENT PROJECT



PENLER

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P PROPOSED ELEVATION



PENLER

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P PROPOSED ELEVATION



PENLER

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P PROPOSED ELEVATION



PENLER

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PROPOSED FINISHES & AMENITIES

Unit Amenities	Community Amenities
Open Floor Plans with Nine-Foot Ceilings	Lounge Area Clubroom for Gathering
Wood Grain Plank Flooring Throughout	Community Green Space
Ceiling Fan in Bedrooms	Fitness Club with Cardio and Yoga Area
Quartz Countertops	Modern Resort-Style Pool
Open Kitchens with Upgraded Stainless Steel Appliances	Package Room for Deliveries
In-Unit Washer/Dryer; Individual HVAC Units	Modern Architecture with Contemporary Siding



PENLER

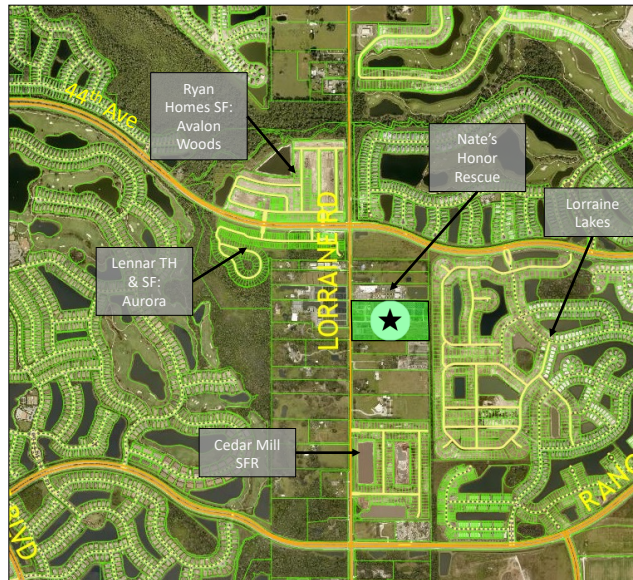
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MAP

- Address: 4973 & 4985 Lorraine Rd, Bradenton, FL
- 19.5 ac



- Partially within an Activity Node which calls for increased development density.
- This property is a transitional use moving away from the activity node at 44th and Lorraine
- Max height: 2 stories
- No wetlands onsite or within 50 feet
- Open space: 55%

PENLER

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P ZONING

- Existing use is **Agriculture**, plant nursery.
- A – zoning has wide variety of permissible ag uses such as Medical Office, Heavy Equipment Storage and Repair, Utility Use, Alt Energy Generation, etc.
- Change of use from agricultural use to residential greatly increases the compatibility for adjacent neighbors.

PENLER

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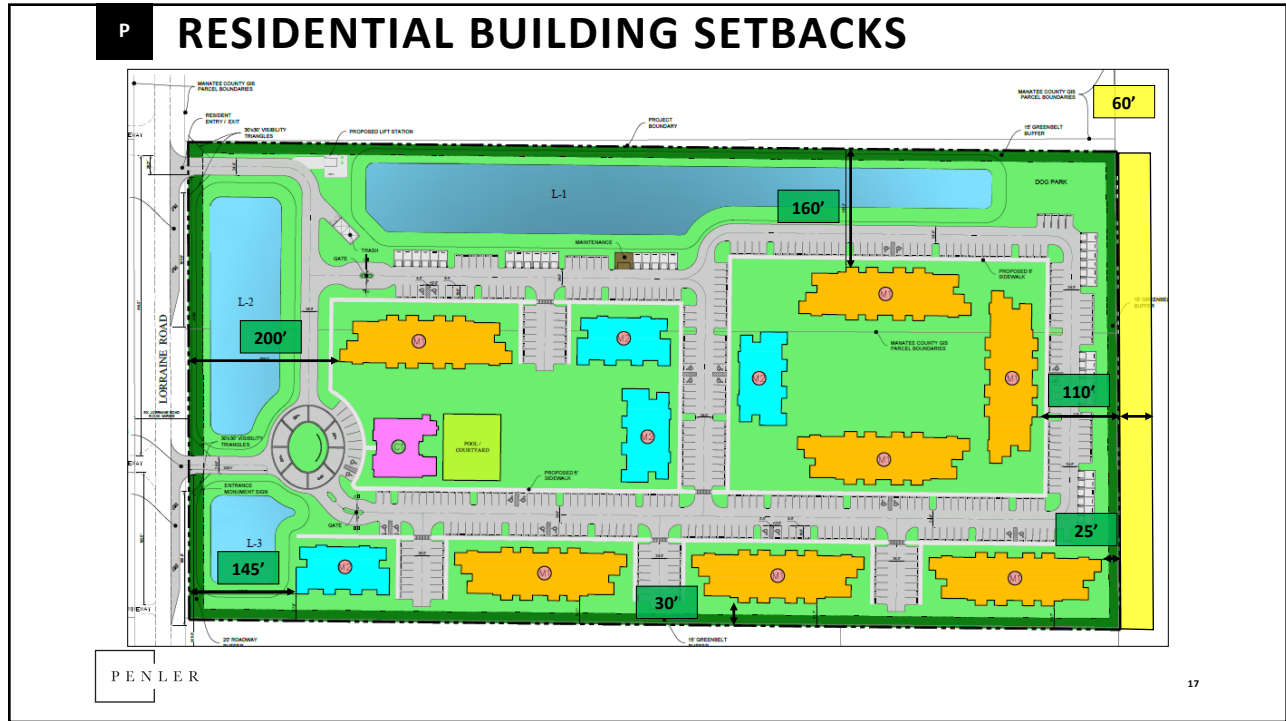
P SITE PLAN

- Rezoning will allow 232 residential units in 2-story direct-entry buildings with a clubhouse that contains a fitness center and resort-style pool.
- Includes dedicated southbound left at the southern entrance.

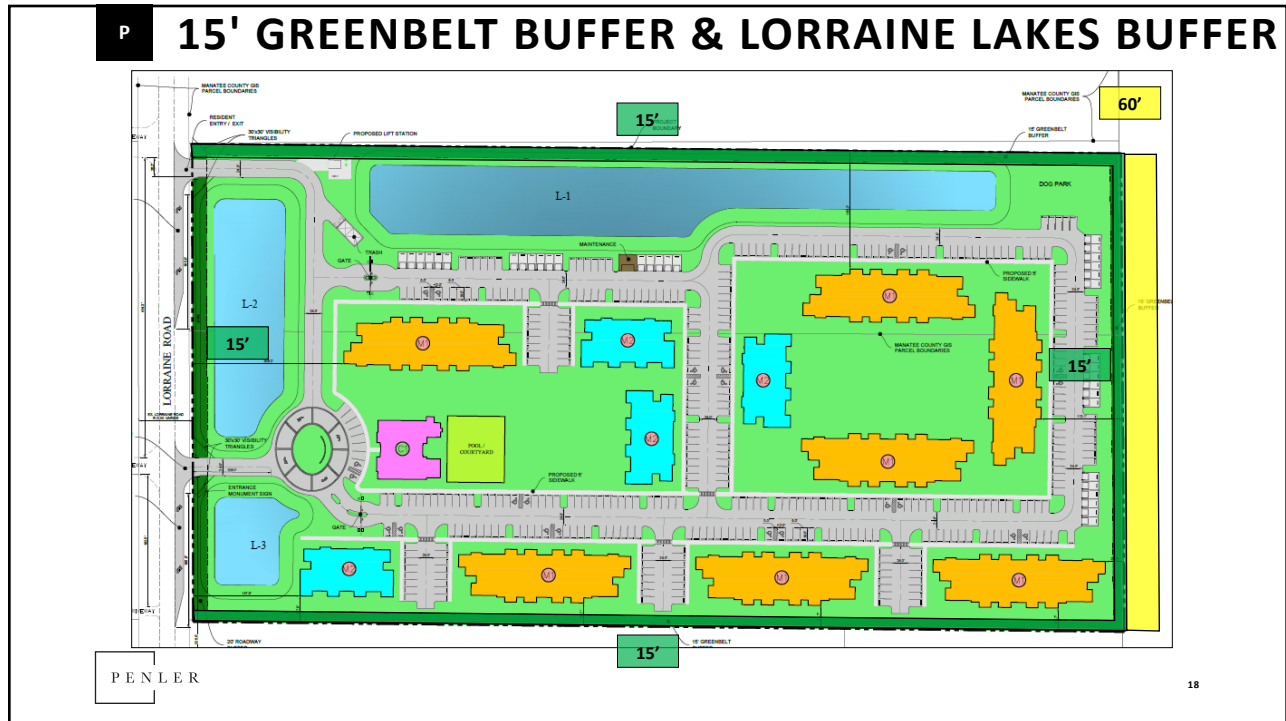
PENLER

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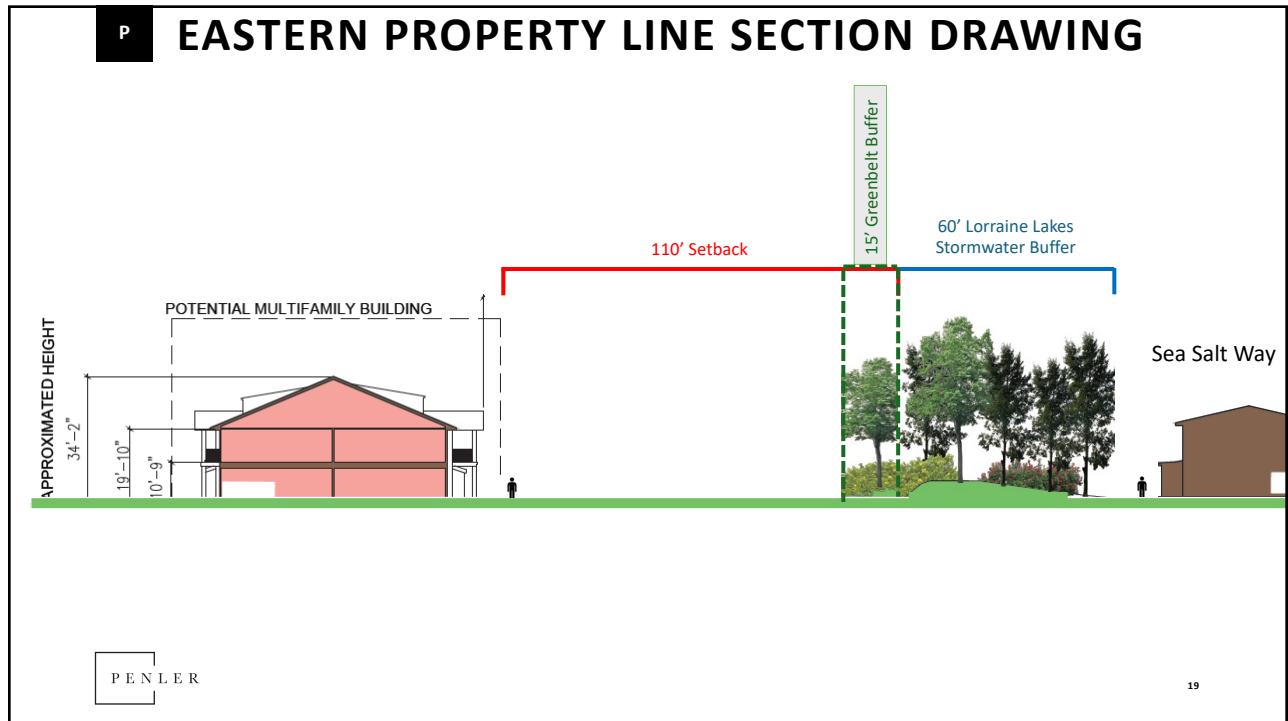
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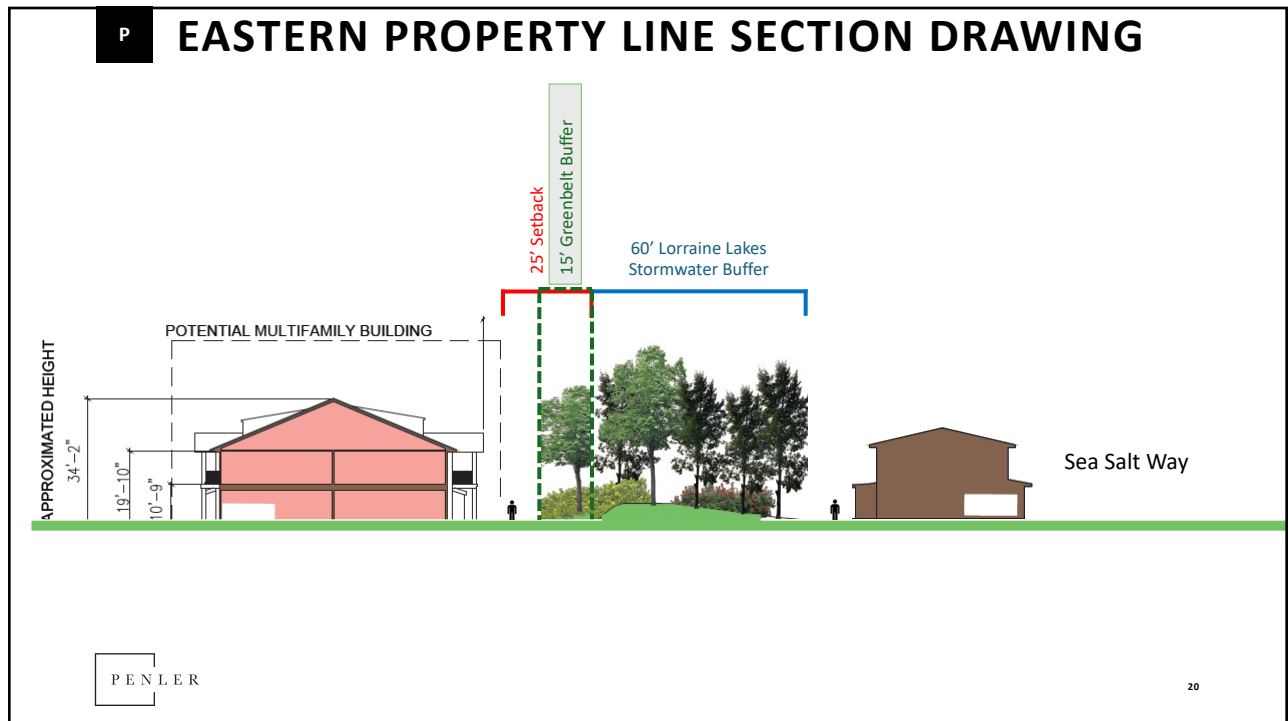
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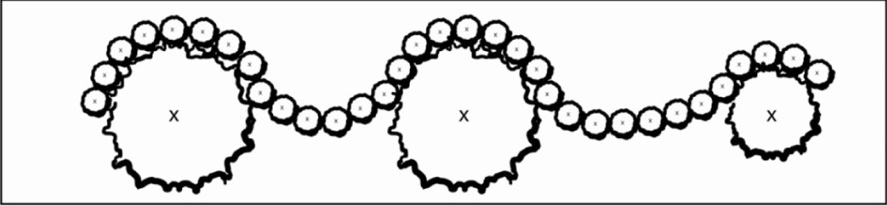



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P 15' GREENBELT BUFFER EXAMPLE




Manatee County Greenbelt Requirements: Every 100 ft = 2.5 Canopy Trees + 33 Shrubs

PENLER

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P 15' GREENBELT BUFFER EXAMPLE



PENLER

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ADDRESSING CONCERNS

Concern	Remedy
Traffic	<ul style="list-style-type: none"> We understand Lorraine Rd widening has been delayed. Thus, we are offering solutions to alleviate traffic including: (1) internal school bus stops, (2) connecting sidewalks to 44th, and (3) ~\$1.9mm of impact fees towards traffic infrastructure. We are further studying the traffic counts and what we can do to alleviate our impact! We won't have residents until 2028.
Stormwater / Flooding	<ul style="list-style-type: none"> Above-and-beyond design standard: Reducing existing peak storm run-off by 25%. Above-and-beyond design standard: Offered the county additional stormwater ponds for future Lorraine Road widening which helps everyone in our drainage basin.
Environmental	<ul style="list-style-type: none"> Above-and-beyond design standard: Florida Water Star property with thoughtful, drought-resistant landscape design, re-use of existing native plant materials, low-flow plumbing fixtures, and energy efficient appliances.
Height	<ul style="list-style-type: none"> Only 2 stories tall, which matches adjacent single family.
"Poor construction quality and demographics"	<ul style="list-style-type: none"> \$70mm investment and built with national general contractor. Average projected rents will be ~\$2,300 which means the *minimum* household income to qualify is \$83,000.

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DEVELOPER PAYMENTS TO COUNTY INFRASTRUCTURE AND COMMUNITY

Educational Facility 9/9/25 - 9/8/26 (updated 9/9/24)	\$ 1,302,933
Multimodal - SE	\$ 1,888,188
Parks and Natural Resources	\$ 503,286
Law Enforcement	\$ 125,637
Public Safety	\$ 39,670
Libraries	\$ 47,842
Admin Surcharge	\$ 34,210
Total	\$ 3,941,766

PENLER

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P FLORIDA WATER STAR

Notes:

- Use of pervious surfaces for walkways.
- Enhanced planting around stormwater ponds
- Utilizing roof drain downspouts to irrigate landscaping
- 30% canopy cover of landscaped area at maturity
- Efficient, low-flow plumbing fixtures and energy efficient appliances
- Native Florida plant palette.
- Working with local landscape architects to preserve existing grove of Washingtonian palms.
- Drastically reducing potable water needs by recycling water on-site and planting drought-resistant Bahia Sod.

M 2-STORY (TYPE VA) - 7 BUILDINGS TOTAL: 168 UNITS (24 UNITS / BLDG)
M2 2-STORY (TYPE VA) - 4 BUILDINGS TOTAL: 64 UNITS (16 UNITS / BLDG)
C1 MULTIFAMILY CLUB / LEASING TOTAL: 6,000 SF.

PENLER

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P Q&A

PENLER

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Neighborhood Workshop Summary - Penler Lorraine PLN2406-0144 (Plan Amendment) and PLN2406-0126 (Rezone/PSP)

Workshop Time and Location

- Wednesday, November 5, 2025, from 6pm, ended at 6:55pm once all questions were answered
- Zoom meeting ID **850 9124 9569**

Labels were provided by County Property Appraiser's Office. Notice was mailed to 312 property owners within 1,400 feet of the subject property. One phone call was received ahead of the workshop from the property owner to the south who was interested in selling his property.

Workshop Elements

At the workshop, the applicant (Connor McAdams of Penler LLC) presented a slide show that explained the applications, included a map and aerial of the area, Preliminary Site Plan (PSP) site plan site layout. The presentation showed typical interior and exterior views, as this development has been constructed in other locations. The applicant presented some solutions to the issues raised by the Planning Commission. The applicant reviewed building setbacks and greenbelt buffers, building elevations, and general information to inform the public of the proposed development and the process (slideshow attached).

Workshop Summary

The online workshop had 17 persons attend, 6 were affiliated with the project team. Four attendees provided comments. Concerns by participants from the public included the delay of the Lorraine Road improvements, the additional traffic, and historical flooding on the property to the south. The project team discussed the development trends in the area and the land development review process, the proposed stormwater management to protect neighboring properties, and traffic capacity on Lorraine Road.

Ending Comments by Agent

Once all questions were addressed, I reminded the participants of the next steps and that the project has already appeared before the Planning Commission (September 11, 2025) and the date for the Board of County Commissioners hearing will be on January 8, 2026. There, they will be able to make public comment on the proposed development to the County. We told them the public hearing sign has been posted with the new Board hearing date.

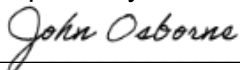
Participants - 17 (by Name/Zoom ID and their questions/concerns):

1. John Osborne - project team
2. Connor McAdams - project team (Penler)
3. Scott Rudacille - project team
4. Brett Rocklein - project team
5. Bob Agrusa - project team
6. Dr. Jack McGourty – wants to add to Cliff's comments below. Has been mapping developments from 64 to 70. Can't just take into account our project. Takes 30 minutes from 44th to 70 during peak times.

7. Greg Lowe – neighbor directly to the south; question about stormwater; wants to know if the project will be built on grade or will be raised; flooding of his property got bad when Lorraine Lakes went in; Brett Rocklein responded to stormwater design; flooding is worse from the Lorraine swales
8. Melissa Bongart
9. John
10. Angie Magnotta
11. Shellie's iphone
12. Yana Pitkis
13. Marti Combest -
14. Cliff & Amy – there is a traffic problem without other approved projects being built; SW corner of Lorraine and 64 and SE Lorraine and 64 apartments leasing; Bob Agrusa responded to the traffic study that was performed, discussions about capacity with County; follow up, still unsure what it all means; Commissioner McCann said his highest priority is Lorraine Road and unfortunately that didn't happen and looking at 2030 if funding is approved; probably 2033 or beyond; what is the solution? What is the breaking point? How do we know that the cars from this development doesn't cause the breaking point? Has not seen design plans but has seen renderings. Sits in traffic on Lorraine during his morning commute.
15. Samsung SM-S916U – wondering if there's any deviation from what was denied by the Planning Commission, 2030 would be more realistic or even 2035; Lorraine has had minimal improvements with a suicide lane; main concerns for traffic with delay of Lorraine widening and improvements. Person also brought up the high school the County just approved nearby in the context of concerns about adding residential density and the timing of necessary infrastructure improvements, such as roads and schools, in the area.
16. Rtnjo
17. Google Pixel 6

Author

Minutes prepared by John Osborne, AICP, Green Street Associates



Date: 11/05/25

John Osborne, AICP

Attachments:

- Screenshot of online neighborhood workshop
- Copy of the mailed notice sent to property owners
- Affidavit of Notice
- Picture of posted sign
- List of noticed properties
- Slideshow

Screenshot of Online Neighborhood Workshop

PENLER LORRAINE RD: EXECUTIVE SUMMARY

Project Team		Building Program	
Developer	Connor McAdams, Penler	19.5	Total Acreage
Attorney	Scott Rudacille, Blalock Walters, P.A.	232	Total Units
Land Planner	John Osborne, Green Street Associates	2 / 35'	Stories/Max Building Height
Civil Engineer	Brett Rocklein, Morris Engineering	1,099 SF	Average Multifamily Unit Size
Traffic Engineer	Bob Agrusa, Kimley Horn		

Current Site Condition & Entitlements		Project Timeline	
Penler is proposing a rezoning to PD-B and a comprehensive plan amendment change to RES-6.		Sep 2025	Planning Commission
Seeking a density bonus by providing 12.5% of units at 80% AMI and 12.5% of units at 100% AMI rent levels.		Jan 2026	Board of County Commissioners
		Oct 2026	Commence Construction
		Feb 2028	1 st CoFO

Participants (17): John Osborne (Host, me), ConnorMcAdams, Connor's iPhone, Scott Rudacille, Angie Magnotta, Bob.Agrusa, Brett Rocklein, Cliff & Amy, Dr. Jack McGourty, Greg Lowe, Marti Combest, melissabongart, read.ai meeting notes, rtnjo.

SITE PLAN

- Rezoning will allow 232 residential units in 2-story direct-entry buildings with a clubhouse that contains a fitness center and resort-style pool.
- Includes dedicated southbound left at the southern entrance.

2-STORY (TYPE VA) - 7 BUILDINGS TOTAL: 168 UNITS (24 UNITS / BLDG)

2-STORY (TYPE VA) - 4 BUILDINGS TOTAL: 64 UNITS (16 UNITS / BLDG)

MULTIFAMILY CLUB / LEASING TOTAL: 6,000 SF

Participants (17): John Osborne, Dr. Jack McGourty, Connor's iPhone, Greg Lowe, Cliff & Amy, Bob.Agrusa, John Osborne (Host, me), ConnorMcAdams, Connor's iPhone, Bob.Agrusa, Scott Rudacille, Angie Magnotta, Brett Rocklein, Cliff & Amy, Google Pixel 6, Greg Lowe, Marti Combest, melissabongart, read.ai meeting notes, rtnjo.

Copy of the mailed notice sent to property owners

Dear Resident,

You are invited to a virtual Neighborhood Workshop via Zoom on **November 5, 2025 starting at 6:00pm** to discuss development plans for two parcels totaling 19.5 ± acres on the east side of Lorraine Road (4973 and 4985 Lorraine Road) located south of 44th Avenue East (see reverse side for location map).

The purpose of the online workshop is to inform you of our intent to construct a maximum of 232 apartment units in 2 story buildings to be temporarily identified as Penler Lorraine (County case #s PLN2403-0205 and PLN2403-0206), which is in the County's review and approval process. This proposal will be going to the Board of County Commissioners on Thursday, January 8, 2026.

The site requires a Future Land Use Map amendment to Residential -12 du/ac (RES-12) and is proposed to be rezoned to Planned Development Residential (PD-R), which is consistent with other development in the area. This PD-R zoning district is the same high-end aesthetic standard district as seen in other Lakewood Ranch developments. We will discuss the site plan along with other improvements we are proposing as part of the November 5, 2025 neighborhood workshop and answer any questions. The virtual workshop meeting will be held as follows:

- **Date:** **November 5, 2025**
- **Time:** **6:00pm**
- **Location:** **Online**
Zoom ID Meeting ID: 850 9124 9569
Passcode: 608121

How do I join this online meeting? Go to Zoom.com and click on "Join" in upper right corner of website. Type in above Meeting ID # and click "Join".

We look forward to sharing our plan with you.

Green Street Associates, Inc.

Affidavit of Notice

AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared John Osborne, AICP, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent for owner (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PLN2406-0126 Penler Lorraine Rezoning and Preliminary Site Plan and PLN4060144 Penler Lorraine Comprehensive Plan Amendment be heard in a Neighborhood Workshop on November 5, 2025 at 6pm and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information, and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 23-15, on the property identified in the application, and the sign(s) was conspicuously posted 5 feet from the front property line on the 26th day of October, 2025.

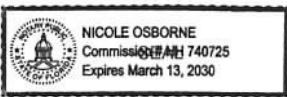
3. That the Affiant has caused the mailing of the required letter of notification to property owners within fourteen hundred (1400) feet of the project boundary pursuant to Manatee County Ordinance No. 23-15, as amended, by U.S. Mail on the 24th day of October 2025, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 23-15, as it relates to the required public notice, may cause the above identified public hearings to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

John Osborne
Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of December, 2025 (date) by John Osborne (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.



Nicole Osborne
Signature of Person Taking Acknowledgment

Nicole Osborne
Type Name

Notary Public
Title or Rank

My Commission Expires: 3/13/30

Commission No.: HH740725

Serial Number, if any

Posted Sign on 10/26/25



LIST OF NOTICED PROPERTIES

OWNER	SECONDARY_OWNER	OWN_ADDR	OWN_ADDR2	CITY	ST	ZIP	CNTRY	PARCEL_ID	LOCATION_ADD	UNIT
ALEMAN JOHN E	WORMWOOD, CHRISTOPHER	4404 24TH AVE E		PALMETTO	FL	34221	USA	768510059	4404 24TH AVE E	
BARBOZA ROBERTO	BENCOMO, SONIA	12016 54TH GLN E		PARRISH	FL	34219	USA	768700609	2210 37TH ST E	
BARNETTE DAVID	BARNETTE, KIMBERLY	1810 37TH ST E		PALMETTO	FL	34221-9479	USA	769100459	1810 37TH ST E	
BOYES STEPHEN		1012 12TH AVE W		BRADENTON	FL	34205	USA	768700209	3911 24TH AVE E	
BUSTLE DANIEL G	BUSTLE, PATRICK H	2207 5TH STREET W		PALMETTO	FL	34221	USA	2313710101	1302 39TH ST E	
CARDENAS OCTAVIO TORRES	TORRES, MARIA EUGENIA	4411 16TH AVE E		PALMETTO	FL	34221	USA	2273700001	4411 16TH AVE E	
CONTARINO LAURI		2120 37TH ST E		PALMETTO	FL	34221-9476	USA	768700659	2214 37TH ST E	
CONTARINO MARK		2120 37TH ST E		PALMETTO	FL	34221-9476	USA	768800559	2120 37TH ST E	
CONTARINO MARK	CONTARINO, LAURI	2120 37TH ST E		PALMETTO	FL	34221-9476	USA	768700359	4005 24TH AVE E	
CORONA ADRIANA	CORONA, FABIAN	1823 18TH STREET CT E		PALMETTO	FL	34221	USA	768700559	2206 37TH ST E	
COUCH DELVER D		3704 16TH AVE E		PALMETTO	FL	34221	USA	769100109	3704 16TH AVE E	
COUCH DELVER D		3704 16TH AVE E		PALMETTO	FL	34221	USA	769100109	3800 16TH AVE E	
DAUGHERTY TYLER	DAUGHERTY, VERONICA	5810 22ND AVENUE DR E		PALMETTO	FL	34221	USA	769600109	2215 37TH ST E	
DAUGHERTY TYLER	DAUGHERTY, VERONICA	5810 22ND AVENUE DR E		PALMETTO	FL	34221	USA	769600159	2205 37TH ST E	
FLORIDA POWER & LIGHT COMPANY		PROPERTY TAX PSXJUB	700 UNIVERSE BOULEVARD	JUNO BEACH	FL	33408	USA	2274610001	16TH AVE E	

GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3519 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3516 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3512 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1212 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1412 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1227 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1318 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3520 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3504 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1404 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3523 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200159	16TH AVE E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1216 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	3505 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKEWOOD RANCH	FL	34202	USA	2315200109	1314 35TH LN E

GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1306 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	3524 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1408 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1309 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1220 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	3507 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1208 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1326 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	3508 15TH PLE
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1322 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	3511 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1228 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	3515 12TH TER E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1420 35TH LN E
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GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1310 35TH LN E
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GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1224 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1223 35TH LN E
GALE WILLIAM	13518 MATANZAS PL	LAKWOOD RANCH	FL	34202	USA	2315200109	1219 35TH LN E
GARNER LANA LEE	4406 24TH AVE E	PALMETTO	FL	34221-6323	USA	768505000	4406 24TH AVE E
GILLOON PETER K	1307 37TH ST E	PALMETTO	FL	34221	USA	2313710309	3611 16TH AVE E
GILLOON PETER K	1307 37TH ST E	PALMETTO	FL	34221-9213	USA	2313700151	1307 37TH ST E
GOMEZ RICARDO HERNANDEZ	5715 20TH ST W	BRADENTON	FL	34207	USA	2314900107	1423 39TH ST E
GRIMES CALEB J	3612 16TH AVE E	PALMETTO	FL	34221-2209	USA	769200007	3612 16TH AVE E
GRIMES CALEB J	3612 16TH AVE E	PALMETTO	FL	34221	USA	769300005	1955 37TH ST E
HARTLEY JAMES C	2212 43RD ST E	PALMETTO	FL	34221	USA	767911001	2212 43RD ST E
HARTLEY RHONDA	4414 24TH AVE E	PALMETTO	FL	34221-6323	USA	768500001	4414 24TH AVE E

HAWK AND HERON HOLDINGS LLC	2120 37TH ST E	PALMETTO	FL	34221	USA	768700159	3815 24TH AVE E
HELLINGER JUSTIN	30882 PRESTWICK XING	WESTLAKE	OH	44145-5090	USA	769100409	37TH ST E
HELLINGER JUSTIN	30882 PRESTWICK XING	WESTLAKE	OH	44145-5090	USA	769100259	37TH ST E
HOLBROOK CARL R	HOLBROOK, KIMBERLY D 2202 43RD STREET E	PALMETTO	FL	34221-2161	USA	767911050	2202 43RD ST E
INNISFALLEN INC	4404 24TH AVE E	PALMETTO	FL	34221	USA	768510109	43RD ST E
KITA KRISTI	SCHATTLER, AARON D 4407 24TH AVE E	PALMETTO	FL	34221	USA	767900053	4407 24TH AVE E
LACEY GEORGE R	LACEY, DAVID W 1508 39TH ST E	PALMETTO	FL	34221-2249	USA	2313800309	1424 39TH ST E
LACEY GEORGE R	LACEY, DAVID W 1508 39TH ST E	PALMETTO	FL	34221-2249	USA	2313800209	1508 39TH ST E
LACEY GEORGE R	LACEY, DAVID W 1508 39TH ST E	PALMETTO	FL	34221-2249	USA	2313800259	1504 39TH ST E
LAW KESTON J	CONTARINO, LAURI 6112 10TH AVE W	BRADENTON	FL	34209	USA	768700259	3805 24TH AVE E
MANATEE COUNTY	MANATEE COUNTY PO BOX 1000	BRADENTON	FL	34206	USA	769100509	MENDOZA RD
MANATEE COUNTY	MANATEE COUNTY PO BOX 1000	BRADENTON	FL	34206-1000	USA	2313600005	39TH ST E
MANATEE COUNTY	MANATEE COUNTY PO BOX 1000	BRADENTON	FL	34206	USA	2273500509	16TH AVE E
MANATEE VENTURES INC	7005 18TH AVE E #128	BRADENTON	FL	34203	USA	2273500059	16TH AVE E
MARTIN JACK HOWARD JR	SPERRING, IRINA NICKOLAEVNA 419 HEATHER DOWNS DR	ALEXANDER	NC	28701	USA	768700109	24TH AVE E

MORRIS RICHARD E	MORRIS, RICHARD J	1018 39TH ST E	PALMETTO	FL	34221-2241	USA	2274110051	1018 39TH ST E
PHANDANOUVONG SAYAVONGSA		9447 BOILING SPRINGS LN	SHAKOPEE	MN	55379	USA	768600159	16TH AVE E
PHANDANOUVONG SAYAVONGSA		9447 BOILING SPRINGS LN	SHAKOPEE	MN	55379	USA	768600109	16TH AVE E
PRUSSO DOUGLAS M	ENTEEN, SHARON L	347 ARNOLD MILL RD	WOODSTOCK	GA	30188	USA	2273810008	4103 16TH AVE E
PRUSSO DOUGLAS M	ENTEEN, SHARON L	347 ARNOLD MILL RD	WOODSTOCK	GA	30188	USA	2273800009	4255 16TH AVE E
PRUSSO DOUGLAS M	ENTEEN, SHARON L	347 ARNOLD MILL RD	WOODSTOCK	GA	30188	USA	2273810057	4111 16TH AVE E
RANKER GARY J		4211 24TH AVE E	PALMETTO	FL	34221-6342	USA	768410003	4211 24TH AVE E
RIVERSET REAL PROPERTY LLC		235 APOLLO BEACH BLVD # 150	APOLLO BEACH	FL	33572	USA	2313400000	815 39TH ST E
RUGGIERO JOSEPH III	RUGGIERO, STEPHANIE	4606 16TH AVE E	PALMETTO	FL	34221	USA	765000659	4606 16TH AVE E
SANDERSON DEVIN M	SANDERSON, HEATHER S	3703 16TH AVE E	PALMETTO	FL	34221-2212	USA	2314700002	3703 16TH AVE E
SCHAEGLER NATHAN D D	SCHAEGLER, AMANDA	2304 37TH ST E	PALMETTO	FL	34221	USA	768700709	2304 37TH ST E
SCHUETZ CHRISTOPHER S	SCHUETZ, SARAH N	4512 16TH AVE E	PALMETTO	FL	34221	USA	765000909	4512 16TH AVE E
SCHULTZ FARMING LLC		PO BOX 7796	SAINT PETERSBURG	FL	33734	USA	768600209	4300 16TH AVE E
SCHULTZ JOSEPH	SCHULTZ, ERIN	4127 24TH AVE E	PALMETTO	FL	34221	USA	768410102	4131 24TH AVE E
SCHULTZ JOSEPH	SCHULTZ, ERIN	4119 24TH AVE E	PALMETTO	FL	34221	USA	768400004	4119 24TH AVE E

SCHULTZ JOSEPH	SCHULTZ, ERIN	4127 24TH AVE E	PALMETTO	FL 34221	USA	768410052	4127 24TH AVE E
SIDDLE LINDA K		1203 39TH ST E	PALMETTO	FL 34221-2200	USA	2313700609	1203 39TH ST E
SIDDLE LINDA K		1203 39TH ST E	PALMETTO	FL 34221-2200	USA	2313700609	1301 39TH ST E
SILAPHETH NIKKI ST JOHN MISSIONARY BAPTIST CHURCH OF PALMETTO INC	SILAPHETH, CHANTHALA	7825 42ND WAY N	PINELLAS PARK	FL 33781	USA	2313700102	1310 37TH ST E
UNCLE BILLYS FARM LLC	GRIMES GROVES LLC	3612 16TH AVE E	PALMETTO	FL 34220	USA	2313710051	1202 39TH ST E
WAGGONER GENE	WAGGONER, MARILYN	4410 24TH AVE E	PALMETTO	FL 34221	USA	768510000	4410 24TH AVE E
WILLIAMS CHRISTOPHER L		4618 16TH AVE E	PALMETTO	FL 34221	USA	765000109	4618 16TH AVE E
ZIELINSKI BARBARA	MORRIS, EUGENE R	1104 39TH ST E	PALMETTO	FL 34221-2242	USA	2312900000	1104 39TH ST E




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PENLER LORRAINE RD: EXECUTIVE SUMMARY

<u>Project Team</u>		<u>Building Program</u>
Developer	Connor McAdams, Penler	19.5 Total Acreage
Attorney	Scott Rudacille, Blalock Walters, P.A.	232 Total Units
Land Planner	John Osborne, Green Street Associates	2 / 35' Stories/Max Building Height
Civil Engineer	Brett Rocklein, Morris Engineering	1,099 SF Average Multifamily Unit Size
Traffic Engineer	Bob Agrusa, Kimley Horn	

<u>Current Site Condition & Entitlements</u>	<u>Project Timeline</u>
Penler is proposing a rezoning to PD-R and a comprehensive plan amendment change to RES-6.	SEP 2025..... Planning Commission
Seeking a density bonus by providing 12.5% of units at 80% AMI and 12.5% of units at 100% AMI rent levels.	JAN 2026 Board of County Commissioners
	OCT 2026..... Commence Construction
	FEB 2028 1 st CofO



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We've worked with the best...

THIS IS A SAMPLE OF OUR HISTORICAL PARTNER RELATIONSHIPS

3

P OWN AND MANAGE BOTANIC WATERSIDE @ WATERSIDE PLACE

PENLER

4

P RECENT PROJECT



PENLER

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P RECENT PROJECT



PENLER

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P RECENT PROJECT



PENLER

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P RECENT PROJECT



PENLER

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P RECENT PROJECT



PENLER

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P PROPOSED ELEVATION



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P PROPOSED ELEVATION



PENLER

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P PROPOSED ELEVATION



PENLER

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PROPOSED FINISHES & AMENITIES

Unit Amenities	Community Amenities
Open Floor Plans with Nine-Foot Ceilings	Lounge Area Clubroom for Gathering
Wood Grain Plank Flooring Throughout	Community Green Space
Ceiling Fan in Bedrooms	Fitness Club with Cardio and Yoga Area
Quartz Countertops	Modern Resort-Style Pool
Open Kitchens with Upgraded Stainless Steel Appliances	Package Room for Deliveries
In-Unit Washer/Dryer; Individual HVAC Units	Modern Architecture with Contemporary Siding



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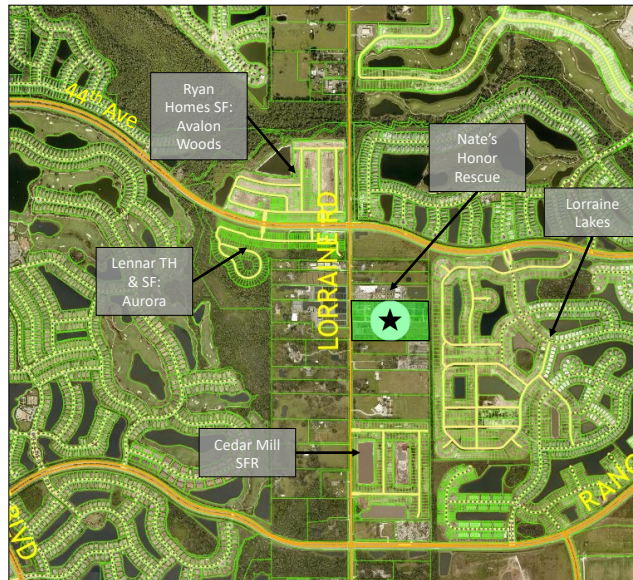
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MAP

- Address: 4973 & 4985 Lorraine Rd, Bradenton, FL
- 19.5 ac



- Partially within an Activity Node which calls for increased development density.
- This property is a transitional use moving away from the activity node at 44th and Lorraine
- Max height: 2 stories
- No wetlands onsite or within 50 feet
- Open space: 55%

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P ZONING

- Existing use is **Agriculture**, plant nursery.
- A – zoning has wide variety of permissible ag uses such as Medical Office, Heavy Equipment Storage and Repair, Utility Use, Alt Energy Generation, etc.
- Change of use from agricultural use to residential greatly increases the compatibility for adjacent neighbors.

PENLER

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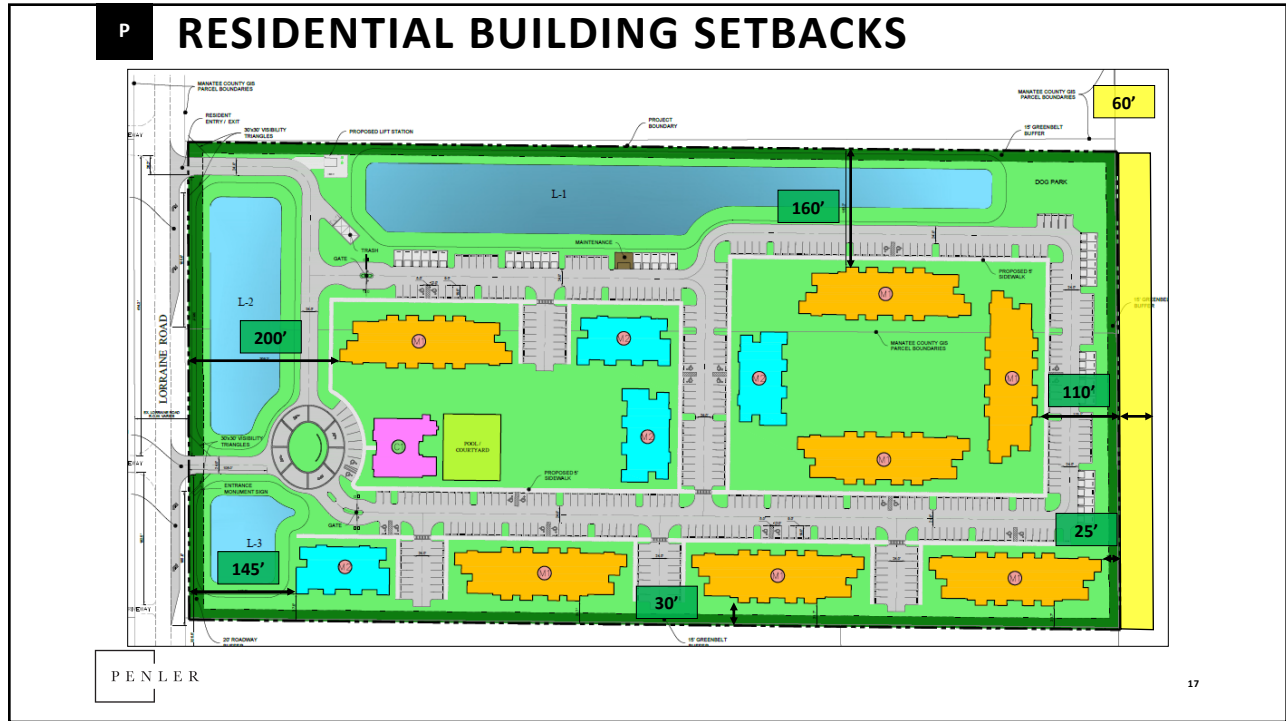
P SITE PLAN

- Rezoning will allow 232 residential units in 2-story direct-entry buildings with a clubhouse that contains a fitness center and resort-style pool.
- Includes dedicated southbound left at the southern entrance.

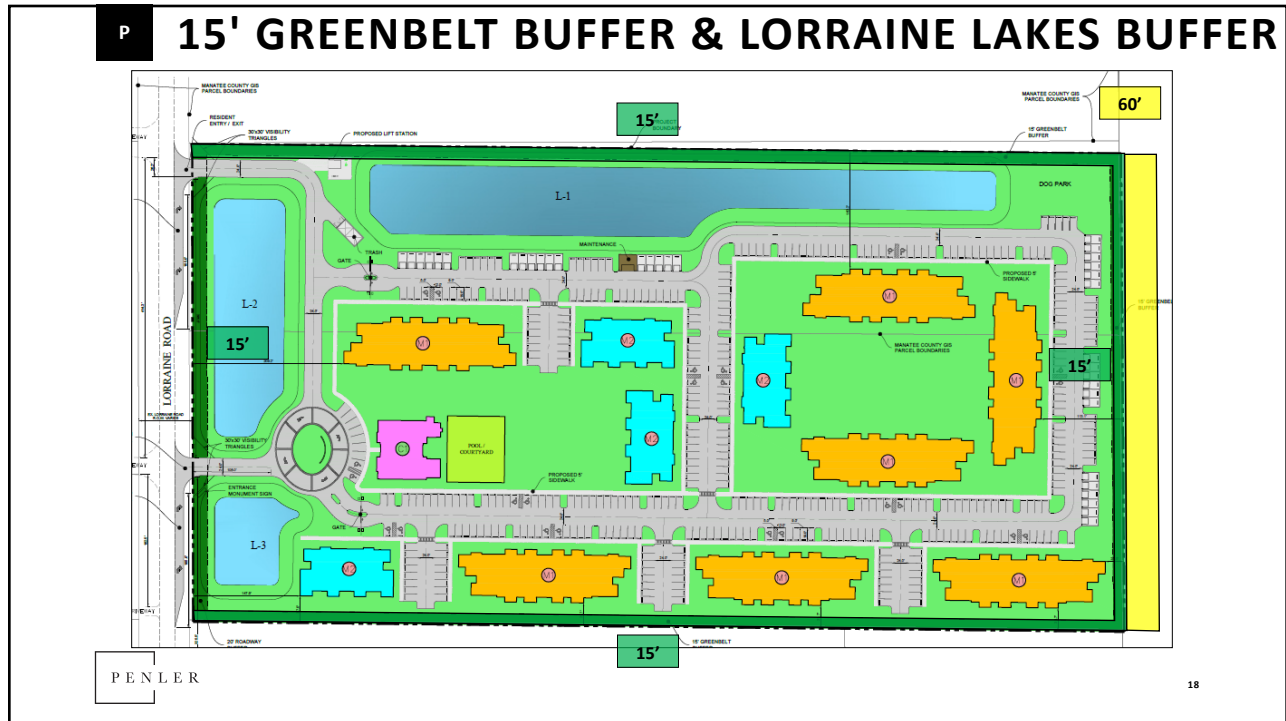
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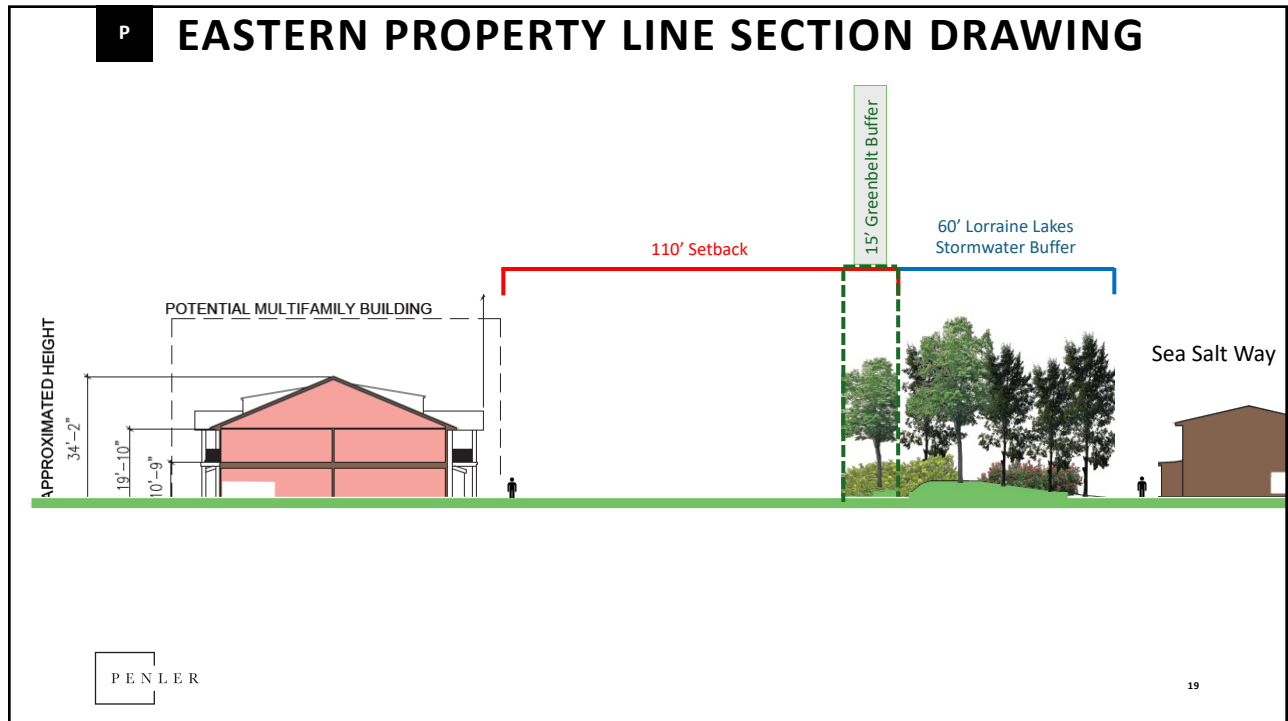
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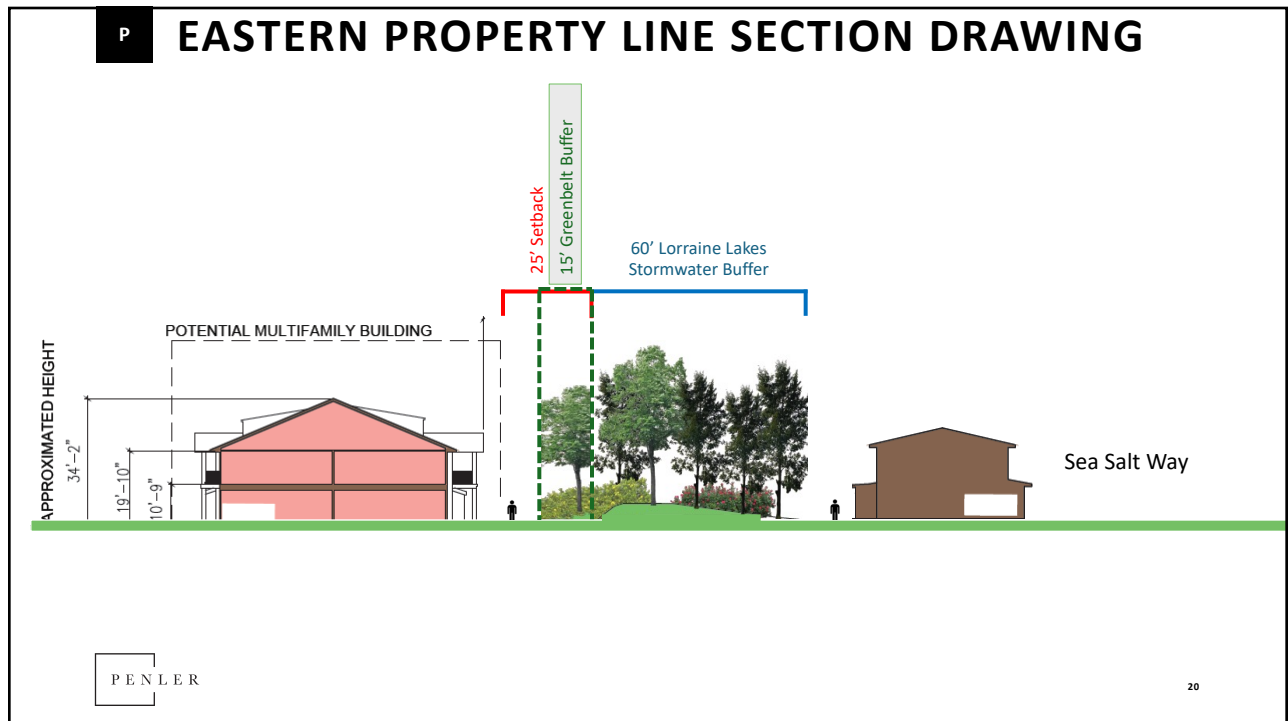
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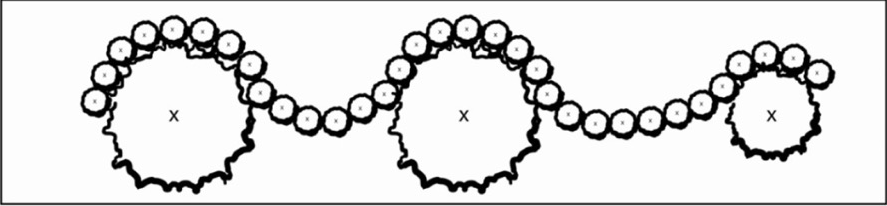



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P 15' GREENBELT BUFFER EXAMPLE




Manatee County Greenbelt Requirements: Every 100 ft = 2.5 Canopy Trees + 33 Shrubs

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P 15' GREENBELT BUFFER EXAMPLE



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ADDRESSING CONCERNS

Concern	Remedy
Traffic	<ul style="list-style-type: none"> We understand Lorraine Rd widening has been delayed. Thus, we are offering solutions to alleviate traffic including: (1) internal school bus stops, (2) connecting sidewalks to 44th, and (3) ~\$1.9mm of impact fees towards traffic infrastructure. We are further studying the traffic counts and what we can do to alleviate our impact! We won't have residents until 2028.
Stormwater / Flooding	<ul style="list-style-type: none"> Above-and-beyond design standard: Reducing existing peak storm run-off by 25%. Above-and-beyond design standard: Offered the county additional stormwater ponds for future Lorraine Road widening which helps everyone in our drainage basin.
Environmental	<ul style="list-style-type: none"> Above-and-beyond design standard: Florida Water Star property with thoughtful, drought-resistant landscape design, re-use of existing native plant materials, low-flow plumbing fixtures, and energy efficient appliances.
Height	<ul style="list-style-type: none"> Only 2 stories tall, which matches adjacent single family.
"Poor construction quality and demographics"	<ul style="list-style-type: none"> \$70mm investment and built with national general contractor. Average projected rents will be ~\$2,300 which means the *minimum* household income to qualify is \$83,000.

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DEVELOPER PAYMENTS TO COUNTY INFRASTRUCTURE AND COMMUNITY

Educational Facility 9/9/25 - 9/8/26 (updated 9/9/24)	\$ 1,302,933
Multimodal - SE	\$ 1,888,188
Parks and Natural Resources	\$ 503,286
Law Enforcement	\$ 125,637
Public Safety	\$ 39,670
Libraries	\$ 47,842
Admin Surcharge	\$ 34,210
Total	\$ 3,941,766

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P FLORIDA WATER STAR

Notes:

- Use of pervious surfaces for walkways.
- Enhanced planting around stormwater ponds
- Utilizing roof drain downspouts to irrigate landscaping
- 30% canopy cover of landscaped area at maturity
- Efficient, low-flow plumbing fixtures and energy efficient appliances
- Native Florida plant palette.
- Working with local landscape architects to preserve existing grove of Washingtonian palms.
- Drastically reducing potable water needs by recycling water on-site and planting drought-resistant Bahia Sod.

The site plan shows a residential development with several buildings and parking areas. Key features include:

- Enhanced stormwater buffer plantings:** Indicated by red arrows pointing to landscaped areas around ponds L-1, L-2, and L-3.
- Pervious parking spaces:** A central parking area is highlighted in pink.
- Pervious sidewalks:** Sidewalks are highlighted in red.
- No sidewalk / no curb:** A specific area is highlighted in red.

Legend:

- M:** 2-STORY (TYPE VA) - 7 BUILDINGS TOTAL: 168 UNITS (24 UNITS / BLDG)
- M2:** 2-STORY (TYPE VA) - 4 BUILDINGS TOTAL: 64 UNITS (16 UNITS / BLDG)
- C1:** MULTIFAMILY CLUB / LEASING TOTAL: 6,000 SF.

PENLER

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P Q&A

PENLER

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Board of County Commissioners: March 5, 2026

**PDR-24-18(Z)(P) – PENLER LORRAINE – T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP
LLLP (OWNER) – PENLER DEVELOPMENT LLC (CONTRACT PURCHASER)– PLN2406-0126**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25% of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Planning Commission: September 11, 2025
Board of County Commissioners: October 9, 2025, January 8 and 28,
and March 5, 2026

ALTERNATIVE MOTIONS

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and in compliance with the applicable review standards of the Manatee County Land Development Code, as stipulated herein, I move to **ADOPT** Manatee County Zoning Ordinance Number PDR-24-18(Z)(P); **APPROVE** the Preliminary Site Plan with Stipulations A.1-A.9, B.1-B.3, C.1-C.2, and D.1-D3; **ADOPT** the Findings for Specific Approval; and **GRANT** Specific Approval for an alternative to Land Development Code Section 401.3.E.8, to reduce the agricultural setback where adjacent to agricultural operations from 35 feet to 30 feet; subject to the adoption by the Board of Ordinance No. 26-07 fka 25-38 / Plan Amendment PA-24-10 becoming effective.

DENIAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to **DENY** Manatee County Zoning Ordinance Number PDR-24-18(Z)(P); **DENY** the Preliminary Site Plan; and **DENY** Specific Approval for an alternative to Land Development Code Section 401.3.E.8, to reduce the open space where adjacent to agricultural operations from 35-feet to 30-feet, as recommended by the Planning Commission and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

PLANNING COMMISSION ACTION:

On September 11, 2025, by a vote of 6-0, the Planning Commission voted to recommend denial with Member Gay absent. Members Bower, Kebba, Ziegler, Eslinger and Prosser expressed concern with the timing and Lorraine Road improvements and affordability component.

BOARD OF COUNTY COMMISSIONERS ACTION:

On October 9, 2025, by a vote of 5-1, with Commissioner McCann voting nay, and Commissioner Siddique absent, the Board of County Commissioners voted to continue the public hearing to January 8, 2026, Board of County Commissioners Land Use Meeting at 9:00 a.m., or as soon thereafter as same may be heard.

On January 8, 2026, the Development Services Division Manager/Impact Fee Administrator continued the public hearing to January 28, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

On January 28, 2026, by a vote of 6-1, the Board of County Commissioners voted to continue the public hearing to March 5, 2026, Board of County Commissioners Land Use Meeting.

PUBLIC COMMENT AND CORRESPONDENCE:

September 11, 2025, Planning Commission

Public Comments:

Tsi Day Smyth agreed Manatee County needs more affordable housing but feels the affordable housing designation for this project is being used to get more density and expressed concern regarding traffic on Lorraine Road.

Angelina Magnoltz, Landon Tholen, Marti Combest, John Smith, Katie Smith, Edward Liggieri, and Garret Grinnell expressed concern regarding traffic and density in the area.

Janyel Tayler supported the project.

Additional public comments were entered into the record.

October 9, 2025, Board of County Commissioners

There was no public comment, and nothing entered into the record.

January 8, 2026, Board of County Commissioners

There was no public comment, and nothing entered into the record.

January 28, 2026, Board of County Commissioners

There was no public comment, and public comment was entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Site Design Details
4	Compliance with Land Development Code
5	Consistent with Comprehensive Plan
6	Positive Aspects/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Stipulations

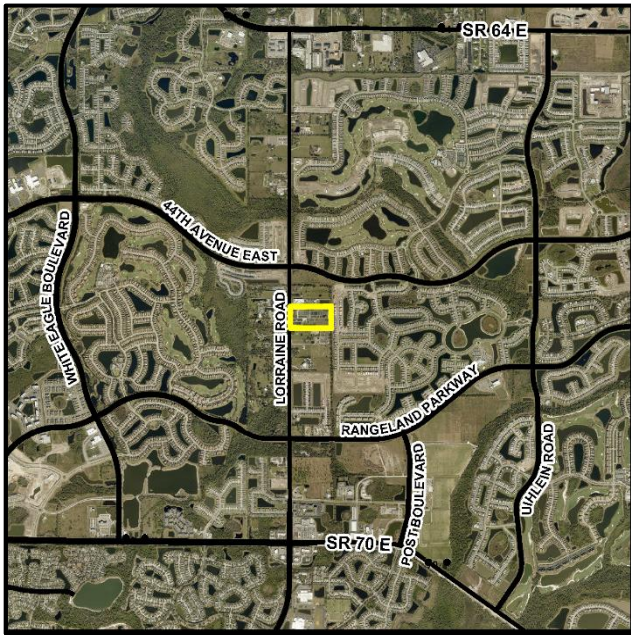
SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PDR-24-18(Z)(P) / PLN2406-0126
PROJECT NAME	Penler Lorraine
SECTION / TOWNSHIP / RANGE(S)	10 / 35S / 19E
PARCEL(S)	Parcel A: PID 580810158 (Approximately 7.67 acres) Parcel B: PID 580810026 (Approximately 11.84 acres)
ACREAGE	Approximately 19.51 acres
ADDRESS(ES)	Parcel A: 4973 Lorraine Road, Bradenton, FL 34211 Parcel B: 4985 Lorraine Road, Bradenton, FL 34211
GENERAL LOCATION	1,130 feet south of 44th Avenue East along the east side of Lorraine Road
OWNER(S)	T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP
APPLICANT / CONTRACT PURCHASER / AGENT	Applicant/Contract Purchaser: Penler Development LLC Agent: John Osborne, AICP, Green Street Associates LLC
FUTURE LAND USE CATEGORY	Existing: RES-1 (Residential – 1) Proposed: RES-6 (Residential – 6)
ZONING DISTRICT	Existing: A (General Agriculture) Proposed: PDR (Planned Development Residential)
PROPOSED USE(S)	Multifamily Residential Dwelling Units with a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing"
DENSITY	Maximum: 12 Dwelling Units per Gross Acre (DU/GA) Proposed: 232 dwelling units (11.89 DU/GA)
OVERLAYS / SPECIAL AREAS	ST (Special Treatment) WPE (Watershed Protection Evers Reservoir)
SPECIFIC APPROVAL REQUEST(S)	LDC Section 401.3.E.8, to reduce the agricultural setback where adjacent to agricultural operations from 35 feet to 30 feet.
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held. See Land Development Code (LDC) Section 312.6 in Section 4 of this staff report.

CASE MANAGER	James J. McDevitt III, Development Services Team Leader
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**SECTION 2
MAPS & DISCUSSION**

History

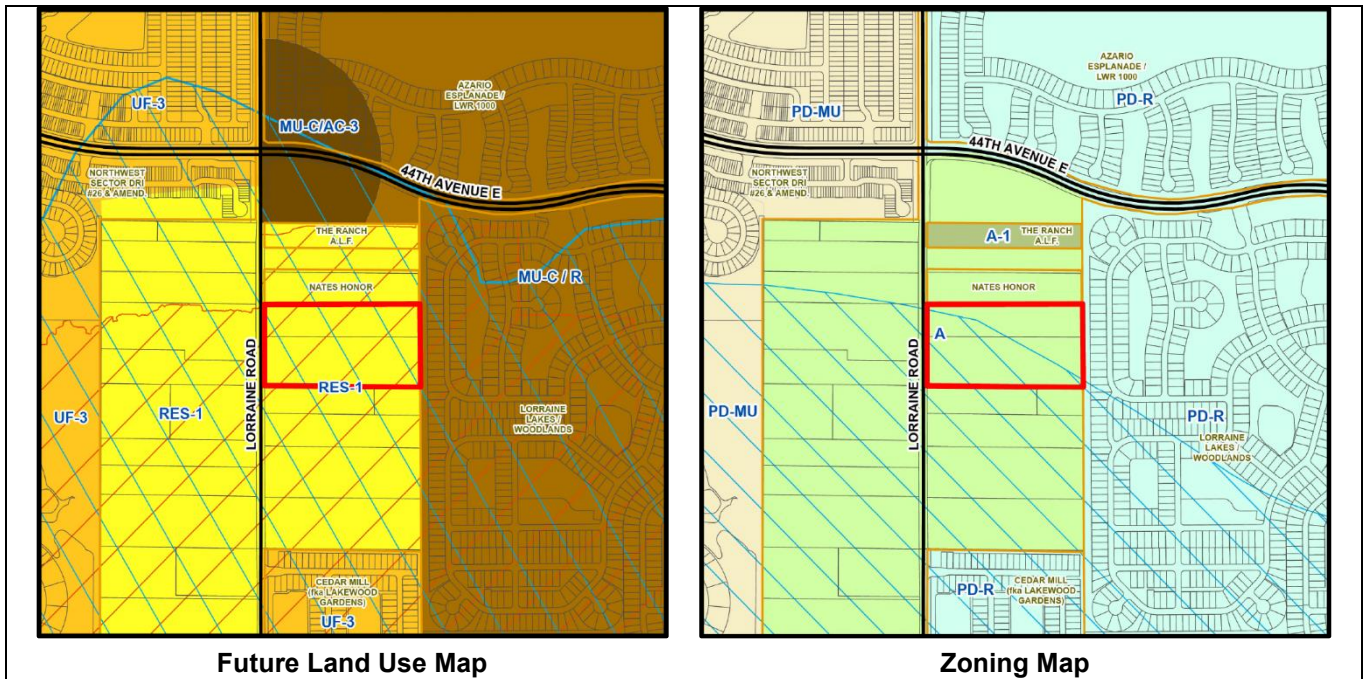
The 1981 Zoning Map shows the property zoned as A (General Agriculture). With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the RES-1 (Residential – 1). The site is partially located within the Special Treatment (ST) and entirely located within the Watershed Protection – Evers Reservoir Overlay Districts. Both parcels are currently owned by T RALPH TAYLOR JR FAMILY LIMITED PARTNERSHIP LLLP. The project area has been developed as a nursery (Aerial Map (Zoomed)).



Aerial Map



Aerial Map (Zoomed)



Request

The applicant is requesting a rezone from A (General Agriculture) to PDR (Planned Development Residential) with a PSP (Preliminary Site Plan) for 232 multifamily residential dwelling units, amenity center, and associated infrastructure. The applicant proposes a minimum of 25% of the dwelling units shall be provided as "Affordable Housing". With their Affordable Housing Certification, the applicant is requesting the following incentives: Density Bonus, Housing Rapid Response (Rezone – Planned Development), and Fast Track (Expedited Permitting). The applicant has submitted a companion application for a privately-initiated Comprehensive Plan Map Amendment, PLN2406-0144, to change the Future Land Use Category (FLUC) from RES-1 to RES-6. The approval of this application is contingent on the approval of the companion application.

SURROUNDING ZONING AND USES	
NORTH	A (General Agriculture) / Animal Rescue
SOUTH	A (General Agriculture) / Nursery & Residential House
EAST	PDR (Planned Development Residential) / Single-Family Detached
WEST	A (General Agriculture) / Nursery & Residential House

SECTION 3 SITE DESIGN DETAILS



- Proposing 232 multifamily residential dwelling units
- Density of approximately 11.89 DU/GA
- A minimum of 25% as "Affordable Housing"
- Maximum of 6,000 square feet amenity center
- Maximum residential building height of two stories
- Two access points along Lorraine Road
- One specific approval request for LDC Section 401.3.E.8

SETBACKS	<p>Front (west): 25 feet required; 147.9 feet proposed*</p> <p>Side (south): 15 feet required; 31.7 feet proposed*</p> <p>Side (north): 15 feet required; 163.2 feet proposed*</p> <p>Rear (east): 15 feet required; 25.5 feet proposed*</p> <p>*Proposed setbacks for residential buildings Accessory buildings shall have a minimum setback of 15 feet</p>
MINIMUM LOT WIDTH / AREA	Not Applicable
MAXIMUM HEIGHT	Residential Buildings: Two Stories Amenity Center: One Story
OPEN SPACE	Required: 35% (6.83 acres) Provided: 55.45% (10.82 acres)
ACCESS	Two points of ingress/egress on Lorraine Road
PARKING	Required: 421 (1.8 parking spaces / dwelling unit) Proposed: 432 (1.86 parking spaces / dwelling unit)

FLOOD ZONE(S)	X-Zone, Panel#12081C0334E, effective 3/17/2014		
AREA OF KNOWN FLOODING	<p>Project Located in Flood Prone Area: Yes Type of Flooding: Rainfall Project Subject to flow reduction: Yes, a 25% reduction in pre-developed runoff rate is required for Braden River Watershed for the design 25 year 24 hour storm event. Project subject to OFW: Yes, an additional 150% water quality treatment is required for Evers Reservoir Watershed. Watershed/Basin: Braden River Watershed. Project located within Floodplain and/or Floodway: Project is NOT located in the FEMA FIRM 1% Annual Chance Flood Hazard. Project is located in the Braden River Watershed 100-year floodplain. Drainage Easements/Access Easements required for existing system(s): Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public rights-of-way (ROW).</p>		
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> Existing County 8-inch water main along the west ROW of Lorraine Road Existing County 8-inch water main has been brought to the east ROW just north of the project site. Depending on capacity, this might be available for a tie in. <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> Existing County 24-inch force main along the north ROW of 44th Ave E Existing Private 8-inch force main and Stub-out to the north of the site. Please note, ownership is expected to transfer to Manatee County. <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> Existing Private 10-inch reclaim main along 44th Avenue East. Although the project appears to lie just south of the Braden River Utilities service area, there may be options for connection. Potable water may not be used for irrigation. 		
COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standards Required	Design Proposal	Compliance	Comments
BUFFERS			
20-foot Roadway Buffer (Lorraine Road)	20 feet	Yes	402.7.D.1
15-foot Greenbelt Buffer (North, East, and South)	15 feet	Yes	402.7.D.5
SIDEWALKS			
Sidewalk	5 foot wide minimum proposed throughout the project site	Yes	

DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY					
Access Points (Lorraine Road)	Access driveways and driveway separation designed to Public Works Standards	Yes			
Internal Roadways	Internal drive aisles designed to Public Works Standards	Yes			
TRANSPORTATION					
<p><u>Major Transportation Facilities</u> The site is located east of Lorraine Road, 0.23 miles south of 44th Avenue East.</p> <ul style="list-style-type: none"> Lorraine Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane Arterial roadway with a planned right-of-way width of 120 feet in the Comprehensive Plan’s Future Traffic Circulation Plan. 44th Avenue East is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane Arterial roadway with a planned right-of-way width of 120 feet in the Comprehensive Plan’s Future Traffic Circulation Plan. 					
<p><u>Transportation Link Capacity Analysis</u> The application includes a Rezone and Preliminary Site Plan (PSP) from General Agriculture (A) to Planned Development Residential (PDR). The Applicant prepared a Traffic Study for the development of 232 multi-family dwelling units to determine the impacts to the segment of Lorraine Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is currently operating at or above the level of service (LOS) performance standards D and will continue to operate at LOS performance standard D at project buildout (2028). However, the impacted segment is projected to be deficient by 2031.</p>					
NEAREST THOROUGHFARE	LINK(S)	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lorraine Road	2648	D	D	E	E
<p><u>Access</u> As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.</p>					
OTHER CONCURRENCY COMPONENTS					
<p>Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan.</p>					
ENVIRONMENTAL INFORMATION					
<p><u>Minimum Open Space Requirements:</u> Required Open Space: 35% (6.83 acres) (LDC Section 402.7.D.2) Provided Open Space: 55.45% (10.82 acres)</p>					

Wetlands: Per the Environmental Narrative provided by Ardurra (September 2024), there are no wetlands on or within 50 feet of the proposed project limits.

Uplands:

Per the Environmental Narrative provided by Ardurra (September 2024), the subject site is comprised of Tree Nurseries (FLUCCS 241; ±18.49 acres). There are no native upland habitats on site.

Preservation of Existing Plant Communities:

Per the Environmental Narrative provided by Ardurra (September 2024), no native plant communities exist onsite.

Endangered Species:

Per the Environmental Narrative provided by Ardurra (September 2024), an on-site assessment was conducted in April 2024 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. Ardurra also conducted a gopher tortoise survey consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Based on the site assessment, no listed species were observed onsite.

Trees and Landscaping:

Tree Removal/Replacement and Landscaping will be reviewed with Final Site Plan (FSP), in accordance with LDC Section 402, 700, and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Lorraine Road)	20 feet	20 feet	402.7.D.1
Greenbelt Buffer (North, East, and South)	15 feet	15 feet	402.7.D.5

LOCATION MAP



**SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

**SECTION 312.6 – NEIGHBORHOOD WORKSHOPS
SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA.
SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS.
SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS
SECTION 402.7.D – PDR STANDARDS
SECTION 531.47 – RESIDENTIAL USES.**

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Land Development Code (LDC).

SECTION 312.6. – Neighborhood Workshops.

Applicants are strongly encouraged to hold a neighborhood workshop during the application process. The Department Director or the Board may require an applicant to hold a neighborhood workshop for any application that, in the view of the Department Director or Board, has potential neighborhood impacts.

The purpose of the neighborhood workshop is to ensure early citizen participation in an informal forum in conjunction with development applications, and to provide an applicant the opportunity to understand any impacts an application may have on an affected community. These workshops ensure that citizens and property owners have an adequate opportunity to learn about applications that may affect them. A neighborhood workshop is not intended to produce complete consensus on all applications, but to provide information about the application to adjacent property owners. Neighborhood workshops shall be noticed as required in Table 3-2.

Analysis: At the pre-application meeting, staff informed the applicant that a neighborhood workshop would be required during the review of the application.

- A. Workshop Time and Location. Prior to scheduling a neighborhood workshop, the applicant shall coordinate the meeting date, time and location with the Department Director. The workshop may be held either within the general area of the subject property or virtually via an interactive online video conferencing software program. Additional workshops may be held but are not required if deemed necessary by the Department Director due to notice issues, technology issues, or if a substantial change was made in the pending application to warrant another neighborhood workshop.**

Analysis: Per the Neighborhood Workshop Summary provided by the applicant, a Neighborhood Workshop was held for this application. The meeting was held on Zoom on August 14, 2025, starting at 6:00pm. The meeting lasted 40 minutes and was attended by 10 people total; eight of which were affiliated with the project. See LDC Section 312.6.C, below, for materials provided to Development Services staff.

- B. Workshop Elements. At the workshop, the applicant shall present the plans, information and data as needed to inform the public of the proposed development.**

Analysis: The applicant hosted a Neighborhood Workshop for this application. See LDC Section 312.6.C, below, for materials provided to Development Services staff.

- C. Workshop Summary. The applicant shall submit to the Department, as part of the application, a summary of the materials presented at the workshop, the issues raised by those in attendance, the suggestions and concerns of those in attendance, a copy of the sign-in sheet, and a copy of the workshop advertisement and a copy of the mailed notices sent to property owners.**

Analysis: The applicant provided the following items:

- A summary of the materials presented
- The issues raised by those in attendance
- The suggestions and concerns of those in attendance
- A copy of the mailed notices sent to property owners
- A copy of the sign-in sheet

The applicant did not provide the following items:

- A copy of the workshop advertisement (a picture of the neighborhood workshop sign)

Refer to Attachment 9, Neighborhood Workshop Summary, which was provided by the applicant with this application.

SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA.

A. Previous Approvals.

Analysis: Per the Property Appraiser's Office, Parcel "A" is classified as Agricultural Land, Improved with Single-Family Residential; Parcel "B" is classified as Ornamentals, Misc. The site has been developed as a nursery. There are no previous site plan approvals for this site. If approved, the project site shall be designed consistently with this PSP.

B. Comprehensive Plan.

Analysis: The proposed development can be found to be consistent with the applicable Goals, Objectives, and Policies of the Manatee County Comprehensive Plan. See the analysis for compliance in Section 5 of this staff report.

C. Land Development Code.

Analysis: With exception of the specific approval requested to deviate from LDC Section 401.3.E.8, the proposed development can be found to be consistent with the applicable standards of review found in the LDC. See the analysis for compliance in Section 4 of this staff report.

D. Use and District Requirements.

Analysis: The applicant proposes multifamily residential use in the PDR (Planned Development Residential) Zoning District, a permitted use. The site design proposed conforms to the requirements of the PDR Zoning District. The applicant is also proposing a density bonus utilizing at least 25% affordable housing. The proposed development is consistent with the range of potential uses for the RES-6 (Residential – 6) Future Land Use Category (FLUC).

E. Environment.

Analysis: According to the applicant's Environmental Narrative, there are no wetlands, State or Federally listed species, or native upland habitats on-site. The proposal will not adversely impact environmentally sensitive lands or natural resources.

F. Circulation.

Analysis: The proposed site design provides two points of ingress and egress along Lorraine Road and internal connectivity to promote motorized vehicle and pedestrian/bicycle safety and convenience. Accesses shall comply with LDC Section 1001.1.C.2 for a second means along the same street. Staff will review for compliance at Final Site Plan.

G. Concurrency.

Analysis: The applicant has deferred concurrency to FSP. The site plan must meet the requirements of LDC Section 360, Certificate of Level of Service.

SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS.

1. Compatibility with the existing development pattern and the zoning of nearby properties.

Analysis: Per the Property Appraiser's Office, Parcel "A" is classified as Agricultural Land, Improved with Single-Family Residential; Parcel "B" is classified as Ornamentals, Misc. The site has been developed as a nursery. There are no previous site plan approvals for this site. The proposed development introduces multi-family residential dwelling units to an area developed for

single-family detached residential dwelling units. The surrounding properties are zoned A (General Agriculture) and PDR (Planned Development Residential).

- 2. Changes in land use or conditions upon which the original zoning designation was based.**
Analysis: The subject project area was altered from its natural habitat for a nursery. The surrounding area has trended towards low density residential development to the east and south and mixed-use medium density development to the north since the 1980s.
- 3. Consistency with the current Comprehensive Plan.**
Analysis: The proposed development can be found to be consistent with the Comprehensive Plan. See the analysis for compliance in Section 5 of this staff report.
- 4. Conflicts with existing or planned public improvements.**
Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements.
- 5. Availability of public facilities, based upon a consideration of the following factors:**
 - a. Impact on the traffic characteristics related to the site, specifically trip generation potential.**
Analysis: The Applicant prepared a Traffic Study for the development of 232 multi-family dwelling units to determine the impacts to the segment of Lorraine Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment is currently operating at or above the level of service (LOS) performance standards and is projected to be deficient by 2031.
 - b. Impact on population density or development intensity such that the demand for schools, sewers, streets, recreational areas and facilities, and other public facilities and services are adversely affected.**
Analysis: The proposed development is not anticipated to have a major impact on schools, sewers, streets, recreational areas and facilities, and other public facilities. There are two parks within 2 miles of the project site: Premier Sports Complex and James L Patton Community Park.
 - c. Impact on public facilities planned and funded to support any change in density or intensity pursuant to the requirements of the Comprehensive Plan and applicable law.**
Analysis: The proposed development is not anticipated to have a major impact on public facilities.
- 6. Health, safety, or welfare of the neighborhood and county.**
Analysis: The proposed development is not anticipated to have a negative impact on the health, safety, or welfare of the neighborhood and Manatee County.
- 7. Conformance with all applicable requirements of this Code.**
Analysis: The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. See the analysis for compliance in Section 4 of this staff report.
- 8. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.**
Analysis: The development patterns surrounding the subject project area are trending towards low density residential and mixed-use medium density residential development. The proposed development is consistent with this development pattern.

9. Logical expansion of adjacent zoning districts.

Analysis: The subject project area is adjacent to a residential development to the east. The applicant proposes the PDR (Planned Development Residential) Zoning District. The proposed development is an expansion of the adjacent PDR Zoning District.

10. Impact on historic resources.

Analysis: There are no known Historical Resources located within the subject project area.

11. Environmental impacts.

Analysis: According to the Applicant's Environmental Narrative, there are no wetlands, State or Federally listed species, or native upland habitats on-site. There are no anticipated environmental impacts with the proposed development. See the Environmental Narrative provided by Ardurra from September of 2024 as well as the Environmental Information in Section 3 of this staff report for analysis by Environmental Planning Section staff.

12. Types of allowable uses and impact of those on surrounding residential areas.

Analysis: The applicant proposes the PDR (Planned Development Residential) Zoning District which allows for residential development. The applicant proposes multifamily residential dwelling units, which can be found to be compatible with the adjacent and surrounding residential uses with adequate buffering, screening, and setbacks. The proposed development meets the required buffering standards of the LDC.

13. Relocation of mobile homeowners, if applicable, within the meaning of, and pursuant to, Section 723.083, Florida Statutes.

Analysis: Not applicable. There are no mobile homes within the subject project area.

14. In the case of rezones to planned development, consistency with the planned development district standards contained in Chapter 4.

Analysis: The proposed development is consistent with the planned development district standards. See analysis of LDC Section 402.6 and 402.7.D, below.

15. Any other matters which may be appropriate for consideration pursuant to this Code, the Comprehensive Plan or applicable law.

Analysis: The site is currently in the RES-1 (Residential – 1) FLUC and in the A (General Agriculture) Zoning District. The applicant has submitted a companion application for a privately-initiated Comprehensive Plan Map Amendment, PLN2406-0144, to change the FLUC from RES-1 to RES-6. The density proposed with this application is contingent on the approval of the companion Comprehensive Plan Map Amendment.

SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The property was converted from its natural habitat for a nursery. Per the Environmental Narrative provided by Ardurra from September of 2024, there were no native habitats found. See Environmental Information, above, in Section 3 of this staff report for analysis by Environmental Planning Section staff.

B. Relation to Public Utilities, Facilities, and Services.

Analysis: The subject project area is located near potable water and wastewater services along Lorraine Road. See Utilities under Section 3 of this staff report. There are two parks within 2 miles of the project site: Premier Sports Complex and James L Patton Community Park.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development has two access points along Lorraine Road, an Urban Collector, and is approximately 1,130 feet south of 44th Avenue East, a Rural Minor Arterial. There are no bus stops or mass transit facilities near the project site.

D. Compatibility.

Analysis: The surrounding properties of the subject project area are trending towards low density single family residential development. The development proposed with this project introduces multi-family residential dwelling units. Residential use is compatible with other residential uses. Planned Development Zoning Districts provide greater flexibility for innovative design to enhance compatibility. The proposed PDR Zoning District allows for high density multifamily to be compatible with low-density single-family developments through buffering, screening, building height, and setbacks.

E. Transitions.

Analysis: The subject project area is adjacent to residential uses. The proposed residential use and building height compliments the residential nature of the surrounding area. The difference in building heights is negligible when taking into account buffering, screening, site design, and building setbacks.

F. Design Quality.

Analysis: The applicant has produced a PSP (Preliminary Site Plan) which details the proposed access points, landscaping/buffers, and internal sidewalk connectivity. The applicant has proposed two (2) story residential buildings and a one (1) story, 6,000 square foot amenity center. The building heights proposed ensure compatibility with adjacent low density residential development. Additional compliance with the applicable standards for review found in the Land Development Code and Public Works Manual shall be conducted at time of FSP.

G. Relationship to Adjacent Property.

Analysis: The subject project area is adjacent to low density residential use to the east. The proposed residential use compliments the low density residential nature of the surrounding area; however, the proposed density is much higher than the surrounding approved and developed densities. The PSP meets all required minimum buffering, screening, and setbacks. The subject project area is outside of the nearest activity nodes and is not located along any bus routes or mass transit facilities.

H. Access.

Analysis: Per LDC Section 1001.1.C, all residential developments or parts of phases thereof, containing more than one hundred (100) residential dwelling units are required to have a second means of access. This development proposes 232 dwelling units, requiring at least two (2) means of access. The applicant proposes two (2) points of ingress and egress along Lorraine Road, an Urban Collector. When a development proposes two (2) access points on one roadway, the minimum separation between accesses is 300 feet. The project also proposes sidewalk connectivity to Lorraine Road along the southern entrance to the development. The proposed development shall be required to be consistent with this requirement and will be reviewed at time of Final Site Plan.

I. Streets, Drives, Parking, and Service Areas.

Analysis: All access points, drive-aisles, and utilities within the project will be required to be designed per Manatee County standards. The required parking for the proposed development is 421 spaces; the applicant proposes 432 spaces. Staff will review for compliance with these standards at time of Final Site Plan.

J. Pedestrian Systems.

Analysis: The applicant has produced a PSP which proposes a five (5) foot internal sidewalk system providing pedestrian accessibility between each building within the development, the

amenity center, and secondary residential amenities throughout the project. The PSP proposes sidewalk along Lorraine Road and one (1) pedestrian connections.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic features within the subject project area. Per the Environmental Narrative provided by Ardurra (September 2024), no native plant communities exist onsite. Tree Removal/Replacement and Landscaping will be reviewed with Final Site Plan (FSP), in accordance with LDC Section 402, 700, and 701.

L. Density/Intensity.

Analysis: The project area consists of two (2) parcels, totaling approximately 19.51 acres. The applicant has submitted a companion application for a privately-initiated Comprehensive Plan Map Amendment, PLN2406-0144, to change the Future Land Use Category (FLUC) from RES-1 to RES-6. The applicant has designated a minimum of twenty-five (25) percent of the dwelling units to be offered as affordable housing. In RES-6, the density bonus for affordable housing is twelve (12) dwelling units per gross acre. The applicant proposes 232 multifamily residential dwelling units; approximately 11.89 dwelling units per gross acre. The proposed development is below the maximum density for this project area.

M. Height.

Analysis: The maximum height of the proposed development is two (2) stories for the multifamily residential buildings and one (1) story for the amenity center.

N. Fences and Screening.

Analysis: With exception of the specific approval request for relief from LDC Section 401.3.E.8, the site complies with the buffering and screening requirements of the Land Development Code.

O. Yards and Setbacks.

Analysis: Section 3 of this staff report, Site Design Details, provides the proposed setbacks for the proposed multifamily development.

P. Trash and Utility Plant Screens.

Analysis: The applicant proposes a compactor with this development. Solid Waste will be provided by Manatee County's contract hauler. Screening shall be required to comply with Stipulation A.6 of this staff report. Compliance shall be verified with review of the building permit.

Q. Signs.

Analysis: One (1) monument sign is proposed, on the south side of the main entrance along Lorraine Road, to identify the multifamily development. All proposed signs shall be required to meet all applicable standards for single-family subdivisions per Chapter 6, Table 6-1, Sign Dimensional Standards. Additional review of signage will be required at the time of the Final Site Plan and Building Permit.

R. Landscaping.

Analysis: The proposed development shall meet the applicable standards for landscaping requirements. A complete review for compliance with these standards will be performed at the time of Final Site Plan.

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

Analysis: Not applicable as this development does not propose mixed use plan designation nor is it located within an Entranceway.

T. Environmental Factors.

1. *Water Conservation.*

Analysis: Per the Environmental Narrative provided by Ardurra (September 2024), no native plant communities exist onsite. There are no anticipated impacts to the conservation of water resources. Since wells exist onsite, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to staff for review and approval. Tree Removal/Replacement and Landscaping will be reviewed with Final Site Plan (FSP), in accordance with LDC Section 402, 700, and 701. See the Environmental Narrative provided by Ardurra from September of 2024 as well as the Environmental Information in Section 3 of this staff report for analysis by Environmental Planning Section staff.

2. Minimum Open Space Requirements.

Analysis: The minimum open space required for PDR developments is twenty-five (25) percent. The project site is located within the Watershed Protection Evers Reservoir, which requires a minimum of thirty-five (35) percent open space. The applicant is proposing 55.45% open space, exceeding both Code requirements. See Environmental Information and Open Space in Section 3 above in this staff report for analysis by Environmental Planning Section staff.

3. Preservation of Existing Plant Communities.

Analysis: The property was converted from its natural habitat for a nursery. Per the Environmental Narrative provided by Ardurra from September of 2024, there were no native habitats found. See Environmental Information, above, in Section 3 of this staff report for analysis by Environmental Planning Section staff.

U. Rights-of-Way and Utility Standards.

Analysis: The subject project area is located along Lorraine Road. The PSP proposed with this development is designed in consideration of the anticipated County expansion of future rights-of-way.

V. Stormwater Management.

Analysis: The PSP shows three (3) stormwater management ponds. Compliance with LDC Section 801 and the Manatee County Public Works Standards, Part 2. Stormwater Management Design Manual will be reviewed at the time of the Final Site Plan.

W. Consistency with Comprehensive Plan.

Analysis: The proposed development can be found to be consistent with the Comprehensive Plan. See the analysis for compliance in Section 5 of this staff report.

X. Other Factors.

Analysis: The site is currently in the RES-1 (Residential – 1) FLUC (Future Land Use Category) and in the A (General Agriculture) Zoning District. The applicant has submitted a companion application for a privately-initiated Comprehensive Plan Map Amendment, PLN2406-0144, to change the Future Land Use Category (FLUC) from RES-1 to RES-6. The proposed density with this application requires is contingent on the approval of the companion Comprehensive Plan Map Amendment.

SECTION 402.7.D. – PDR STANDARDS

1. Site Planning.

Analysis: The applicant has produced a PSP (Preliminary Site Plan) which details the proposed access points, landscaping/buffers, and internal sidewalk connectivity. The applicant has proposed two (2) story residential buildings. All proposed buildings exceed the minimum setbacks for the PDR Zoning District. Additional compliance with the applicable standards for review found in the Land Development Code shall be conducted at time of FSP (Final Site Plan).

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: The minimum open space required for PDR developments is twenty-five (25) percent. The project site is located within the Watershed Protection Evers Reservoir, which requires a

minimum of thirty-five (35) percent open space. The applicant is proposing 55.45% open space, exceeding both Code requirements. See Environmental Information and Open Space in Section 3 above in this staff report for analysis by Environmental Planning Section staff.

3. Frontage and Accessibility.

Analysis: The project area has approximately 659 feet of roadway frontage along Lorraine Road with two (2) points of ingress and egress. The applicant proposes 232 multifamily residential dwelling units, which requires two (2) points of access. Sidewalk connectivity to Lorraine Road is also proposed. The proposed development provides the required accessibility for the number of dwelling units. The East Manatee Fire District reviewed the application for sufficient emergency vehicle accessibility for every dwelling unit within the project.

4. Neighborhoods.

Analysis: The project proposes three (3) stormwater facilities, an amenity center of no more than 6,000 square feet, and a dog park. The amenity center is proposed as the neighborhood focal point.

5. Greenbelts.

Analysis: This development proposes fifteen (15) foot Greenbelt Buffers along the north, south, and east project boundaries, in compliance with the review criteria. A twenty (20) foot Roadway Buffer along Lorraine Road is provided as required. Refer to the PSP for additional buffering details.

6. Traffic Circulation.

Analysis: The proposed site design provides two (2) points of ingress and egress along Lorraine Road and internal connectivity to promote motorized vehicle and pedestrian/bicycle safety and convenience.

7. Yards and Setbacks.

Analysis: See Section 3 of this staff report, and the PSP proposed with this application for all setbacks for each of the lot types proposed.

8. Minimum Lot Width.

Analysis: Not applicable; the intent is that the subject project area is combined into one (1) parcel.

9. Building Height.

Analysis: The maximum height of the proposed development is two (2) stories for the multifamily residential buildings. Amenity center building height is one (1) story.

SECTION 531.47 – RESIDENTIAL USES

A. Residential Uses in the VIL Districts.

Analysis: Not applicable; the applicant proposes the Planned Development Residential Zoning District.

B. Multi-Family Dwellings in PR District.

Analysis: Not applicable; the applicant proposes the Planned Development Residential Zoning District.

C. Residential Uses in the NC, GC, MX and HC Zoning Districts.

Analysis: Not applicable; the applicant proposes the Planned Development Residential Zoning District.

D. Single-Family Detached Dwellings in the Industrial Light (IL) Future Land Use Category.

Analysis: Not applicable; the development is not located within the IL FLUC.

E. Waterfront Residential Structures in PDR, PDW, PDMU, PDRV, PDMH and PDA.

Analysis: Not applicable; there are no waterfront residential structures proposed within the subject project area.

F. Residential subdivisions Adjacent to Existing Kennels.

Analysis: The subject project area is adjacent to an existing kennel, Nate's Honor Animal Rescue Center; however, the applicant is not proposing a residential subdivision. Although this section is not applicable to the proposed development, all proposed residential multifamily buildings exceed a separation of 75 feet from the existing kennel.

G. Residential Uses within Designated Urban Corridors.

Analysis: Not applicable. The subject project area is not located within a designated Urban Corridor.

H. Multi-Family Residential Uses within the Urban Service Area.

Analysis: Not applicable. The subject project area is not located within the Urban Service Area.

**SECTION 5
CONSISTENT WITH COMPREHENSIVE PLAN**

The review for consistency with the Comprehensive Plan assumes the approval of the companion application submitted by the applicant to amend the Future Land Use Category of the subject site to the RES-6 Future Land Use Category. This project was specifically reviewed for consistency with the following Objectives and Policies:

Policy 2.1.1.4 - Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The subject project area is located near public utilities, facilities, and services. See Utilities under Section 3 of this staff report. The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development in the area east of the established Future Development Area Boundary (FDAB).

Analysis: This proposed development is consistent with this Policy as the subject project area is west of the FDAB.

Policy 2.1.2.3. 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.

Analysis: The surrounding area is trending towards low density residential development and mixed- use medium density development. The subject project area can be found to be an infill site for potential development.

Policy 2.1.2.4. Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: As previously stated in Policy 2.1.2.3. above, the proposed development can be found to be infill for potential development.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- **Consideration of existing development patterns;**
- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**

- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**
- **Other necessary infrastructure and services;**
- **Limiting urban sprawl;**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

Analysis: Both the MU-C/AC-3 (Mixed-Use-Community/Activity Center Level 3) at the intersection of 44th Avenue East and Lorraine Road and the MU-C/R (Mixed-Use-Community /Residential) surrounding the activity node allow three dwelling units per gross acre. The general area surrounding the project site is trending towards low density residential development to the east, north, northwest, and south. The applicant is utilizing the affordable housing density bonus to propose 11.89 dwelling units per gross acre. RES-6 (Residential – 6) is intended to identify areas of medium density residential development with complementary support uses. The proposed development introduces medium density development outside of the activity node and adjacent to low density residential developments.

The Comprehensive Plan defines infill development as the process of developing vacant or under-used parcels within existing urbanized areas that are mostly built-out and what is being built is in effect "filling in" the gaps. The subject site is internal to residential developments and can be found to be considered an infill site. Proposing a medium-density FLUC at such an infill site can limit urban sprawl; however, the potential density may create compatibility concerns with the surrounding low-density residential developments. [The PSP submitted by the applicant shows a 25.5-foot setback from the eastern property boundary, where adjacent to low density residential development. Please refer to the table for nearby developments in Section 3 of this staff report.](#)

The subject site has direct frontage along Lorraine Road, which is an Urban Collector. Per the School District of Manatee County, school capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrence Analysis will be required upon submittal of FSP. Publicly maintained potable water and wastewater facilities are available. The applicant will be required to pay ~~their proportionate share~~ for any improvements to public [utility](#) infrastructure due to the impact of the proposed development.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than 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. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.

Analysis: The development proposed by the applicant is near the maximum number of dwelling units permitted per the proposed companion Map Amendment to RES-6. The proposed density is not guaranteed by the proposed FLUC Map Amendment. The development of this site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan and the applicable standards of review of the Land Development Code (LDC). Restrictions on densities or intensities proposed may be considered to ensure compatibility with the surrounding developments.

Policy 2.2.1.12. RES-6 (Residential – 6):

Policy 2.2.1.12.1. Intent:

Analysis: The applicant has submitted a companion application for a privately-initiated Comprehensive Plan Map Amendment, PLN2406-0144, to change the Future Land Use Category (FLUC) from RES-1 to RES-6. The proposed residential development meets the intent of this FLUC as it proposes a medium density residential development.

Policy 2.2.1.12.2. Range of Potential Uses:

Analysis: The applicant proposes a residential use consistent with the range of potential uses for this FLUC.

Policy 2.2.1.12.3. Range of Potential Density/Intensity:

Analysis: The project area consists of two (2) parcels, totaling approximately 19.51 acres. The applicant has designated a minimum of twenty-five (25) percent of the dwelling units to be offered as affordable housing. In RES-6, the density bonus for affordable housing is twelve (12) dwelling units per gross acre. The applicant proposes 232 multifamily residential dwelling units; approximately 11.89 dwelling units per gross acre. The proposed development is below the maximum density for this project area.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potentially incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- Use of undisturbed or undeveloped and landscaped buffers;
- Use of increased size and opacity of screening;
- Building setbacks;
- Innovative site design (which may include planned development review);
- Appropriate building design;
- Operational restrictions on the proposed use;
- Noise attenuation techniques; and
- A density and/or intensity below the maximum allowed.

Analysis: The RES-6 FLUC allows for a potential increase in densities and intensities outside of the activity node created at the intersection of 44th Avenue East and Lorraine Road, as compared to the surrounding FLUCs. This development proposes a use, buffers, setbacks, site design, and building heights which are taken into consideration to ensure compatibility with the adjacent low density residential development. The applicant has requested Specific Approval to deviate from LDC Section 401.3.E.8, to reduce the open space where adjacent to agricultural operations from 35-feet to 30-feet.

Policy 2.6.1.2. Developments that propose a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall meet, at minimum, the buffer and screening standards requirements of the Land Development Code. Projects reviewed through the Planned Development or Special Permit approval processes may result in additional mitigation technique requirements in order to achieve compatibility between typically incompatible land uses.

Analysis: With exception of the setback standard found in LDC Section 401.3.E.8, the proposed development shall be required to comply with all applicable standards for setbacks, buffers, and screening.

SECTION 6 POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- A minimum of twenty-five (25) percent of the dwelling units will be offered as affordable housing. (Planning)
- The proposed development will introduce additional multifamily dwelling units in the area. (Planning)
- Utility service is available to the proposed project area. (Planning)
- The subject project area has frontage along Lorraine Road, an Urban Collector. (Planning)
- The applicant held a neighborhood workshop to inform the surrounding communities and neighbors about the proposed development. (Planning)
- Site design provides 55.45% open space, exceeding the thirty-five (35) percent requirement. (Environmental)
- No State or Federally listed species were observed on site.

NEGATIVE ASPECTS

- The proposed development is a significant increase in the maximum development potential of the site from 19 dwelling units to 232 dwelling units. (Planning)
- The applicant is requesting specific approval from LDC Section 401.3.E.8, to reduce the open space where adjacent to agricultural operations from 35-feet to 30-feet. (Planning)
- There are no bus routes in the vicinity of the project. In addition, the existing lack of sidewalks and bicycle lanes may create safety concerns for pedestrians and bicyclists. (Transportation)
- No trees are proposed to remain. (Environmental)

MITIGATING MEASURES

- [Applicant proposes a 25.5-foot setback from the eastern property boundary where adjacent to low density residential development, which greatly exceeds the minimum rear setback of 15 feet. \(Planning\)](#)
- [A bus stop shelter will be provided at FSP if requested either by Manatee County or the School District. \(Planning\)](#)
- [Project will utilize NOAA Atlas 14 rainfall data for stormwater modeling. \(Stormwater Engineering\)](#)
- Applicant is required to construct a sidewalk to 44th Ave E to meet school connectivity needs (Development Review)

SECTION 7 SPECIFIC APPROVALS

1. **LDC Section 401.3.E.8** requires that adjacent to active agricultural operations involving citrus groves, orchards, field crops, cattle/pasture land, or truck farming, all yards contiguous to such operations shall be at least thirty-five (35) feet greater than otherwise required by the LDC, unless separated from such agricultural operations by a street or other designated open space at least thirty-five (35) feet in width.

Applicant's Request: The applicant is utilizing a designated open space along the southeast boundary where adjacent to an active agricultural use. The request is to reduce the designated open space from thirty-five (35) feet to thirty (30) feet in width.

Staff's Analysis: The southeastern corner of the project area abuts a piece of property owned by Mariposa Nursery which includes a tree farm, outdoor storage of vehicles, and a single-family residence. Per the Manatee County GIS, the nearest row of plantings in the adjacent property is forty (40) feet from the property line. The nearest residential building within the project will be screened from the agricultural use by the required fifteen (15) foot Greenbelt Buffer.

Findings for Specific Approval: Notwithstanding the failure of this plan to comply with the requirements of LDC Section 401.3.E.8, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design.

SECTION 8 STIPULATIONS

A. DESIGN AND LAND USE

1. The site plan submitted with this application shall be part of the approval.
2. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the LDC.
3. The homeowner's documents shall include a notice to inform homeowners the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.
4. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.
5. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.
6. All dumpsters, compactors, and other utility equipment shall be screened with a six foot high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.
7. Final Site Plan (FSP) review and approval is required for recreational area(s). Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.
8. The applicant shall enter into a Land Use and Deed Restriction Agreement pursuant to Chapter 5, Land Development Code, in a form acceptable to Manatee County.
9. The applicant shall construct a bus stop shelter on-site for the School District. Review for compliance shall be at time of Final Site Plan.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to the commencement of development.
2. Since wells exist onsite, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing);

- GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); &
 - The final disposition of the well - used, capped, or plugged.
3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.
2. The applicant shall be required to construct a sidewalk to 44th Ave E to meet the needs of school connectivity. Compliance shall be reviewed at time of Final Site Plan (FSP).

D. STORMWATER ENGINEERING

1. Any fill within the 100-year floodplain as delineated by the Braden River Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the Braden River Watershed Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.
2. This project shall be required to reduce the calculated pre-development flow rate by a full twenty five percent (25%) for all stormwater outfall flow directly or indirectly into Braden River Watershed. Modeling shall be used to determine pre- and post- development flows.

3. The project shall be required to provide 150% water quality treatment for Evers Reservoir.

4. [NOAA Atlas 14 rainfall data shall be used for stormwater modeling.](#)

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas	14 FLMOD
25-year/24-hour	NOAA Atlas	14 FLMOD
50-year/24 hour	NOAA Atlas	14 FLMOD
100-year/24-hour	NOAA Atlas	14 FLMOD
100-year/72-hour	18 inches	FDOT-72

[50-year storm event modeling applies to thoroughfare drainage systems only.](#)

ATTACHMENTS

1. **Maps and Aerials**
2. **Preliminary Site Plan**
3. **Multimodal Site Access and Safety Analysis**
4. **Zoning Disclosure Affidavit**
5. **Concurrency Deferral Form**
6. **Environmental Narrative**
7. **School Report**
8. **Specific Approval Request Letter**
9. **Neighborhood Workshop Summary**
10. **Affordable Housing Letter and Certificate**
11. **Affidavit of Publishing**
12. **Ordinance PDR-24-18(Z)(P)**
13. **Public Comments**

ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of **CROSSWIND RANCH ACQUISITION COMPANY, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.



Signature

STATE OF FLORIDA
COUNTY OF MANATEE

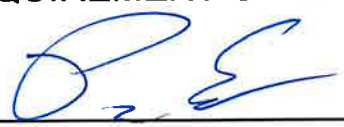
Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



My Commission Expires: 10/9/2029

Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of Crosswind Ranch Development Corporation, a Florida corporation. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Elizabeth Bradburn

Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



My Commission Expires: 10/9/2029

Signature of Notary Public

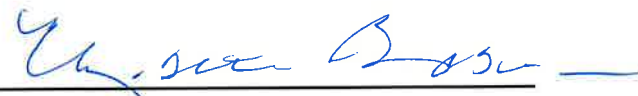
(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of **CSR ACQUISITION COMPANY, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature

STATE OF FLORIDA
COUNTY OF MANATEE


Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]


Signature of Notary Public

My Commission Expires: 10/9/2029


(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Elizabeth Bradburn who was sworn and says that the following information is true and correct:

1. I am the CFO of **CWR LAC CONE, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 23rd day of February, 2026, by Elizabeth Bradburn,
who

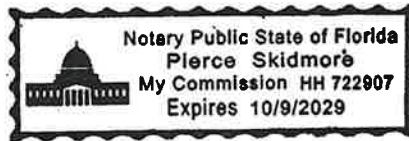
is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



My Commission Expires: 10/9/2029


Signature of Notary Public
(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Matt O'Brien who was sworn and says that the following information is true and correct:

1. I am the Vice President of **JEN TAMPA 4, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.



Signature

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
- online notarization

this 24th day of February, 2026, by Matt O'Brien,
who

- is personally known to me or
 has produced _____ as identification.

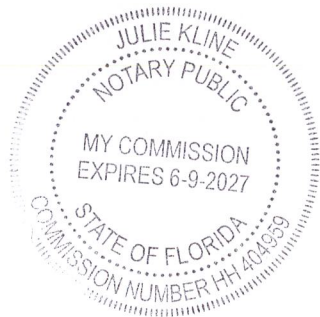
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

My Commission Expires: 6-9-27

Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared **Timothy Murray** who was sworn and says that the following information is true and correct:


1. I am the **Vice President** of **MATTAMY TAMPA/SARASOTA, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.



Signature

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Sworn to (or affirmed) and subscribed before me by means of physical presence this 24th day of February, 2026, by Timothy Murray, who is personally known to me.



Signature of Notary Public

My Commission Expires: 12/3/2027

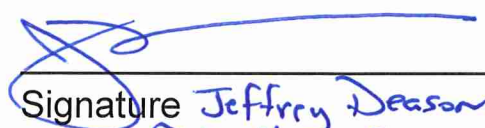
(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)



ANTI-HUMAN TRAFFICKING AFFIDAVIT
(Section 787.06, Florida Statutes)

Before me, the undersigned authority, personally appeared Jeffrey Deason who was sworn and says that the following information is true and correct:

1. I am the Vice President - Land Development of **PULTE HOME COMPANY, LLC**, a Florida limited liability company. I have been authorized by the Entity to provide and execute this affidavit.
2. I am over eighteen years of age and the following information is given from my own personal knowledge.
3. Entity is a nongovernmental entity and I hereby attest that Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This affidavit is made and given by affiant under penalty of perjury with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.


Signature Jeffrey Deason -
Pulte Home Company, LLC

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) and subscribed before me by means of

- physical presence or
 online notarization

this 25 day of FEBRUARY, 2026, by JEFFREY DEARSON,
who

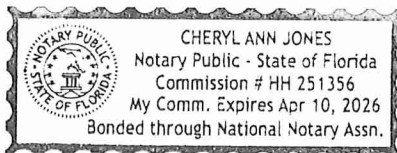
- is personally known to me or
 has produced _____ as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION
REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

Cheryl Ann Jones
Signature of Notary Public

My Commission Expires: APRIL 10, 2026

(Legibly print, type, or stamp commissioned name of Notary Public and affix
official notary seal below.)



February 25, 2026

Honorable Commissioner Tal Siddique, Chair
Manatee County Board of County Commissioners
1112 Manatee Avenue W
Bradenton, FL 34205

RE: **Yort- 2351 - Rezone with Preliminary Site Plan
PLN2309-0137**

Honorable Commissioner Siddique,

ZNS Engineering, LC respectfully submits this letter requesting a continuance of the Board of County Commission Land Use Meeting for the Yort-2351 Project, currently scheduled for March 5, 2026.

During the January 15, 2026 Planning Commission hearing on this application, concerns were raised regarding the surrounding roadway infrastructure. Since that hearing, the Applicant has continued to work with the County Engineer on an Agreement that will allow the proposed project to help advanced planned thoroughfare improvements in the area. The Applicant has been diligently working on the Agreement with County staff; however, the proposed Agreement was unable to be finalized with staff prior to the publication of the current agenda. Accordingly, the Applicant is requesting a continuance of the rezone hearing to the next available Land Use Hearing Date of **April 23, 2026**.

Please do not hesitate to contact me with any questions or comments regarding this request.

Respectfully submitted,
ZNS Engineering, LC



K. Paige Estigarribia, AICP
Director of Planning/ Assistant Vice President

cc: Bruce Danielson
Jeb Mulock, PE, ZNS Engineering, LC
Kyle Grimes, Esq., Grimes Galvano, PL