

Manatee County Zoning Ordinance

PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –ALBATROS 64 PARTNERS – (OWNER) CASTO NET LEASE PROPERTIES, LLC AND ALBATROSS 64 PARTNERS (CONTRACT PURCHASER)– PLN2407-0031

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 THE REZONE OF APPROXIMATELY 15.3 ACRES OF A 37.3 ACRE PARCEL GENERALLY LOCATED ON THE NORTH SIDE OF SR 64 AT THE INTERSECTION WITH UIHLEIN ROAD FROM A (GENERAL AGRICULTURE) TO PDC (PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR A MAXIMUM OF 195,000 SQUARE FEET OF COMMERCIAL USES, DISTRIBUTED IN THREE COMMERCIAL AREAS, IDENTIFIED IN THE GENERAL DEVELOPMENT PLAN AS PROJECT AREA 1, 2 AND 3, AND APPROVING SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT ATTACHED AS EXHIBIT B; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Albatros 64 Partners (Owner)/Casto Net Lease Properties and Albatross 64 Partners (Contract Purchaser) (the “Applicants”) filed an application to rezone approximately 15.3 acres of a 37.3 acre parcel described in Exhibit “A”, attached hereto, (the “Property”) from A (General Agriculture) to the PDC (Planned Development Commercial) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for a maximum of 195,000 square feet of commercial uses distributed in three commercial areas, identified in the General Development Plan a project Area 1, 2 and 3 (the “project”) on the property; and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses, Exhibit “B” attached hereto; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 10, 2025, to consider the rezone, General Development Plan, and Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached hereto as Exhibit “B”, applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County’s Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications subject to the stipulations contained in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from A (General Agriculture) to the PDC (Planned Development Commercial) Zoning District.

B. The Board of County Commissioners, after due public notice, held public hearings on September 4, 2025, October 9, 2025, December 4, 2025, January 8, 2026, February 12, 2026, and April 23, 2026, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Development Code and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for a maximum of 195,000 square feet of commercial uses distributed in three commercial areas, identified in the General Development Plan a project Area 1, 2 and 3, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.
2. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the 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 (Offences Concerning Dead Bodies and Graves) shall be followed.
3. 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.
4. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.

5. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDC-24-17(Z)(P) as Exhibit “B”, and if applicable, shall adhere to all specific use criteria as provided for under Section 531., *Standards for Specific Uses.*, of the Land Development Code.
6. The General Development Plan identifies three development Project Areas, and assigns the maximum allowable square footage for each area to ensure that each remains under the medium size threshold (150,000 square feet), thus preventing large-scale retail development near existing or planned residential neighborhoods:
 - Project Area 1: 45,000 SF
 - Project Area 2: 20,000 SF
 - Project Area 3: 130,000 SF

Entitlements may be transferred among the three areas, provided that no individual area exceeds 150,000 square feet and the total development remains within the 195,000 square foot maximum.

7. Project Areas specific use restrictions:
 - a. Only Project Area 1 may contain a supermarket/grocery store up to 30,000 square feet.
 - b. In Project Area 3, only mini-warehouse /self-storage use is permitted up to 130,000 square feet. If this use is not developed, all other commercial uses are permitted up to 90,000 square feet. The remaining 40,000 square feet cannot be allocated to the other two project areas.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density/intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density/intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. If wells are encountered, 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.
6. 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. STORMWATER

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Gamble Creek Watershed Management Plan, FEMA 2021 effective FIRM, and post-development discharge of runoff.

The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

D. UTILITIES

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.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from A (General Agriculture) to the PDC (Planned Development Commercial) Zoning District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

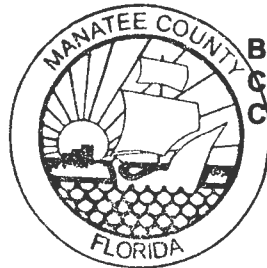
Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 23rd day of April 2026.



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

BY: 
Chairperson

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court**

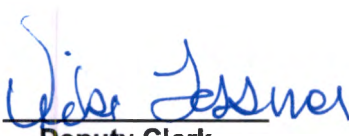
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

A PORTION OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S00°21'50"W, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1551.03 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE N89°13'19"W, A DISTANCE OF 120.00 FEET; THENCE S00°21'50"W, A DISTANCE OF 552.56 FEET, TO THE POINT OF BEGINNING; THENCE S00°21'50"W, A DISTANCE OF 311.65 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 73°55'27", A CHORD BEARING OF S66°38'35"W, AND A CHORD DISTANCE OF 42.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.16 FEET; THENCE N76°23'42"W, A DISTANCE OF 98.75 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A DELTA ANGLE OF 102°53'58", A CHORD BEARING OF S52°09'19"W, AND A CHORD DISTANCE OF 563.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 646.54 FEET; THENCE S00°42'20"W, A DISTANCE OF 201.87 FEET; THENCE S45°42'33"W, A DISTANCE OF 83.65 FEET, THENCE N89° 17'47"W, A DISTANCE OF 562.23 FEET TO THE WEST LINE OF THE EAST 1/2 OF EAST 1/2 OF SAID SECTION 35; THENCE N00°29'40"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SAID SECTION 35, A DISTANCE OF 655.77 FEET; THENCE N89°59'44"E, A DISTANCE OF 399.74 FEET; THENCE N00°40'46" E, A DISTANCE OF 253.24 FEET; THENCE S89°38'08"E, A DISTANCE OF 797.43 FEET, TO THE POINT OF BEGINNING.

CONTAINING 666,510 SQUARE FEET, OR 15.301 ACRES, MORE OR LESS.



S.R. 64 and Uihlein Road Commercial Schedule of Uses

PDC – CURRENT MUNICODE

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														

Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair— heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X

Equipment sales, rental, leasing, storing and repair-light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X

Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P

Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X	X
MISCELLANEOUS USES															
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52													
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT															
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X	X
OPEN USE OF LAND - HEAVY															
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X	X
RECREATION USES															
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X	
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X	
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X	
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X	

Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X

Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2026

Angelina Coloneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDC-24-17(Z)(G), which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

APPROVED in Open Session
4/23/2026

Manatee County Board of County
Commissioners



April 23, 2026 - Land Use Meeting

Subject

**PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner)
Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)–
PLN2407-0031 -CJ Mills, Planner II - District 1**

Rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1, 2 and 3, and approving Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org

Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

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 in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-24-17(Z)(~~P~~)(G); and APPROVE the General Development Plan with Stipulations A.1-A.7, B.1-B.6, C.1-C.2, and D.1, as recommended by the Planning Commission.

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 in the Manatee County Land Development Code, as conditioned herein, I move to DENY Manatee County Zoning Ordinance PDC-24-17(Z)(G), DENY the General Development Plan 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 Commissioners on the _____ day of _____ 2026.~~

I move to take from the table proposed Resolution No. R-26-004. I move to adopt Resolution No. R-26-004 Notice of Denial.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

On July 10, 2025, by a vote of 3- 1, the Planning Commission recommended approval. Mr. Bower voted nay due to timing and traffic conditions. Mr. DeLesline, Ms. Gay and Mr. Ziegler were absent.

PUBLIC COMMENT AND CORRESPONDENCE:

July 10, 2025 – Planning Commission

- There were no public comments.
- An updated General Development Plan and updates to the staff report were entered into the record.

Background Discussion

• Request

This is a rezone request from A to PDC with a General Development Plan for a commercial development of up to 195,000 square feet of commercial, distributed in three project areas. The applicant has submitted Exhibit B: Scheduled of Permitted Uses, which limits allowable uses to those permitted within the NC-M zoning district. Additionally, self-storage/mini warehouse and gas pumps have been proposed (both permitted in the NC-M zoning district subject to Special Permit).

o Specific Approval

None

o Stipulations

There are multiple stipulations from several reviewing divisions, please see the staff report and ordinance.

- **General Information**

- o Location

- The property is located on the north side of SR 64 at the intersection with Uihlein Road in Bradenton (Manatee County)

- o Acreage of Project

- The site to be rezoned is 15.3 acres, part of a larger 37.3-acre parcel

- o Density/Intensity of Project

- o Density : Not applicable

- o Intensity: The maximum permitted intensity for the site is 0.29 FAR (196,046.14 square feet). This is a combined maximum intensity considering the maximum FAR and acreage of each FLUCs in the property. The proposed development reflects a total FAR of 0.29, equating to 195,000 square feet. The proposed FAR represents the allowable maximum, demonstrating compliance with intensity standards.

- Affordable Housing

- n/a

- Future Land Use Category

- o RES-1 (8.18 acres)

- o MU-C/R (7.12 acres)

- Land Use History

- The property was designated within the RES-1 FLUC, but the Large Comprehensive Plan Amendment that created the Northeast Quadrant development approved in 2009 for residential, commercial, offices and industrial uses, changed the southern portion of 7.12 acres along the SR64 to the MU-C/R (Mixed Used Community/Residential) FLUC.

- The zoning is A (General Agriculture) and no changes have been approved since the approval of the 1990 LDC.

- Surrounding Areas

- o North: Vacant area / A (General Agriculture). A rezoning application to PDR (Planned Development Residential) is under review and schedule for Public Hearing

- o South: Vacant (Commercial use approved)/PDC (Planned Development Commercial)

- o East Residential use approved and under construction (Palm Grove)/PDR (Planned Development Residential)

- o West Agricultural use/A (General Agriculture)

- Conclusion

- The proposed rezone may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

- On July 10, 2025, by a vote of 3- 1, the Planning Commission recommended approval. Mr. Bower voted nay due to timing and traffic conditions. Mr. DeLesline, Ms. Gay and Mr. Ziegler were absent.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On September 4, 2025, by a vote of 5-0, the Board of County Commissioners voted to continue the public hearing to October 9, 2025, Board of County Commissioners Land Use Meeting with Commissioner Ballard and Siddique absent.
- On October 9, 2025, by a vote of 5-2, the Board of County Commissioners voted to continue the public hearing to December 4, 2025, Board of County Commissioners Land Use Meeting with Commissioners Felts and McCann voting nay.
- On December 4, 2025, by a vote of 4-3, the Board of County Commissioners voted to deny, with Commissioners Kruse, Siddique, and Rahn voting nay.
- On January 8, 2026, Rachel Layton, Division Manager and Impact Fee Administrator continued to February 12, 2026.
- On February 12, 2026, A motion was carried 5-2, with Commissioners McCann and Felts voting nay, to table Resolution R-26-004 providing the Notice of Denial for Ordinance PDC-24-17(Z)(G) -SR 64/Uihlein Road Commercial–Albatros 64 Partners, to no date set certain.

PUBLIC COMMENT AND CORRESPONDENCE:

July 10, 2025 – Planning Commission

There were no public comments.

An updated General Development Plan and updates to the staff report were entered into the record.

September 4, 2025 - Board of County Commissioners

There were no public comments.

A request from the Applicant to continue to October 9, 2025, was entered into the record.

October 9, 2025 - Board of County Commissioners

There were no public comments.

A revised motion for a new continuance date to December 4, 2025, was entered into the record.

December 4, 2025 - Board of County Commissioners

Public Comments:

Julie and John Spicer presented aerials of the project's surrounding area, expressed concerns about flooding and impacts on Zipperer Road, and opposed approval of the project.

Mark VanDeRee requested denial of the project, and presented outdated flood maps along with aerials of the surrounding area.

Revised Staff Report with changes in the Transportation, Positive and Negative Aspects Sections was entered into the record.

January 8, 2026 - Board of County Commissioners

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

February 12, 2026 - Board of County Commissioners

Public Comments

Kyle Grimes addressed the letter attached to the agenda item, and requested the denial resolution be tabled to a future meeting.

Julie Spicer expressed concern regarding flooding related to this project.

Added Resolution, Ex-Parte Communication and a revised motion was entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter # FY24/25-0405 on June 10 and 24, 2025.

Instructions to Board Records

Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



April 23, 2026 - Land Use Meeting

Subject

**PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner)
Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)–
PLN2407-0031 -CJ Mills, Planner II - District 1**

Rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1, 2 and 3, and approving Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org

Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,

Abigail.bonds@mymanatee.org

Action Requested

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 in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-24-17(Z)(P); and APPROVE the General Development Plan with Stipulations A.1-A.7, B.1-B.6, C.1-C.2, and D.1, as recommended by the Planning Commission.

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 in the Manatee County Land Development Code, as conditioned herein, I move to DENY Manatee County Zoning Ordinance PDC-24-17(Z)(G), DENY the General Development Plan 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 Commissioners on the _____ day of _____ 2026.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

On July 10, 2025, by a vote of 3- 1, the Planning Commission recommended approval. Mr. Bower voted nay due to timing and traffic conditions. Mr. DeLesline, Ms. Gay and Mr. Ziegler were absent.

PUBLIC COMMENT AND CORRESPONDENCE:

July 10, 2025 – Planning Commission

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Background Discussion

• Request

This is a rezone request from A to PDC with a General Development Plan for a commercial development of up to 195,000 square feet of commercial, distributed in three project areas. The applicant has submitted Exhibit B: Scheduled of Permitted Uses, which limits allowable uses to those permitted within the NC-M zoning district. Additionally, self-storage/mini warehouse and gas pumps have been proposed (both permitted in the NC-M zoning district subject to Special Permit).

o Specific Approval

None

o Stipulations

There are multiple stipulations from several reviewing divisions, please see the staff report and ordinance.

- **General Information**

- o Location

The property is located on the north side of SR 64 at the intersection with Uihlein Road in Bradenton (Manatee County)

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The site to be rezoned is 15.3 acres, part of a larger 37.3-acre parcel

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- o Density : Not applicable

- o Intensity: The maximum permitted intensity for the site is 0.29 FAR (196,046.14 square feet). This is a combined maximum intensity considering the maximum FAR and acreage of each FLUCs in the property. The proposed development reflects a total FAR of 0.29, equating to 195,000 square feet. The proposed FAR represents the allowable maximum, demonstrating compliance with intensity standards.

- Affordable Housing

n/a

- Future Land Use Category

- o RES-1 (8.18 acres)

- o MU-C/R (7.12 acres)

- Land Use History

- The property was designated within the RES-1 FLUC, but the Large Comprehensive Plan Amendment that created the Northeast Quadrant development approved in 2009 for residential, commercial, offices and industrial uses, changed the southern portion of 7.12 acres along the SR64 to the MU-C/R (Mixed Used Community/Residential) FLUC.

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- Surrounding Areas

- o North: Vacant area / A (General Agriculture). A rezoning application to PDR (Planned Development Residential) is under review and schedule for Public Hearing

- o South: Vacant (Commercial use approved)/PDC (Planned Development Commercial)

- o East Residential use approved and under construction (Palm Grove)/PDR (Planned Development Residential)

- o West Agricultural use/A (General Agriculture)

- Conclusion

The proposed rezone may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

• On July 10, 2025, by a vote of 3- 1, the Planning Commission recommended approval. Mr. Bower voted nay due to timing and traffic conditions. Mr. DeLesline, Ms. Gay and Mr. Ziegler were absent.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

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PUBLIC COMMENT AND CORRESPONDENCE:

July 10, 2025 – Planning Commission

There were no public comments.

An updated General Development Plan and updates to the staff report were entered into the record.

September 4, 2025 - Board of County Commissioners

There were no public comments.

A request from the Applicant to continue to October 9, 2025, was entered into the record.

October 9, 2025 - Board of County Commissioners

There were no public comments.

A revised motion for a new continuance date to December 4, 2025, was entered into the record.

December 4, 2025 - Board of County Commissioners

Public Comments:

Julie and John Spicer presented aerials of the project's surrounding area, expressed concerns about flooding and impacts on Zipperer Road, and opposed approval of the project.

Mark VanDeRee requested denial of the project, and presented outdated flood maps along with aerials of the surrounding area.

Revised Staff Report with changes in the Transportation, Positive and Negative Aspects Sections was entered into the record.

January 8, 2026 - Board of County Commissioners

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

February 12, 2026 - Board of County Commissioners

Public Comments

Kyle Grimes addressed the letter attached to the agenda item, and requested the denial resolution be tabled to a future meeting.

Julie Spicer expressed concern regarding flooding related to this project.

Added Resolution, Ex-Parte Communication and a revised motion was entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter # FY24/25-0405 on June 10 and 24, 2025.

Instructions to Board Records

Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

REVISED



April 23, 2026 - Land Use Meeting

Subject

Updates to Agenda- April 16, 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 4/16/2026) for the meeting of 4/23/2026 9:00 AM - April 23, 2026 - Land Use Meeting

G. CONSENT AGENDA

Clerk of Circuit Court

1. Approval of the Clerk's Consent Agenda dated April 23, 2026- Revised Resolution attached.

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

4. Approval and Execution of LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112 - Quasi-Judicial- District 1- Added Executed LDA with exhibits

6. SSP-23-01(R) – RESOLUTION 26-049- North County Middle School- School Site Plan Revision- PLN2312-0016.REV - Alyssa Grove, Planner I - District 1 - Correct typographical error in both Alternative Motions and added Attorney review information to Cover Sheet in strikethrough/underline format.

Presentations Scheduled

7. PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1- Revised Staff Report for include: Alternative Motion for Approval and attachments list to add Findings of Denial Resolution R-26-004 in strikethrough/underline format.

10. PDR-25-20(Z)(G) – Cheyenne Preserve Phase II – Kyle S And Julianne B Giella (Owner) / AMH Development, LLC (Contract Purchaser) – PLN2504-0061- Quasi-Judicial -Lindsey Craig, Planner I - District 1- Revised Staff Report to include: added language to Alternative Motion of Denial, Planning Commission Action, Public Comment and Correspondence in strikethrough/underline format and added Public Comment.

12.Execution of a Impact Fee Credit Agreement with Yort, LLC and 2351 Rye Road, LLC for Mulholland Road Improvements, Scott May, P.E. County Engineer – District 1- Executed Impact Fee Credit Agreement attached.

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: 04/23/2026

**PDC-24-17(Z)(G) – SR 64/ UIHLEIN ROAD COMMERCIAL –ALBATROS 64 PARTNERS – (OWNER)
CASTO NET LEASE PROPERTIES, LLC AND ALBATROSS 64 PARTNERS (CONTRACT
PURCHASER)– PLN2407-0031**

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 the rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial); approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1,2 and 3, and approving Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 7/10/2025

Board of County Commissioners: 9/4/2025, 10/9/2025, 12/04/2025,
01/08/2026, 02/12/2026 and
04/23/2026

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 in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-24-17(Z)(P)(G); and APPROVE the General Development Plan with Stipulations A.1-A.7, B.1-B.6, C.1-C.2, and D.1, as recommended by the Planning Commission.

DENIAL:

I move to take from the table proposed Resolution No. R-26-004. I move to adopt Resolution No. R-26-004 Notice of Denial.

PLANNING COMMISSION ACTION:

On July 10, 2025, by a vote of 3- 1, the Planning Commission recommended approval. Mr. Bower voted nay due to timing and traffic conditions. Mr. DeLesline, Ms. Gay and Mr. Ziegler were absent.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

On September 4, 2025, by a vote of 5-0, the Board of County Commissioners voted to continue the public hearing to October 9, 2025, Board of County Commissioners Land Use Meeting with Commissioner Ballard and Siddique absent.

On October 9, 2025, by a vote of 5-2, the Board of County Commissioners voted to continue the public hearing to December 4, 2025, Board of County Commissioners Land Use Meeting with Commissioners Felts and McCann voting nay.

On December 4, 2025, by a vote of 4-3, the Board of County Commissioners voted to deny, with Commissioners Kruse, Siddique, and Rahn voting nay.

On January 8, 2026, Rachel Layton, Division Manager and Impact Fee Administrator continued to February 12, 2026.

On February 12, 2026, A motion was carried 5-2, with Commissioners McCann and Felts voting nay, to table Resolution R-26-004 providing the Notice of Denial for Ordinance PDC-24-17(Z)(G) - SR 64/Uihlein Road Commercial–Albatros 64 Partners, to no date set certain.

PUBLIC COMMENT AND CORRESPONDENCE:

July 10, 2025 – Planning Commission

There were no public comments.

An updated General Development Plan and updates to the staff report were entered into the record.

September 4, 2025 - Board of County Commissioners

There were no public comments.

A request from the Applicant to continue to October 9, 2025, was entered into the record.

October 9, 2025 - Board of County Commissioners

There were no public comments.

A revised motion for a new continuance date to December 4, 2025, was entered into the record.

December 4, 2025 - Board of County Commissioners

Public Comments:

Julie and John Spicer presented aerials of the project's surrounding area, expressed concerns about flooding and impacts on Zipperer Road, and opposed approval of the project.

Mark VanDeRee requested denial of the project, and presented outdated flood maps along with aerials of the surrounding area.

Revised Staff Report with changes in the Transportation, Positive and Negative Aspects Sections was entered into the record.

January 8, 2026 - Board of County Commissioners

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

February 12, 2026 - Board of County Commissioners

Public Comments

Kyle Grimes addressed the letter attached to the agenda item, and requested the denial resolution be tabled to a future meeting.

Julie Spicer expressed concern regarding flooding related to this project.

Added Resolution, Ex-Parte Communication and a revised motion was entered into the record.

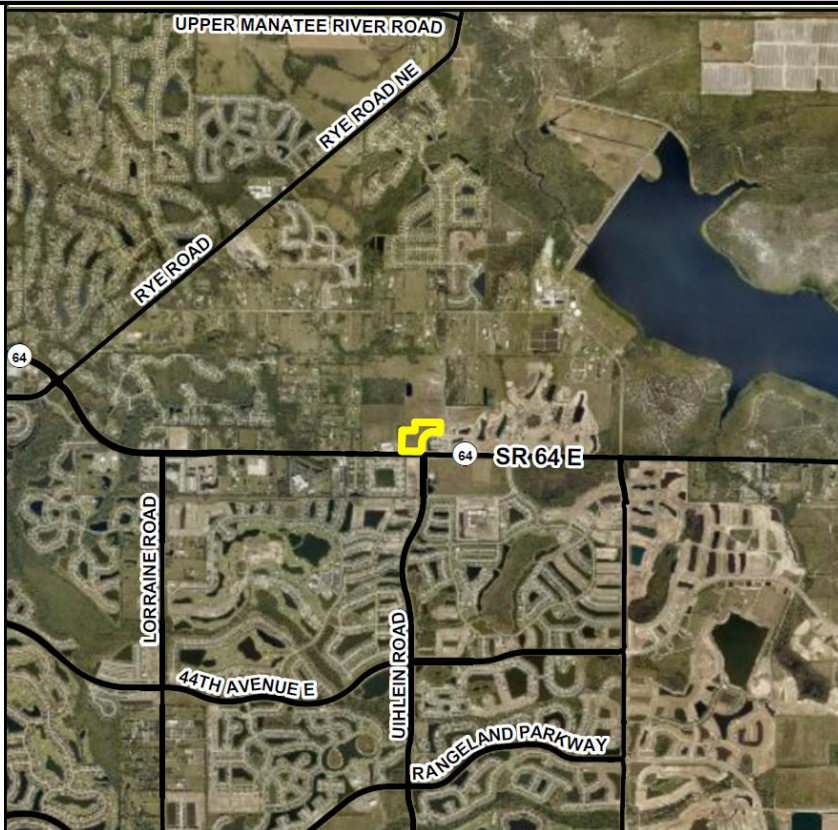
Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Comp Plan Analysis
6	Positive/Negative Aspects
7	Stipulations

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDC-24-17(Z)(P) (PLN2407-0031)
PROJECT NAME	SR 64/ Uihlein Road Commercial
PARCEL ID (Parent Parcel)	570300709
ADDRESS	Not assigned
GENERAL LOCATION	<u>Parent Parcel</u> North side of SR 64 at the intersection with Uihlein Road <u>Site (to be rezoned)</u> South side of the parcel
ACRES	Parent parcel: 37.3 acres Site (subject to this rezoning request): Approximately 15.3 acres
APPLICANT(S) / AGENT	Albatros 64 Partners (Owner)/ Dan Moyer (Applicant)/ Rhea Hunter (Agent) Casto Net Lease Properties, LLC/Albatros 64 Partners (Contract Purchaser)
FUTURE LAND USE CATEGORY	<u>Parent Parcel</u> <ul style="list-style-type: none"> • RES-1 (30.18 acres) • MU-C/R (7.12 acres) <u>Subject Site</u> <ul style="list-style-type: none"> • RES-1 (8.18 acres) • MU-C/R (7.12 acres)
ZONING	Existing: A (General Agriculture) Proposed: PDC (Planned Development Commercial)
PROPOSED USE(S)	Commercial Uses, limited to those voluntarily proffered by the applicant in the Exhibit "B": Schedule of Permitted Uses
DENSITY/ INTENSITY	<u>Density</u> : Not applicable <u>Intensity (Combined)</u> :

	<ul style="list-style-type: none"> Maximum allowed: 0.29 (196,116.54 square feet /666,468 square feet) <table border="1"> <thead> <tr> <th>FLUC</th> <th>Acres</th> <th>Max FAR</th> <th>Max Sq Ft</th> </tr> </thead> <tbody> <tr> <td>MU-C/R</td> <td>7.12</td> <td>0.23</td> <td>71,333.86</td> </tr> <tr> <td>RES-1</td> <td>8.18</td> <td>0.35</td> <td>124,712.28</td> </tr> <tr> <td></td> <td>15.3⁽¹⁾</td> <td></td> <td>196,046.14</td> </tr> </tbody> </table> <p>(1) Equivalent to 666,468 sq. ft.</p> <ul style="list-style-type: none"> Proposed: 195,000 square feet/ 666,468 square feet = 0.29 FAR 	FLUC	Acres	Max FAR	Max Sq Ft	MU-C/R	7.12	0.23	71,333.86	RES-1	8.18	0.35	124,712.28		15.3 ⁽¹⁾		196,046.14
FLUC	Acres	Max FAR	Max Sq Ft														
MU-C/R	7.12	0.23	71,333.86														
RES-1	8.18	0.35	124,712.28														
	15.3 ⁽¹⁾		196,046.14														
OVERLAYS/SPECIAL AREAS	None																
SPECIFIC APPROVAL REQUEST(S) (if applicable)	None																
CASE MANAGER	Laura Gonzalez, Principal Planner																

SECTION 2

MAPS & DISCUSSION

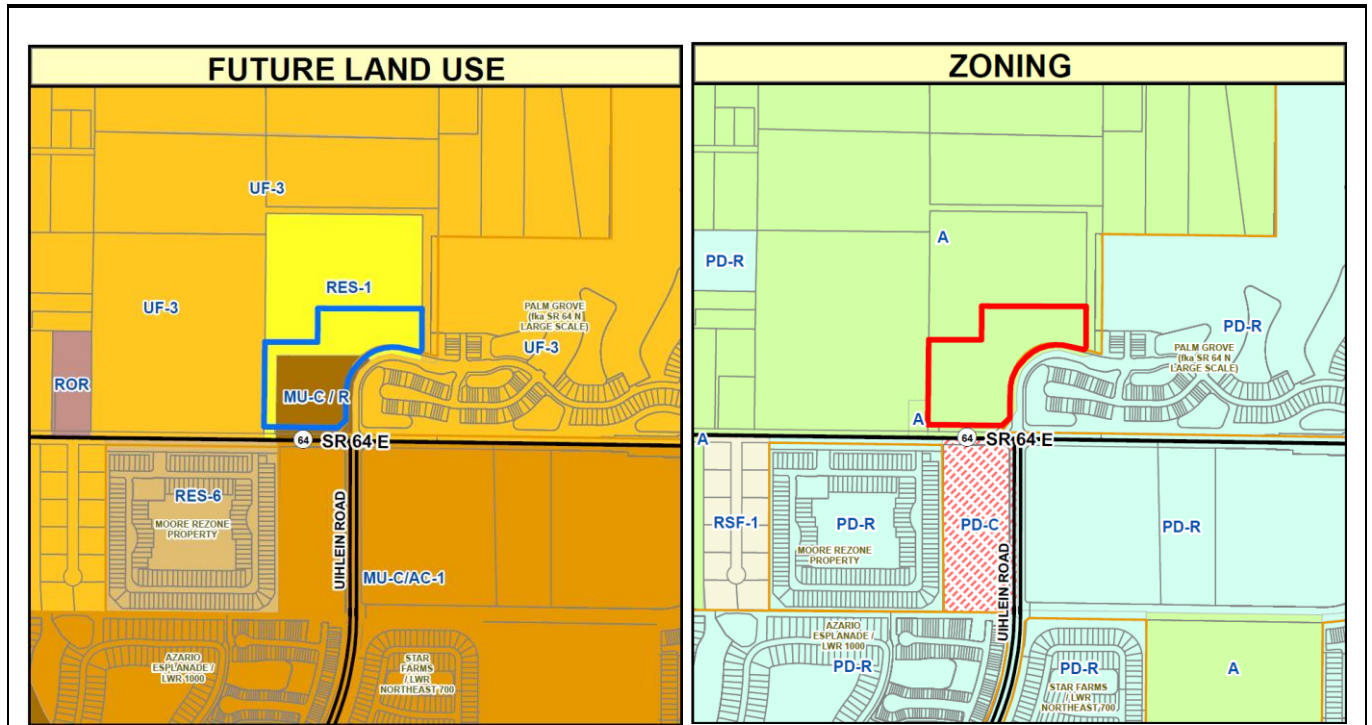


The 15.3-acre site is within a property totaling 37.3± acres, generally located on the north side of SR 64 at the intersection with Uihlein Road.

Two FLUCs split the property: MU-CR with frontage on SR 64 and RES-1 to the north and west. The MU-C/R portion is within the Northeast Quadrant development, approved in 2009 and amended in 2022, which allows residential, commercial, offices and industrial uses.

The zoning is A (General Agriculture), as well as properties to the north and west. However, this area of the county is rapidly transforming from agricultural lands into suburban residential communities, as shown in the zoning map. Nonresidential uses have begun to be approved to support the extended suburban residential areas in the vicinity of the property, as for example the shopping center at the southwest corner of the SR 64 and Uihlein Road intersection. The location of this site, on

the other side of SR 64 also makes it suitable for commercial development. Lands further north are currently under a Comprehensive Plan Amendment (CPA) and rezoning applications review as the Bus Barn development.



Request

The request is to approve a rezone of an approximately 15.3-acre portion of a larger property with a total of 37.3 acres, from A (General Agriculture) to PDC (Planned Development Commercial) zoning district, and to approve a General Development Plan (GDP) for commercial/retail uses as allowed by the Exhibit B: Schedule of Uses, for a total of 195,000 square feet, which represents the maximum entitlements allowed in the site, by the two FLUCs, as shown in the Project Summary Table.

The site is located in the activity node formed at the intersection of S.R. 64 and Uihlein Road, a rural principal arterial and an urban collector, respectively. The RES-1 portion does not have frontage on SR 64, however the Land Use Operative Provisions of the Comprehensive Plan allows exceptions to the limits on maximum frontage for a commercial node for small or medium commercial projects. In this case, the exemption for joint use of private internal roadways for small or medium commercial projects applies and the north portion can be deemed to meet the requirements for direct access called for in Policy 2.10.3.2.

The maximum allowable commercial size is medium size (150,000 square feet) and the General Development Plan establishes limits to the maximum square footage that could be developed in the three different commercial areas to ensure that each remains under the medium size threshold, thereby avoiding the development of large retail in proximity to existing or proposed residential neighborhoods:

- Project Area 1: 45,000 SF
- Project Area 2: 20,000 SF
- Project Area 3: 130,000 SF

The applicant has requested flexibility to transfer entitlements between project areas, provided that the total does not exceed the 150,000 square foot threshold (maximum commercial project size), and that the sum of the entitlements does not exceed the proposed maximum of 195,000 square feet. In addition, some Project Area specific use restrictions have been proposed:

- A grocery store could only be located in Commercial Project Area 1 with up to 30,000 square feet.
- Commercial Project Area 3 is potentially projected for a self-storage up to 130,000 SF. If this use is not developed in this Area, only 90,000 Sf of other commercial uses could be developed there, and the remaining 40,000 SF could not be allocated to the other project areas (1 or 2).
- Project Area 2 is intended for a restaurant

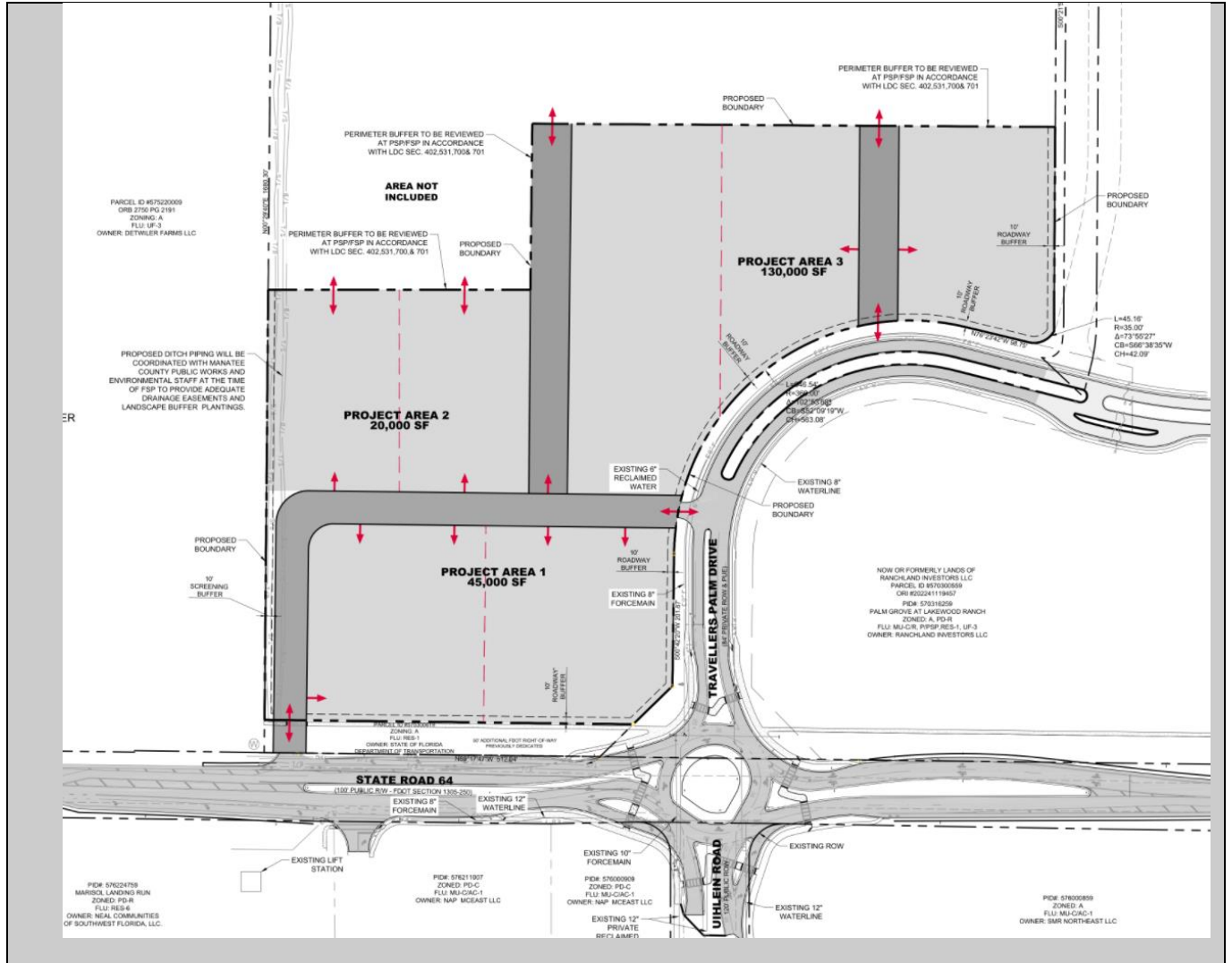
At the time of Preliminary/ Final Site Plan project review, the applicant shall demonstrate that the proposed redistribution of entitlements does not result in compatibility issues with surrounding properties or generate additional transportation impacts beyond those identified at the time of rezoning and General Development Plan (GDP) approval.

No specific approval has been requested.

As discussed in the following section, it is opinion of staff that the proposed rezone request and the General Development Plan can be found consistent with the Comprehensive Plan and the applicable standards for review in the Land Development Code.

SURROUNDING USES AND ZONING	
NORTH	Vacant / A (General Agriculture) (Rezoning to PDR w/ a GDP for residential uses is under review)
SOUTH	Vacant (Commercial use approved)/PDC
EAST	Residential use approved and under construction (Palm Grove)/PDR
WEST	Agricultural use/A (General Agriculture)

SECTION 3
PROJECT DETAILS
GENERAL DEVELOPMENT PLAN
<p>The General Development Plan shows:</p> <ul style="list-style-type: none"> • Three commercial areas: <ul style="list-style-type: none"> ○ Area 1: 45,000 square feet (up to two outparcels) ○ Area 2: 20,000 square feet (two outparcels) ○ Area 3: 130,000 square feet (up to three outparcels) • Internal circulation design • One access point from SR 64 and two more from Travellers Palm Drive • 10-foot roadway buffer along SR 64 and along Travellers Palm Drive • 10-foot screening buffer along the west property line • Perimeter buffer adjacent to the north will be reviewed at time of the PSP/FSP in accordance with Sections 402, 531, 700 and 701.



SITE DESIGN DETAILS														
SETBACKS		<table border="1"> <thead> <tr> <th></th> <th>PDC REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>30 feet (thoroughfare) 35 feet (local)</td> <td>30 feet (thoroughfare) 35 feet (local)</td> </tr> <tr> <td>Side ⁽¹⁾</td> <td>15 feet</td> <td>15 feet/25 feet ⁽²⁾</td> </tr> <tr> <td>Rear</td> <td>20 feet</td> <td>20 feet</td> </tr> </tbody> </table>		PDC REQUIRED	PROPOSED	Front	30 feet (thoroughfare) 35 feet (local)	30 feet (thoroughfare) 35 feet (local)	Side ⁽¹⁾	15 feet	15 feet/25 feet ⁽²⁾	Rear	20 feet	20 feet
		PDC REQUIRED	PROPOSED											
	Front	30 feet (thoroughfare) 35 feet (local)	30 feet (thoroughfare) 35 feet (local)											
	Side ⁽¹⁾	15 feet	15 feet/25 feet ⁽²⁾											
Rear	20 feet	20 feet												
<p>(1) It is not a side yard setback but the minimum distance between buildings</p> <p>(2) 15 feet for one-story building; 25 feet between three- and four-story buildings</p>														
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Not applicable													
HEIGHT (Maximum)	Up to 4 stories													

OPEN SPACE	Required and provided: (20%): 3.06 acres
ACCESS	Three (3) means of access: <ul style="list-style-type: none"> • One (1) via S.R. 64 and • Two (2) via Travellers Palm Drive
FLOOD ZONE(S)	Site lies in X-Zone, Panel#12081C0355E, 3/17/2014
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall Project Subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for Mill Creek Watershed. Project subject to OFW: No Watershed/Basin: Mill Creek Watershed Project located within Floodplain and/or Floodway: The project area is outside of 100-year floodplain delineation pursuant to the FEMA FIRM (Zone "X"). Drainage Easements/Access Easements required for existing system(s) Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way.
UTILITIES	<u>POTABLE WATER INFRASTRUCTURE</u> <ul style="list-style-type: none"> • Existing County 12" Water Main south of SR64 along the east side of Uihlein Rd <u>WASTEWATER INFRASTRUCTURE</u> <ul style="list-style-type: none"> • Existing County 10" County Force main south of SR64 along the west side of Uihlein Rd. <u>RECLAIMED WATER INFRASTRUCTURE</u> <ul style="list-style-type: none"> • Project appears to lie within the Braden River Utilities service area. Applicant shall coordinate with them regarding any permissions and/or requirements. <p>** There is an approved project for Palm Grove (PLN2207-0092) that is proposing to bring utilities to the north side of the Roadway with stub outs in the ROW of SR64 for Force Main, Irrigation Main and Water main.</p>

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS				
Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
BUFFERS				
10-foot roadway buffer along Travellers Palm Drive	10 feet	Y		Meet Code requirements
10-foot roadway buffer along SR 64	10 feet	Y		Meet Code requirements
10-foot roadway buffer (East)	10 feet	Y		
10-foot screening buffer (West of project Areas 1 & 2)	10 feet	Y		

Screening buffer (North of project Area 2)	LDC Sections 402, 531, 700, & 701			TBD at time of the PSP/FSP
Screening buffer (West of project Area 3)	LDC Sections 402, 531, 700, & 701			TBD at time of the PSP/FSP
Screening buffer (North of Project Area 3)	LDC Sections 402, 531, 700, & 701			TBD at time of the PSP/FSP

SIDEWALKS

External sidewalks along SR 64 and Uihlein Rd				To be determined at time of the FSP
5-foot internal sidewalks	5 feet			To be determined at time of the PSP/FSP

TRANSPORTATION

Major Transportation Facilities

The site is located north of State Road 64, across from Uihlein Road. Uihlein Road is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan’s Future Traffic Circulation Plan. SR 64 is an existing two-lane road with a 60-mph posted speed. It is designated as a four-lane arterial roadway in the Comprehensive Plan’s Future Traffic Circulation Plan with a planned right of way width of 200 feet, or as determined by FDOT.

Transportation Link Capacity Analysis

The Applicant is seeking a rezoning and a General Development Plan (GDP) approval. The applicant provided a traffic study for the rezoning application to gauge the maximum impacts associated with the allowable uses. The results of the study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the potentially impacted roadway segments will have sufficient capacity for proposed project traffic, [except Link 3070, will have sufficient capacity for proposed project traffic, while level-of-service deficiencies exist at studied intersections.](#)

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	<u>EXISTING LOS</u>	<u>FUTURE LOS (W/O PROJECT)</u>	FUTURE LOS (W/PROJECT)
SR 64	3070	C	B	F/C*	F*/C*
UIHLEIN RD	6400	D	C	D	D
UIHLEIN RD	6410	D	C	C	C

* [With SR 64 widening from 2 lanes to 4 lanes according to 2045 traffic circulation map \(Table 5-1\)Future LOS due to previously approved but not yet built projects background traffic](#)

Access

As the County is transitioning from repealing transportation concurrency and implementing 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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP.

CONCURRENCY COMPONENTS

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 the Final Site Plan.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 20% (3.06 acres) (LDC Section 402.11.D.2)

Provided Open Space: 20% (3.06 acres)

Wetlands:

Per the Environmental Narrative provided by Ardurra (October 2024), there are no jurisdictional wetlands within the project limits. An excavated agricultural ditch, classified as Streams and Waterways (FLUCCS 510; 0.28 AC), is located along western project limits.

Uplands:

Per the Environmental Narrative provided by Ardurra (October 2024), the majority of the subject site is Other Shrubs and Brush (FLUCCS 329; 15.02 AC). The area was historically farmed until 2019.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. There are no native plant communities located within the project limits.

Endangered Species:

Per the Environmental Narrative provided by Ardurra (October 2024), database review and preliminary listed species surveys were conducted, most recently in February 2024. During these site visits, the site was evaluated to determine the potential for utilization by species such as wood stork, Florida sandhill crane, bald eagle, Florida burrowing owl, eastern indigo snake, southeastern American kestrel, gopher tortoise, and others.

Per the assessment, one American kestrel was observed flying overhead; however, the subsequent survey of the property did not reveal any potential nesting cavities or substrates. It is not likely that development would result in adverse effects to the species, per Ardurra.

Additionally, Ardurra notes that while no Crested Caracara's were observed during the survey, a review of the Cornell Lab of Ornithology observations map (a resource currently used by the USFWS for federal consultation) revealed that an adult caracara was observed onsite in 2021. The observation was of an in-flight individual, and there was no evidence of nesting utilization of the site or any substrates within 300 meters. Should future caracara nesting activity be observed within 300 meters of the project boundary, consultation with USFWS may become necessary, and development related work activities would likely be prohibited November through April (caracara nesting season).

Trees and Landscaping:

Tree Removal and Replacement will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Travellers Palm Drive)	10 feet	10 feet	LDC Section 701.4.B.2
Roadway Buffer (SR 64)	10 feet	10 feet	LDC Section 701.4.B.2
Roadway Buffer (East)	10 feet	10 feet	LDC Section 701.4.B.2
Screening Buffer (West of Project Areas 1 & 2)	10 feet	10 feet	LDC Section 701.4, Figure 7-4
Screening Buffer (North of Project Area 2)	TBD at time of PSP/FSP	TBD at time of PSP/FSP	LDC Sections 402, 531, 700, & 701

Screening Buffer (West of Project Area 3)	TBD at time of PSP/FSP	TBD at time of PSP/FSP	LDC Sections 402, 531, 700, & 701
Screening Buffer (North of Project Area 3)	TBD at time of PSP/FSP	TBD at time of PSP/FSP	LDC Sections 402, 531, 700, & 701

Internal Landscape Buffers will be reviewed and approved with individual Preliminary and Final Site Plans in accordance with LDC Sec. 701.

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

LOCATION MAP



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 NEIGHBORHOOD WORKSHOPS

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

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

LDC SECTION 402.11 - PLANNED DEVELOPMENT COMMERCIAL

The following represents an analysis of how the application achieves compliance with LDC Sections 342.3, 402.6 and 402.11. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for the proposed Planned Development district.

LDC SECTION 312.6 NEIGHBORHOOD WORKSHOPS

The applicant held two neighborhood workshops. The following Table provides the corresponding information for both meetings.

Neighborhood Workshop Details*		
Required Documents	Requirement Met	
Date and Time of Workshop	January 6, 2025, 5:00 pm	August 5, 2025
Workshop Format	Virtual	Virtual
Workshop Requirement	<ul style="list-style-type: none"> • Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process 	<ul style="list-style-type: none"> • Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process
Citizen Attendees	None	3
Sign-In Sheet	Not provided	Provided
Summary	Provided	Provided
Issues, Suggestions, and Concerns	NA	<ul style="list-style-type: none"> • Communities to be served • PDC vs General Commercial zoning district • Neighborhood commercial uses • ROW reservation on SR64
Mail Notice	<ul style="list-style-type: none"> • Copy of mail notice provided • Notice mailed to 6 addresses • Mailing distance/radius: 500 feet 	<ul style="list-style-type: none"> • Copy of mail notice provided

		<ul style="list-style-type: none"> • Notice mailed to 28 addresses, including homeowners' associations • Mailing distance/radius: 1,400 feet
Workshop Signage	<ul style="list-style-type: none"> • Not provided 	<ul style="list-style-type: none"> •

*For further details, please see attachments for the Neighborhood Workshop Summaries.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The proposed zoning designation of PDC is consistent with its location within a commercial node (intersection of SR 64 and Uihlein Rd, two throughfares). The site is well situated to serve several residential neighborhoods that have been approved as planned development communities in the vicinity of the project site.

B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: This general area has seen a substantial change in the development pattern, as it transitions from agriculture to the PDR zoning district. As explained above, the location at the intersection of two thoroughfares is appropriate for commercial development to serve the needs of the residential communities nearby.

C. Consistency with the Current Comprehensive Plan.

Analysis: This rezoning request to PDC may be found to be consistent with the two FLUCs: RES-1 and MU-C/R, which allow neighborhood commercial support uses to serve the nearby properties. In addition, as shown in Section 1: Summary Table, the proposed intensity aligns with the combined maximum FAR permitted in the two future land use designations. Please see the following Section Compliance with Comprehensive Plan for a detailed analysis on how the proposed General Development Plan complies with other policies of the Comprehensive Plan.

D. Conflicts with Existing or Planned Public Improvements.

Analysis: Staff does not anticipate that this rezone will conflict with existing or planned public improvements.

E. Available of Public Facilities.

1. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: Based upon the results of the traffic study, Uihlein Rd between SR 64 and Rangeland Parkway is projected to operate with sufficient capacity in 2029 both with or without the project traffic added to the roadways. SR 64 between Lorraine Road and Bourneside Blvd was shown to operate over capacity in the future background (without project) traffic conditions, due to the vested traffic or reserved trips that are accounted for by Manatee County on SR 64. Operational analysis and more detailed multi-modal analysis will be conducted at time of the Preliminary and Final Site Plan (FSP) submittal. For more information, please refer to the accepted Traffic Study by Transportation Planning.

2. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed change will not adversely affect population density as there are no residential uses proposed, nor will it generate an increased demand for schools or recreational areas. As shown in the *Site Design Details Table*, Manatee County utilities are present in the vicinity of this project. The site lies within the Braden River Utilities service area for reclaimed water. EMS will be provided by Manatee County Emergency Medical Services and fire services will be provided by the East Manatee Fire Department.

3. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer.

F. Health, Safety or Welfare of the Neighborhood and County.

Analysis: The proposed rezone is not anticipated to have a negative effect on the health, safety, or welfare of the neighborhood or county.

G. Conformance with All Applicable Requirements of this Code.

Analysis: The following sections shows how the proposed General Development Plan is consistent with the Planned Development District standards contained in LDC Sections 402.6 General Design Requirements for All Planned Development, and Section 402.11 - Planned Development Commercial. The proposed commercial uses shall comply with the applicable specific standards contained in LDC Section 531.

H. Consistency with the Development Patterns in the Area.

Analysis: As discussed in *A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties*, the PDC zoning district is consistent with the property's location in an activity node and is expected to serve the commercial needs of the residents of the surrounding approved planned communities.

I. Logical Expansion of Adjacent Zoning Districts.

Analysis: The site is situated within a commercial node, with adjacent and nearby residential communities zoned PDR, which includes the Northeast Quadrant to the south, approved with over 8,500 residential units, among other supportive uses. With the abundant residential growth in the area, the proposed rezoning to PDC will provide neighboring residents and visitors with retail and/or service opportunities. Please refer to the response provided for items A, B, C, and H above.

J. Impact on Historic Resources.

Analysis: There are no known historic or archaeological resources on the site.

K. Environmental Impacts.

Analysis: The project complies with the minimum open space requirement of the LDC.(20% of the gross site area, 3.06 acres). There are no wetlands or native habitats located on site. Please see the attached Environmental Report prepared by Ardurra.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The applicant has voluntarily proffered a Schedule of Uses which limits allowable uses to those permitted within the NC-M zoning district. Additionally, self-storage/mini warehouse and gas pumps have been proposed (both permitted in the NC-M zoning district subject to Special Permit). Adequate buffering is provided to ensure no adverse impacts on the adjoining residential properties to the northeast.

As explained in the Request Section, the applicant has proposed some Project Area specific use restrictions aimed to reduce traffic impacts associated with this project.

- A grocery store could only be located in Commercial Project Area 1 with up to 30,000 square feet.
- Commercial Project Area 3 is potentially projected for a self-storage up to 130,000 SF. If this use is not developed in this Area, only 90,000 Sf of other commercial uses could be developed there, and the remaining 40,000 SF could be allocated to the other project areas (1 or 2).
- Project Area 2 is intended for a restaurant

M. Relocation of Mobile Homeowners.

Analysis: Not applicable.

N. Consistency with the Planned Development District Standards.

Analysis: Please see following Compliance with the Land Development Code Section for a detailed analysis on how the project complies with the Land Development Code Sections 402.6 – General

Requirements for All Planned Development Site Plans and Section 402.11 - Planned Development Commercial.

O. Any Other Matters Which May Be Appropriate.

Analysis: There are no other known matters which may be appropriate for consideration pursuant to the LDC or Comprehensive Plan.

LDC 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 consists of uplands that have been intensively farmed for decades until 2019. There are no jurisdictional wetlands and no native plant communities within the project limits. The Environmental Report prepared by Ardurra provides a full description of the natural resources of the property.

B. Relation to Public Utilities, Facilities and Services.

Analysis: As shown in the *Site Design Details Table*, water and sewer line connections are available on S.R. 64. EMS will be provided by East Manatee County Emergency Medical Services and Fire Protection by the East Manatee Fire District.

C. Relation to Major Transportation Facilities.

Analysis: The project is located at the intersection of SR 64 East and Uihlein Road identified as a principal rural arterial and a urban collector on the Existing Roadways Functional Classification Map respectively, connecting the site with the County roadway network.

The GDP shows a round-about shown at SR 64 and Travelers Palm Drive, which is being constructed by a private developer (Palm Grove). It is not part of the CIP or FDOT projects and is expected to be completed by December 2025.

D. Compatibility

Analysis: See comments on the above Sections of this staff report: *342.4.A (Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties)*; *342.4.H (Consistency with the Development Patterns in the Area)* and *342.4.I (Logical Expansion of Adjacent Zoning Districts)*.

E. Transitions.

Analysis: As noted in previous sections, the location of this property in an activity node is appropriate for commercial development to serve the abundant residential growth in the area. The commercial uses and intensities are consistent with the underlying Future Land Categories; and the proposed development standards, including setbacks, buffers and building heights, are consistent with LDC requirements.

F. Design Quality.

Analysis: The level of detail of the GDP does not allow staff to evaluate this criterion. According to the proposed GDP, the project complies with the development standards of the PDC zoning district. At time of the Preliminary and Final Site Plans, the applicant shall also demonstrate the proposal is superior in design to conventional site plans and the development of each commercial area shall comply with the standards for specific uses contained in Chapter 5.

G. Relationship to Adjacent Property.

Analysis: See comments on *Section E. Transitions* noted above.

H. Access.

Analysis: Three (3) means of access to the development are proposed via S.R. 64 and Travellers Palm Drive respectively. Pedestrian access will be provided by sidewalks separated from vehicular access points which will provide for multi-modal circulation throughout the project.

I. Streets, Drives, Parking and Service Areas.

Analysis: All parking and driveways will be designed to meet Manatee County requirements. Compliance with all Land Development Code and Public Works Standards, Part 3. Highway & Traffic Standards Manual will be reviewed in detail at the Preliminary/Final Site Plan submittal.

J. Pedestrian Systems.

Analysis: Sidewalks and pedestrian ways shall meet the requirements of LDC Section 1001.6. and shall be reviewed in detail at time of the Preliminary/Final Site Plan submittal

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

Analysis: There are no known historic or archaeological resources on the site.

L. Density/Intensity.

Analysis: As shown in the project summary table, the proposed floor area ratio (FAR) is within the allowable limits and very close to the combined maximum intensity permitted in the MU-C/R and RES-1 future land use categories. (Maximum: 196,046.14 square feet vs. proposed: 195,000 square feet).

M. Height.

Analysis: Any buildings over three (3) stories in height will meet the additional setback requirements of Section 401.5 of the LDC.

N. Fences and Screening.

Analysis: The GDP demonstrates 10-foot-wide wide roadway buffers along S.R. 64, Travellers Palm Drive and along the eastern boundary, which is adjacent to an off-site roadway. A 10-foot-wide screening buffer is proposed to the west, adjacent to the Detwillers farm warehouse operations. The buffer to the north, adjacent to vacant lands are to be determined at PSP/FSP, dependent on existing uses, in accordance with the requirements of the LDC.

O. Yards and Setbacks.

Analysis: The applicant proposes the minimum setbacks per the PDC zoning district. See *Site Design Details Table* for setback information.

P. Trash and Utility Plant Screens

Analysis: The dumpster enclosure will be appropriately screened in accordance with the Land Development Code and located in such a manner that is not visible from the public area.

Q. Signs.

Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC.

R. Landscaping.

Analysis: Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

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

Analysis: The site is not located in the Mixed-Use Future Land Use Designation or within a Designated Entranceway.

T. Environmental Factors.

Water Conservation.

Analysis: Irrigation for landscaping shall use the lowest water quality source available

Minimum Open Space Requirements.

Analysis: The GDP shown the minimum 20% of open space required per LDC Sec. 402.11.

Preservation of Existing Plant Communities.

Analysis: Per the Environmental Narrative, there does not appear to be any existing native plant communities on site.

U. Rights-of-Way and Utility Standards.

Analysis: Rights-of-way requirements must be coordinated with Manatee County, and SR 64, owned and maintained by the State, must be also coordinated with FDOT. Compliance will be reviewed at time of the FSP.

V. Stormwater Management.

Analysis: Stormwater management facilities will be designed and constructed in accordance with County and State requirements with the utilization of the existing County's facility to the north.

W. Consistency with Comprehensive Plan.

Analysis: The project is consistent with the Comprehensive Plan, as discussed in Section "Compliance with the Comprehensive Plan".

X. Other Factors.

Analysis: No other factors are applicable.

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

A. Adjacent to Single Family Development.

1. Additional Building Setback Required.
2. Six-foot solid, decorative wall Required.

Analysis: The proposed height is up to four stories. The applicant has proffered in the submitted Narrative that any buildings over three (3) stories in height will meet the additional setback requirements of Section 401.5 of the LDC and, in particular, the minimum distance between buildings will be 15 feet for up to two-story building; 25 feet between three- and four-story buildings

B. Through Special Permit or Planned Development.

1. Height shall not adversely affect surrounding development or waterfront vistas.
2. Buildings shall have varied setbacks of at least three (3) feet in depth every seventy-five (75) horizontal feet.
3. Proposed building(s) shall have an articulated roofline (Figure 4-4-),
4. Main entrance to the building shall face the street and site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.
5. Building materials shall be complementary with the adjacent existing construction.

Analysis: Staff does not have enough information to evaluate building height compatibility with a GDP. The project will be reviewed in detail at the time of Preliminary/Final Site Plan submittal for compliance with all requirements in subsections A and B.

LDC SECTION 402.11 - PLANNED DEVELOPMENT COMMERCIAL

Intent. PDC districts shall hereafter be established in accordance with the general procedures, requirements, standards and criteria set forth in this section and Chapter 3. It is the intent of these regulations to provide for development of commercial centers in scale with surrounding market areas, at appropriate locations, in conformance with the goals, objectives, policies and locational criteria of the Comprehensive Plan and in compliance with standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development with carefully located buildings, parking and service areas, and landscaped open space will provide for internal convenience and ease of use and is compatible with adjacent and surrounding land uses. It is further intended that PDC districts shall provide a broad range of commercial facilities and services appropriate to the general need of the area served.

PDC districts shall be consistent with Comprehensive Plan requirements regarding permissible uses, maximum floor area ratio, maximum project size, intensity, locational requirements and other applicable standards. All RV Parks in the PDC District shall meet the standards and limitations of Section 531.42, RV Parks and Subdivisions.

Additionally, PDC districts shall be located where they will facilitate ease and convenience of use; where negative impacts on the surrounding transportation systems, public services and surrounding land uses; where the use is compatible with surrounding land uses will be minimized; where the development will not encourage the expansion of office or commercial strip development along adjacent streets; and where the intensity of the project is consistent with the use that it provides.

Analysis: The property is at an appropriate location in accordance with the policies of the Comprehensive Plan and the project complies with the requirements of the Land Development Code, as discussed previously.

Although the portion of the property within the MU/CR is exempt of compliance with the Commercial Locational Criteria (Policy 2.10.4.2), the site is located in the activity node formed at the intersection of S.R. 64 and Uihlein Road, a rural principal arterial and an urban collector, respectively. The RES-1 portion does not have frontage on SR 64 or on Uihlein Rd, however the Land Use Operative Provisions of the Comprehensive Plan allows exceptions to the limits on maximum frontage for a commercial node for small or medium commercial use. In this case, the exemption for Joint Use of Private Internal Roadways for Small or Medium Commercial development of the Land Use Operative Provision applies and the north portion can be deemed to meet the requirements for direct access called for in Policy 2.10.3.2

The maximum allowable commercial square footage is based on maximum FAR for each FLUC, where the project is limited to a total of 196,116.54 square feet. As the General Development Plan establishes the maximum square footage that could be developed in the three different commercial areas, this ensures that each portion of the project meets the commercial project size limitation.

- Project Area 1: 45,000 SF
- Project Area 2: 20,000 SF
- Project Area 3: 130,000 SF

Permitted Uses. The uses permitted in PDC are listed in Table 4-12.

Analysis: The applicant has proffered a Schedule of Permitted Uses, in accordance with the permitted uses in the PDC zoning district. To comply with the intent of the Comprehensive Plan in the RES-1 and MU-C/R FLUCs of allowing neighborhood-serving commercial uses, the applicant has limited the allowable uses to those permitted within the NC-M (Neighborhood Commercial – Medium) zoning district with the addition of self-storage (mini-warehouse) and gas pumps.

Standards and Review Criteria.

1. *Intensity.* See Summary Table and Section 402.6.L
2. *Landscaped Open Space and Pervious Area Requirements.* See Section 402.6.T. The applicant proposes the minimum standard per the PDC zoning district.
3. *Yards and Setbacks.* See Summary Table and Section 402.6.O. The applicant proposes the minimum setbacks per the PDC zoning district.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Analysis: As presented in the staff report, the subject site is in an area with existing and planned public facilities (water, sewer, and transportation)

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: The subject property is located west of the Future Development Area Boundary.

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 proposed development is similar in character to the commercial development seen along the S.R. 70 and S.R. 64 corridors. It is located in an activity node, making it suitable for commercial development. In addition, the site is surrounded to the east and south by suburban developments, which drives demand for neighborhood-serving commercial uses. A buffer perimeter is proposed to mitigate any noise or acoustic impacts from potential commercial activities.

Policy 2.1.2.4. Limit urban sprawl through consideration of new 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: The proposal is considered an infill development, contributing to limit urban sprawl.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis:

- Consideration of existing development patterns: The proposed rezoning and development are compatible and complementary with surrounding uses and the overall character of the area
- Types of land uses: The applicant has proffered a Schedule of Permitted Uses, in accordance with the permitted uses in the PDC zoning district, and limited them to those allowed in the NC-M (Neighborhood Commercial – Medium) zoning district with self-storage (mini-warehouse) and gas pumps.
- Density and intensity of land uses: The proposed floor area ratio (FAR) is within the allowable limits, and is under the combined maximum intensity in the MU-C/R and RES-1 FLUCs.
- Availability of adequate roadways/ Adequate centralized water and sewer facilities: As presented in this staff report, there are utility infrastructure that supports the proposed development. According to the results of the traffic study the potentially impacted roadway segments will have sufficient capacity for proposed project traffic, while level of service deficiencies exist at studied intersections.
- Limiting urban sprawl; This is an infill project, contributing to a limited urban sprawl.

Policy 2.2.1.28.5. Mixed Use - Community/Residential (MU-C/R): Establish the Residential subareas as follows:

Purpose: The MU-C/R category is intended to accommodate low and medium density residential and support uses.

Range of Potential Uses: Residential uses with integrated support uses serving the neighborhood.

Range of potential density/intensity:

Maximum gross residential density: Three (3) dwelling units per acre.

Maximum net residential density: Nine (9) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio: 0.23.

Maximum square footage for Neighborhood Commercial uses: Medium (one hundred fifty thousand (150,000) s.f.

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.

Analysis: As discussed in this staff report, the proposed commercial development is consistent with the range of permitted uses and intensities of both FLUCs.

Policy 2.10.1.2. Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development.

Analysis: The site to be rezoned is located at an activity node, created at the intersection of S.R. 64 and Uihlein Road. The proposed project will provide commercial and retail opportunities to nearby residential areas, in a manner consistent with the vision of the Comprehensive Plan.

Policy 2.10.3.1. Require that access to commercial uses be established on at least one (1) roadway classified as a collector or higher and operating at, or better than, the adopted level of service. Access through single family residential neighborhoods shall not be allowed. An exception shall be made for projects on roadways under the State jurisdiction not allowing access from such road, and for projects that are approved with commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher.

Analysis: The proposed PDC will have access to S.R. 64 to the south, which is classified as an arterial roadway, owned and operated by the Florida Department of Transportation (FDOT). The two (2) access points proposed via Travellers Palm Drive will also not be through the proposed Palm Grove PDR, and so meet the intent of the above policy. But, as noted in the Transportation Table, although the potentially impacted roadway segments will have sufficient capacity for proposed project traffic, level of service deficiencies exist at studied intersections.

SECTION 6

POSITIVE ASPECTS

- The site is located at a commercial node and has frontage on SR 64 (classified as an arterial roadway) which is appropriate for commercial/retail development.

- The proposed commercial uses will address the commercial needs of the residents in the suburban developments that have been approved/constructed in the area
- The [project proposed uses](#) can reduce the traveling distance for shopping opportunities [and potentially lower vehicular trip lengths and durations on other segments for customers and employees positively affecting near thoroughfares for the vicinity residents, especially the new approved residential developments to the east and the south.](#)(Transportation)
- Public facilities are either in place or planned to serve the development.

NEGATIVE ASPECTS

- ~~The current capacity for SR 64 near the project is not enough to absorb all the vested trips from previously approved projects. The widening of SR 64 would be required to handle those trips in the future.~~ (Transportation)
- ~~The project is presenting a CIP project for a Project Development and Environment (PD&E) to widen SR 64 between Lorraine Road and Verna Bethany Road from two to four lanes (estimated completion date December 2029). While the Map 5 Series shows this road with four lanes in 2045, there is not a clear date when the construction will be finished. The project, by adding 289 pm peak hour trips, will impact link 3070 (SR 64 from Lorraine Road to CR 675/Rutland Road) that is projected to be deficient in terms of level of service due to vested trips. The projected deficiency will require SR 64 to be widened to 4 lanes to meet the adopted LOS standard. Currently there is a Project Development and Environment (PD&E) study under CIP # PJTP25043 to widen this segment of SR 64 from two lanes to four lanes (estimated completion date December 2029).~~ (Transportation)

MITIGATING MEASURES

- Adequate buffering and setbacks are provided to ensure that proposed commercial projects won't generate adverse impacts on the adjoining residential properties to the northeast.

SECTION 8

STIPULATIONS

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.
2. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the 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 (Offences Concerning Dead Bodies and Graves) shall be followed.
3. 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.
4. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.
5. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDC-24-17(Z)(P) as Exhibit "B", and

if applicable, shall adhere to all specific use criteria as provided for under Section 531., *Standards for Specific Uses.*, of the Land Development Code.

6. The General Development Plan identifies three development Project Areas, and assigns the maximum allowable square footage for each area to ensure that each remains under the medium size threshold (150,000 square feet), thus preventing large-scale retail development near existing or planned residential neighborhoods:
 - Project Area 1: 45,000 SF
 - Project Area 2: 20,000 SF
 - Project Area 3: 130,000 SFEntitlements may be transferred among the three areas, provided that no individual area exceeds 150,000 square feet and the total development remains within the 195,000 square foot maximum.
7. Project Areas specific use restrictions:
 - a) Only Project Area 1 may contain a supermarket/grocery store up to 30,000 square feet.
 - b) In Project Area 3, only mini-warehouse /self-storage use is permitted up to 130,000 square feet. If this use is not developed, all other commercial uses are permitted up to 90,000 square feet. The remaining 40,000 square feet cannot be allocated to the other two project areas.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density/intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density/intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. If wells are encountered, 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.
6. 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. STORMWATER

~~1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100-year floodplain delineation pursuant to the Mill Creek Watershed Management Plan, and post-development discharge of runoff.~~

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Gamble Creek Watershed Management Plan, FEMA 2021 effective FIRM, and post-development discharge of runoff.

The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

D. UTILITIES

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.

REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

Attachments

- 1. Staff Report Maps/Aerials**
- 2. General Development Plan**
- 3. Traffic Impact Statement and Acceptance Letter**
- 4. Environmental Narrative**
- 5. Schedule of Permitted and Prohibited Uses Exhibit B**
- 6. Zoning Disclosure Affidavit**
- 7. Neighborhood Workshop Summary 1-6-2025**
- 8. Neighborhood Workshop Summary 8-5-2025**
- 9. Affidavit of Publishing**
- 10. Ordinance PDC-24-17(Z)(G)**
- 11. Notice of Denial Resolution 26-004**

Manatee County Zoning Ordinance

PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –ALBATROS 64 PARTNERS – (OWNER) CASTO NET LEASE PROPERTIES, LLC AND ALBATROSS 64 PARTNERS (CONTRACT PURCHASER)– PLN2407-0031

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 THE REZONE OF APPROXIMATELY 15.3 ACRES OF A 37.3 ACRE PARCEL GENERALLY LOCATED ON THE NORTH SIDE OF SR 64 AT THE INTERSECTION WITH UIHLEIN ROAD FROM A (GENERAL AGRICULTURE) TO PDC (PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR A MAXIMUM OF 195,000 SQUARE FEET OF COMMERCIAL USES, DISTRIBUTED IN THREE COMMERCIAL AREAS, IDENTIFIED IN THE GENERAL DEVELOPMENT PLAN AS PROJECT AREA 1, 2 AND 3, AND APPROVING SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT ATTACHED AS EXHIBIT B; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Albatros 64 Partners (Owner)/Casto Net Lease Properties and Albatross 64 Partners (Contract Purchaser) (the “Applicants”) filed an application to rezone approximately 15.3 acres of a 37.3 acre parcel described in Exhibit “A”, attached hereto, (the “Property”) from A (General Agriculture) to the PDC (Planned Development Commercial) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for a maximum of 195,000 square feet of commercial uses distributed in three commercial areas, identified in the General Development Plan a project Area 1, 2 and 3 (the “project”) on the property; and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses, Exhibit “B” attached hereto; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 10, 2025, to consider the rezone, General Development Plan, and Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached hereto as Exhibit “B”, applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County’s Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications subject to the stipulations contained in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit “A” of this Ordinance from A (General Agriculture) to the PDC (Planned Development Commercial) Zoning District.

B. The Board of County Commissioners, after due public notice, held public hearings on September 4, 2025, October 9, 2025, December 4, 2025, January 8, 2026, February 12, 2026, and April 23, 2026, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Development Code and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit “A” herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for a maximum of 195,000 square feet of commercial uses distributed in three commercial areas, identified in the General Development Plan a project Area 1, 2 and 3, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.
2. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the 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 (Offences Concerning Dead Bodies and Graves) shall be followed.
3. 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.
4. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.

5. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDC-24-17(Z)(P) as Exhibit “B”, and if applicable, shall adhere to all specific use criteria as provided for under Section 531., *Standards for Specific Uses.*, of the Land Development Code.
6. The General Development Plan identifies three development Project Areas, and assigns the maximum allowable square footage for each area to ensure that each remains under the medium size threshold (150,000 square feet), thus preventing large-scale retail development near existing or planned residential neighborhoods:
 - Project Area 1: 45,000 SF
 - Project Area 2: 20,000 SF
 - Project Area 3: 130,000 SF

Entitlements may be transferred among the three areas, provided that no individual area exceeds 150,000 square feet and the total development remains within the 195,000 square foot maximum.

7. Project Areas specific use restrictions:
 - a. Only Project Area 1 may contain a supermarket/grocery store up to 30,000 square feet.
 - b. In Project Area 3, only mini-warehouse /self-storage use is permitted up to 130,000 square feet. If this use is not developed, all other commercial uses are permitted up to 90,000 square feet. The remaining 40,000 square feet cannot be allocated to the other two project areas.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District’s (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project’s maximum density/intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project’s maximum density/intensity shall be contingent upon SWFWMD’s Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. If wells are encountered, 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.
6. 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. STORMWATER

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Gamble Creek Watershed Management Plan, FEMA 2021 effective FIRM, and post-development discharge of runoff.

The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

D. UTILITIES

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.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit “A”, incorporated by reference herein, from A (General Agriculture) to the PDC (Planned Development Commercial) Zoning District, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 6. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 7. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 23rd day of April 2026.

**BOARD OF COUNTY
COMMISSONERS OF MANATEE
COUNTY, FLORIDA.**

BY: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court**

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

A PORTION OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S00°21'50"W, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1551.03 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE N89°13'19"W, A DISTANCE OF 120.00 FEET; THENCE S00°21'50"W, A DISTANCE OF 552.56 FEET, TO THE POINT OF BEGINNING; THENCE S00°21'50"W, A DISTANCE OF 311.65 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 73°55'27", A CHORD BEARING OF S66°38'35"W, AND A CHORD DISTANCE OF 42.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.16 FEET; THENCE N76°23'42"W, A DISTANCE OF 98.75 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A DELTA ANGLE OF 102°53'58", A CHORD BEARING OF S52°09'19"W, AND A CHORD DISTANCE OF 563.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 646.54 FEET; THENCE S00°42'20"W, A DISTANCE OF 201.87 FEET; THENCE S45°42'33"W, A DISTANCE OF 83.65 FEET, THENCE N89° 17'47"W, A DISTANCE OF 562.23 FEET TO THE WEST LINE OF THE EAST 1/2 OF EAST 1/2 OF SAID SECTION 35; THENCE N00°29'40"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SAID SECTION 35, A DISTANCE OF 655.77 FEET; THENCE N89°59'44"E, A DISTANCE OF 399.74 FEET; THENCE N00°40'46" E, A DISTANCE OF 253.24 FEET; THENCE S89°38'08"E, A DISTANCE OF 797.43 FEET, T O THE POINT OF BEGINNING.

CONTAINING 666,510 SQUARE FEET, OR 15.301 ACRES, MORE OR LESS.



S.R. 64 and Uihlein Road Commercial Schedule of Uses

PDC – CURRENT MUNICODE

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														

Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X

Equipment sales, rental, leasing, storing and repair-light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X

Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P

Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X	X
MISCELLANEOUS USES															
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52													
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT															
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P	
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X	X
OPEN USE OF LAND - HEAVY															
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X	X
RECREATION USES															
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X	
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X	
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X	
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X	

Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X

Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Heliport	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

RESOLUTION NO. R-26-004

NOTICE OF DENIAL

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; PROVIDING NOTICE OF DENIAL OF APPLICATION NO. PDC-24-17(Z)(G) REQUESTING THE REZONING OF APPROXIMATELY 15.3± ACRES OF A 37.3 ACRE PARCEL FROM A (GENERAL AGRICULTURE) TO PDC (PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICT AND APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR A MAXIMUM OF 195,000 SQUARE FEET OF COMMERCIAL USES, SAID PROPERTY BEING GENERALLY LOCATED ON THE NORTH SIDE OF SR 64 AT THE INTERSECTION WITH UIHLEIN ROAD; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Albatros 64 Partners (Owner & Contract Purchaser) and Casto Net Lease Properties (Contract Purchaser) (collectively the “Applicants”) filed Application No. PDC-24-17(Z)(G) to rezone approximately 15.3 acres of a 37.3 acre parcel described in Exhibits “A” and “B” respectively, attached hereto, from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District, and approve a General Development Plan for a maximum of 195,000 square feet of commercial uses, including a proffered schedule of uses (sometimes referred herein collectively as the “Application”); and,

WHEREAS, the Manatee County Planning Commission (the “Planning Commission”), held a duly noticed public hearing on July 10, 2025 on the Application, as the County’s Local Planning Agency pursuant to § 163.3174, Florida Statutes and Land Development Code (“LDC”) § 301.1.A; and,

WHEREAS, the Board of County Commissioners of Manatee County, Florida (the “Board”) held a duly noticed public hearing on the Application on December 4, 2025, and directed Staff and the County Attorney to prepare a formal written notice of the Application’s denial for the January 8, 2026 Board meeting, continued to the February 12, 2026 Board meeting, in accordance with § 125.022(5), Florida Statutes; and,

WHEREAS, the Board of County Commissioners held a duly noticed public hearing on February 12, 2026 and voted to table proposed Resolution R-26-04 upon receiving a request from the Applicant to continue the matter and hold a future public hearing to receive additional information pertinent to the Application; and

WHEREAS, the Board of County Commissioners held a duly noticed public hearing on the Application on April 23, 2026, voted to take from the table proposed Resolution R-26-04 and then voted to adopt this Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida:

Section 1. Findings.

- A. The recitals set forth above are hereby incorporated into this Resolution.
- B. The Board is authorized and empowered to consider, approve, and/or deny the Application to rezone and the proposed General Development Plan pursuant to the County's Land Development Code ("LDC") §§ 300, 340.2 and 321.2.
- C. "The applicant[s] shall bear the burden of demonstrating by competent and substantial evidence that the application satisfies the standards and requirements of the LDC and the Comprehensive plan." LDC § 312.8B.
- D. "In deciding whether to recommend approval, approval with modification or denial of a proposed GDP, the approving authority [the Board] shall consider whether the proposed plan is consistent with the Comprehensive Plan and [the LDC], including but not limited to the standards applicable to each PD district contained in Chapter 4." See LDC § 321.3.
- E. For rezonings, the Board may deny the rezoning request if it determines "that the proposed [zoning atlas] amendment is not consistent with the Comprehensive Plan or does not promote the public health, safety or welfare...". LDC § 342.2.F.
- F. Section 163.3194(3)(a) of the Community Planning Act provides that "[a] land development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, polices, and land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." Fla. Stat. §. 163.3194(3)(a).
- G. Section 163.3194(3)(b), of the Community Planning Act provides that "[a] development approved or undertaken by a local government shall be consistent with the comprehensive plan, if the land uses, densities or intensities, capacity or size, timing and other aspects of the development

are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” Fla. Stat. §. 163.3194(3)(b).

- H. In its review of the Application, the Board considered the underlying record which consists of public hearing testimony and evidence, and the documents, records, information, etc. identified in Section 6 of the Procedures for the Manatee County Board of County Commissioners’ Meetings (collectively referred to herein as the “Record”). See Resolution No. R-25-013.
- I. The “Project”, “Project Area”, or the “Property” shall mean the parcel or tract of land (as described in Exhibit “A”) requested to be rezoned to the PDC (Planned Development Commercial) Zoning District (15.3 acres) and for which a general development plan (“GDP”) approval was requested for a maximum of 195,000 square feet of commercial uses with a proposed schedule of uses.
- J. The Property (15.3 acres) is currently in the A (General Agriculture) Zoning District.
- K. The Property is in both the MU-C/R (Mixed Use-Community/Residential) Future Land Use Classification (7.12 acres) and the RES-1 (Residential-1) Future Land Use Classification (8.18 acres).
- L. The maximum allowed F.A.R (floor area ratio) allowed in the MU-C/R and RES-1 Future Land Use Classifications is 0.29, which equates to a maximum of 196,046.14 square feet of commercial uses for the Property. Applicants propose a maximum use of 195,000 square feet of commercial uses, almost the maximum allowed intensity. See Staff Report, pages 4, 17.
- M. The maximum height of the Project’s buildings is four (4) stories. See Staff Report, page 8. Staff did not have enough information to evaluate building height compatibility with a general development plan. *Id.* at page 18.
- N. The potential commercial uses proposed for the Project on the General Development Plan include a grocery store, a self-storage/mini-warehouse up to 150,000 sq. ft., restaurant, and gas pumps. See Staff Report, page 15. Applicants also proffered a schedule of uses, which Applicants proposed to limit to those allowed in the NC-M (Neighborhood Commercial-Medium) Zone District.

- O. The proposed General Development Plan lacks sufficient detail for staff to analyze the Projects' design. See Staff Report, page 16; LDC § 402.6F.
- P. The properties to the north and west of the Project are zoned A (General Agriculture) and the property to the east is zoned PDR (Planned Development Residential) and is currently under construction. See Staff Report, pages 4, 6.
- Q. The Project Area is located within the Mill Creek Watershed, a flood prone area (i.e. rainfall, riverine, storm surge). See Staff Report, page 8 and Mill Creek Watershed Management Plan.
- R. The Transportation Impact Analysis prepared by Transportation Consultants, Inc., rev. April 1, 2025, (the "Transportation Impact Analysis") states the Project is located at the northwest corner of SR 64 and Uihlein Road. Access to the Project site will be provided to SR 64 (a state road under the jurisdiction of the FDOT (Florida Department of Transportation) via a single right-in/right-out only connection. Access to the Project site will also be provided to the east via Travellers Palm Drive through two connections. Project traffic will directly access Travellers Palm Drive via a full directional median opening just north of SR 64. Travellers Palm Drive is a privately maintained roadway.
- S. The Transportation Impact Analysis, Table 3, Trip Generation-Net New Trips, states a total of 689 Weekday P.M. Peak Hour Net New Trips and 7,344 Daily (2-way) Net New Trips.
- T. The Transportation Impact Analysis, Impact Area, states SR 64 between Lorraine Road and East River Ranch Boulevard and Uihlein Road between SR 64 and Rangeland Parkway will be significantly impacted by the Project.
- U. SR 64 between Lorraine Road and Bourneside Boulevard is projected to operate at an F Level of Service ("LOS") in the future background (without Project) traffic conditions. LOS F represents a failing condition meaning either travel demand exceeds capacity and the roadway is operating in oversaturated conditions, or another undesirable condition exists. See 2020 Quality/Level of Service Handbook, FDOT June 2020. The Applicants indicate SR 64 LOS could be a Level C with the Project if SR 64 is widened from two-lanes to four-lanes. See Staff Report, page 9; December 5, 2025 BOCC Hearing. However, there is no estimated deadline for future improvements to SR 64 other than reference to a possible future study by

the FDOT to evaluate the widening of SR 64 from a two-lane to four-lane facility from Lorraine Road to Verna Bethany Road. See December 5, 2025 BOCC Hearing. No funding mechanisms are stated in the Transportation Impact Analysis to pay for this SR 64 possible project.

- V. Residents near the Property provided testimony related to flood issues and traffic conditions at or near the Property, and the Project's compatibility. See Staff Report for the July 10, 2025 Planning Commission public hearing and testimony from the December 4, 2025 BOCC public hearings.
- W. The following provisions, in addition to those referenced above, are relevant to the analysis of the Project's consistency with the Comprehensive Plan and compliance with the LDC:
1. Table 2-1, Summary of Future Land Use Classification System, Part I. Future Land Use Districts, Future Land Use Element (18), Mixed Use Community, MU-C/R (applicable to 7.12 acres or approximately 47% of the Project Area totaling 15.3 acres).
 - Purpose: Intended to accommodate low density residential in close proximity to neighborhood and community-serving commercial areas.
 - Range of Potential Uses: Primary: low density residential, medium density clustered residential, Secondary: neighborhood commercial, public semi-public, recreation and schools, short-term agriculture, maximum gross potential density: 3 du/acre, Maximum net density 9 du/acre, maximum Potential Intensity (F.A.R.) 0.23, medium commercial size limitation. (emphasis added).
 - See *also*, Comp. Plan Policy 2.2.1.28.5, Future Land Use Element.
 2. Table 2-1. Summary of Future Land Use Classification System, Part I, Future Land Use Districts, (4) RES-1, (applicable to approximately 8.18 acres or approximately 54% of the Project Area totaling 15.3 acres).
 - Purpose: Areas of low density suburban residential character, which may be interspersed with

compatible short-term agricultural activities as the area transitions from rural to suburban uses.

- Range of Potential uses: Primary: low density residential, Secondary: short-term agriculture, neighborhood commercial, public-semi public, recreation and schools.
 - See *also*, Comprehensive Plan Policies 2.2.1.9 through 2.2.1.9.3, Future Land Use Element.
3. Comprehensive Plan Policy 2.10.1.2, Future Land Use Element: "Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development."
 4. Comprehensive Plan Objective 2.10.2--Diversity, Future Land Use Element.
 5. Comprehensive Plan Objective 2.10.3—Required Access to Commercial Uses, Future Land Use Element.
 6. Comprehensive Plan Objective 2.10.4—Locational Criteria and Development Standards, Future Land Use Element.
 7. Comprehensive Plan Policy 2.1.2.3, Future Land Use Element: "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."
 8. Comprehensive Plan Policy 2.1.2.4, Future Land Use Element: "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 a contiguous expansion of the built environment."
 9. Comprehensive Plan Objective 2.9.1—Strong Communities, Future Land Use Element.

10. Comprehensive Plan Policy 2.1.2.7, Future Land Use Element: "Review all proposed development for compatibility and appropriate timing of development. . . ."
11. Comprehensive Plan Objective 2.6.1—Compatibility through Screening, Buffering, Setback, and Other Mitigative Measures, Future Land Use Element.
12. Comprehensive Plan Objective 2.6.2—Residential Compatibility/Transition, Future Land Use Element.
13. Comprehensive Plan Policy 2.2.1.6, Future Land Use Element: "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."
14. Comprehensive Plan Objective 2.3.3—Floodplain Management, Future Land Use Element.
15. Section 200, Definitions, Land Development Code, defines "Compatibility" to mean: "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."
16. LDC § 342.4A—Review Criteria for All Zoning Map Amendments.
17. LDC § 402.6—General Design Requirement for all Planned Development Site Plans.
18. LDC § 400.8. Future Land Use Categories and Zoning District, Table 4-1, provides the implementing zoning district for the RES-1 FLUC:

The following table correlates individual zoning district with future land use category. Not all the zoning districts shown under a future land use category, however, are presumed to

be appropriate for a site with that particular future land use designation. The factors listed in LDC§ 342.3 (Rezone Criteria) need to be met in order to approve the zoning map amendment request.

Planned Development (PD) Districts are allowed within all Comprehensive Plan Future Land Use map categories, provided the rezoning request meets the requirements of LDC§ 342.4 and is consistent with the Comprehensive Plan and corresponding Future Land Use designation. See Exhibit D, Table 4-12: Schedule of Uses for PD Districts.

RES-1 (Residential): CON, A, A-1, RSF-1, RVP, MP-1, NC-S, NC-M, PR-S, PR-M, GC.

19. The Applicants may also request a rezone to one of the implementing zoning districts for the MU-C/R (Mixed-use Community) Future Land Use Classification as described in LDC § 400.8, Table 4-1, LDC,: CON, RSF-1, RSF-2, RSF-3, RSF-4.5, RSF-6, RMF-6, RMF-6, RMF-9, PR-S, PR-MNC-S, NC-M, and MP-1. as detailed herein, subject to compliance with the Comprehensive Plan and LDC.

Section 2. Conclusions. Based upon the above findings, the Record, the Comprehensive Plan, and the LDC, the Board hereby makes the following conclusions:

- A. The Applicants failed to meet their burden of proving and demonstrating that the proposed rezone, schedule of uses and general development plan, contained in the Application are consistent with the Comprehensive Plan, and comply with the standards for approval in the applicable provisions of the LDC.
- B. The Applicants failed to demonstrate that the level of intensity of the proposed commercial uses consisting of a maximum 195,000 square feet are compatible with, and establish a transition of intensities and uses across the proposed PDC Zone District boundaries. Additionally, the Applicants failed to demonstrate how the Project would promote safe traffic circulation patterns and not create any external impacts that would adversely affect surrounding development, uses and zoning.
- C. The Applicants failed to demonstrate that the proposed commercial uses as depicted in the General Development Plan are compatible with the surrounding area and do not have characteristics contributing to scattered incremental commercial development.

- D. Due to the above findings, the Record, the Comprehensive Plan and LDC, the Board finds that maintaining the existing A (General Agriculture) Zoning District accomplishes a legitimate public purpose and promotes the health, safety, and welfare of the public.
- E. The Board specifically denies the Application—specifically, Applicants’ proposed rezone request and general development plan applicable to the Property described in the legal description in Exhibit B.
- F. The existing A (General Agriculture) Zoning District of the 37.3 acres parcel remains in full force and effect, and the Applicants may opt to request a change in use consistent with those listed under the A Zoning District, as detailed in LDC § 401.2: Uses in Agriculture and Residential District, LDC (See Exhibit C) subject to compliance with the Comprehensive Plan and LDC.

Section 3. Severability. It is hereby declared to be the intention of the Board that the phrases, clauses, sentences, paragraphs, and sections in this Resolution be deemed severable, and if any phrase, clause, sentence, paragraph or section hereof is declared unconstitutional or otherwise invalid by the valid judgement of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution.

Section 4. Effective Date. The effective date of this Resolution shall be the date of adoption of this Resolution.

DULY ADOPTED, with a quorum present and voting, this _____ day of April, 2026.

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

By: _____
Chairperson

**ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER**

By: _____
Deputy Clerk

EXHIBIT A

LEGAL DESCRIPTION

15.301 Acres

A PORTION OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S00°21'50"W, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1551.03 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE N89°13'19"W, A DISTANCE OF 120.00 FEET; THENCE S00°21'50"W, A DISTANCE OF 552.56 FEET, TO THE POINT OF BEGINNING; THENCE S00°21'50"W, A DISTANCE OF 311.65 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 73°55'27", A CHORD BEARING OF S66°38'35"W, AND A CHORD DISTANCE OF 42.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.16 FEET; THENCE N76°23'42"W, A DISTANCE OF 98.75 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A DELTA ANGLE OF 102°53'58", A CHORD BEARING OF S52°09'19"W, AND A CHORD DISTANCE OF 563.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 646.54 FEET; THENCE S00°42'20"W, A DISTANCE OF 201.87 FEET; THENCE S45°42'33"W, A DISTANCE OF 83.65 FEET, THENCE N89°17'47"W, A DISTANCE OF 562.23 FEET TO THE WEST LINE OF THE EAST 1/2 OF EAST 1/2 OF SAID SECTION 35; THENCE N00°29'40"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SAID SECTION 35, A DISTANCE OF 655.77 FEET; THENCE N89°59'44"E, A DISTANCE OF 399.74 FEET; THENCE N00°40'46"E, A DISTANCE OF 253.24 FEET; THENCE S89°38'08"E, A DISTANCE OF 797.43 FEET, TO THE POINT OF BEGINNING

CONTAINING 666,510 SQUARE FEET, OR 15.301 ACRES, MORE OR LESS

Exhibit B

The Property

Legal Description

37.337 acres

A PORTION OF SEC 35, TWN 34S, RNG 19E BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE NE COR OF SEC 35, TWN 34S, RNG 19E; TH S 00 DEG 21 MIN 50 SEC W, ALG THE E LN OF SD SEC 35, A DIST OF 1551.03 FT TO THE SE COR OF TH SE 1/4 OF THE NE 1/4 OF SD SEC 35; TH N 89 DEG 13 MIN 19 SEC W, A DIST OF 120 FT TO THE POB; TH S 00 DEG 21 MIN 50 SEC W, A DIST OF 863.87 FT TO A PT ON A NON-RADIAL CURVE TO THE RIGHT HAVING A RAD OF 35 FT, A C/A OF 73 DEG 55 MIN 27 SEC, A CHORD BEARING OF S 66 DEG 38 MIN 35 SEC W, AND A CHORD DIST OF 42.09 FT; TH ALG THE ARC OF SD CURVE AN ARC DIST OF 45.16 FT; TH N 76 DEG 23 MIN 42 SEC W, A DIST OF 98.75 FT TO A PT ON A CURVE TO THE LEFT HAVING A RAD OF 360 FT, A C/A OF 102 DEG 53 MIN 58 SEC, A CHORD BEARING OF S 52 DEG 09 MIN 19 SEC W, AND A CHORD DIST OF 563.08 FT; TH ALG THE ARC OF SD CURVE AN ARC DIST OF 646.54 FT; TH S 00 DEG 42 MIN 20 SEC W A DIST OF 201.87 FT; TH S 45 DEG 42 MIN 33 SEC W, A DIST OF 83.65 FT; TH N 89 DEG 17 MIN 47 SEC W, A DIST OF 562.23 FT TO THE INT WITH THE W LN OF THE E 1/2 OF THE SE 1/4 OF SD SEC 35; TH ALG SD W LN N 00 DEG 29 MIN 40 SEC E, A DIST OF 1630.30 FT; TH S 89 DEG 26 MIN 46 SEC E, A DIST OF 1196.34 FT; TH S 00 DEG 21 MIN 50 SEC W, A DIST OF 162.54 FT TO THE POB.

CONT 1,626,400 SQ FT OR 37.337 AC M/L (INST#202441092077)

PI #5703.0070/9

EXHIBIT C

TABLE 4-2

USES IN AGRICULTURE AND RESIDENTIAL DISTRICTS

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
AGRICULTURAL USES										
Agricultural Research Facilities	—	X	X	P	P	X	X	X	X	P
Agricultural Uses	531.1	SP	SP	P	P	SP	SP	SP	SP	P
Agricultural Products Processing Plants	531.1	X	X	P	X	X	X	X	X	SP
Animal Products Processing Facility	531.1	X	X	SP	X	X	X	X	X	SP
Short Term Agricultural Uses	531.1	X	X	P	P	P	P	P	P	P
Stables or Equestrian Centers: Private	531.41	X	X	P	P	X	X	X	X	P
Stables or Equestrian Centers: Public	531.41	X	X	P	P	X	X	X	X	P
Tree Farm	531.1	P	P	P	P	P	P	P	P	P
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	SP	X	X	X	X	P
Farming Service Establishments	531.18	X	X	P	SP	X	X	X	X	P
Farm Worker Housing	531.19	X	X	P	SP	X	X	X	X	SP
Pet Service (Kennel) Establishments	531.38	X	X	P	SP	X	X	X	X	SP
Sawmills	531.1	X	X	P	X	X	X	X	X	SP
Slaughterhouses	531.1	X	X	SP	X	X	X	X	X	X
Stockyards and Feedlots	531.1	X	X	SP	X	X	X	X	X	SP
Veterinary Hospitals	531.58	X	X	P	SP	X	X	X	X	P
COMMERCIAL - RETAIL										
Alcoholic Beverage Establishment	531.4	X	X	X	X	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	X	X	X	X	X	X	X

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Auction Houses, Enclosed	—	X	X	X	X	X	X	X	X	X
Auction Houses, Open	531.6	X	X	X	X	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	X	X	X	X	X	X	SP
Lumberyard	531.9	X	X	P	X	X	X	X	X	X
Drive-Through Establishments	531.16	X	X	X	X	X	X	X	X	P
Food Truck Park	531.64	X	X	X	X	X	X	X	X	P
Gas Pumps	531.51	X	X	X	X	X	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	X	X	X	X	X	X	SP
Restaurant	531.48	X	X	X	X	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	X	X	X	X	X	X	X/P ¹	P
Retail Sales, General	531.49	X	X	X	X	X	X	X	X	P/S P
Service Station	531.51	X	X	X	X	X	X	X	X	SP
Vehicle Sales, Rental, Leasing	531.57	X	X	X	X	X	X	X	X	SP
COMMERCIAL - SERVICES										
Banking: Bank	—	X	X	X	X	X	X	X	X	P
Banking: Bank/Drive-through	531.16	X	X	X	X	X	X	X	X	P
Bed and Breakfast	531.7	X	X	P	SP	SP	X	P	P	P
Business Services	—	X	X	X	X	X	X	X	X	P
Printing, Medium	—	X	X	X	X	X	X	X	X	P
Printing, Small	—	X	X	X	X	X	X	X	X	P
Car Wash: Full Service	531.10	X	X	X	X	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	X	X	X	X	X	X	SP
Car Wash: Self-Service	531.10	X	X	X	X	X	X	X	X	P
Clinics	—	X	X	X	X	X	X	X	X	P
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	SP	X	X	X	X	P
Construction equipment	531.18	X	X	X	X	X	X	X	X	SP
Equipment Sales, rental, leasing, storage and repair - light	—	X	X	P	SP	X	X	X	X	P

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Food Catering Service Establishment	531.21	X	X	X	X	X	X	X	X	X
Free Standing Emergency Department (FSED) ³	531.62	X	X	X	X	X	X	X	X	X
Funeral Chapel	531.22	X	X	P	P	SP	SP	SP	SP	P
Funeral Home	531.22	X	X	SP	SP	SP	SP	SP	SP	SP
Hospital ²	—	X	X	X	X	X	X	X	X	X
Intensive Services: All Others	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	X	X	X
Intensive Services: Industrial Service Establishment	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	X	X	X	X	X	X	P
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	X	X	X	X	X	X	X
Laboratories, Medical and Dental	—	X	X	X	X	X	X	X	X	P
Lodging Places: Boarding House	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X
Lodging Places: Dormitories	531.28	X	X	X	X	X	X	X	P	X
Lodging Places: Hospital Guest House	531.28	X	X	X	X	X	X	X	SP	X
Lodging Places: Hotel/motel	531.28	X	X	X	X	X	X	X	X	SP
Office	531.61	X	X	P	P	P	P	P	P	P
Personal Service Establishment	—	X	X	X	X	X	X	X	X	P
Dry Cleaners: Pick-up	—	X	X	X	X	X	X	X	X	P
Rental Service Establishment	—	X	X	X	X	X	X	X	X	P
Repair Service Establishment	—	X	X	X	X	X	X	X	X	P

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Major	531.56	X	X	X	X	X	X	X	X	X
Vehicle Repair: Community Serving	—	X	X	X	X	X	X	X	X	SP
Vehicle Repair: Neighborhood Serving	—	X	X	X	X	X	X	X	X	SP
Veterinary Clinic	531.58	X	X	P	SP	X	X	X	X	P
Wholesale Trade Establishment	—	X	X	X	X	X	X	X	X	X
INDUSTRIAL										
Industrial, Heavy	531.25	X	X	X	X	X	X	X	X	X
Firework/Sparkler Manufacture	531.25	X	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	X	X	X	X	X	X
Research and Development Activities	—	X	X	X	X	X	X	X	X	X
COMMUNITY SERVICE USES										
Civic, Social, and Fraternal Organizations/Clubs	531.14	X	X	P	P/S P	P/S P	P/SP	P/SP	P/SP	P
Correctional Facilities: Community	—	X	X	SP	X	X	X	X	X	X
Correctional Facilities: Major	—	X	X	SP	X	X	X	X	X	X
Cultural Facilities	531.15	X	X	P	P	SP	SP	SP	SP	SP
Emergency Shelters	531.45	X	X	P/S P	P/S P	P/S P	P/SP	P/SP	P/SP	P
Emergency Shelter Home	531.45	X	X	P	P	P	P	P	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37								
Public Community Uses	531.39	X	X	P	P/S P	P/S P	P/SP	P/SP	P/SP	P
Public Use Facilities	531.40	X	X	P	P	P	P	P	P	P
Post Offices	—	X	X	P	P	P	P	P	P	P
Radio, TV, Communications, Microwave Facilities	—	SP	SP	P/S P	SP	SP	SP	SP	SP	X
Rehabilitation Center	531.44	X	X	SP	SP	SP	SP	SP	SP	SP
Utility Use	531.54	SP	SP	P	P	P	P	P	P	P

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Alternative Energy Generation Facility	531.54	X	X	P	X	X	X	X	X	X
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES										
Flea Markets: Enclosed	531.20	X	X	X	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	X	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	X	X	X	X	X	X	X
Outdoor Advertising Signs	—	X	X	X	X	X	X	X	X	X
Outdoor Storage (Principal Use)	531.36	X	X	X	X	X	X	X	X	X
Parking, Commercial (Principal Use)	—	X	X	X	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See 531.52								
Water Dependent Uses	531.60	X	X	X	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT										
Cemetery: Human and Pet	531.11	X	X	SP	SP	SP	SP	SP	SP	P
Earthmoving, Minor	702	X	X	P	P	P	P	P	P	P
Game Preserve	—	P	SP	P	SP	X	X	X	X	P
OPEN USE OF LAND - HEAVY										
Earthmoving, Major	702	X	X	SP	SP	X	X	X	X	SP
Junkyards	531.27	X	X	X	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	SP	X	X	X	X	X	X
Landfills	531.53	X	X	SP	X	X	X	X	X	X
RECREATION USES										
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P
Recreation, High Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Low Intensity	531.41	X	P	P	P	P	P	P	P	P
Recreation, Medium Intensity	531.41	X	P	SP	X	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Recreation, Rural	531.41	X	X	SP	SP	X	X	X	X	X
RESIDENTIAL USES										
Accessory Dwelling Unit	511.18	X	X	P	P	P	X	X	X	P
Assisted Living Facility, Large ²	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Assisted Living Facility, Small ²	531.45	X	X	SP	P	P	P	P	P	P
Community Residential Homes	531.45	X	X	P	P	P	P	P	P	P
Group Housing	531.23	X	X	SP	SP	X	X	X	P	SP
Mobile Homes, Individual	531.32	X	X	P/S P	X	X	P	X	X	P/S P
Mobile Home Parks	531.32	X	X	X	X	X	P	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	P	X	X	X
Nursing Homes ²	531.35	X	X	X	X	SP	X	SP	SP	P
Recovery Home, Large	531.45	X	X	SP	X	X	X	X	SP	X
Recovery Home, Small	531.45	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Treatment Facilities	531.46	X	X	SP	SP	SP	SP	SP	SP	SP
Residential Use: Duplexes	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Multiple Family Dwellings	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Single Family, Detached Dwellings	531.47	X	X	P	P	P	X	P	P	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	P	SP
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	X	X	X	X	X	X	X	P	SP
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	X	X	P	P	P	P	P	P	P

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	P	P
RESIDENTIAL SUPPORT USES										
Adult Day Care Center	—	X	X	P	P	P	P	P	P	X
Child Care Center, Accessory	511.2	X	X	P/S P	P/S P	SP	X	P/SP	P/SP	P
Child Care Center, Small	531.12	X	X	P/S P	P/S P	P/S P	X	P/SP	P/SP	P
			X							
Child Care Center, Large	531.12	X	X	P/S P	P/S P	X	X	X	P/SP	P/S P
Churches/Places of Worship	531.13	X	X	P/S P	P/S P	P/S P	P/SP	P/SP	P/SP	P
Environmental Education Facilities	—	P	P	P	P	P	X	P	X	P
Family Day Care Home	—	X	X	P	P	P	P	P	P	P
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X
Schools, Elementary	531.50	X	X	P	P	P	P	P	P	P
Schools, High and Middle	531.50	X	X	SP	SP	SP	SP	SP	SP	SP
Schools of Special Education	531.50	X	X	P	P	P	P	P	P	SP
Schools, Public	531.50	X	X	P	P	P	P	P	P	P
TRANSPORTATION USES										
Aircraft Landing Field	531.2	X	X	P	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	SP	X	X	X	X	X	X
Bus and Train Passenger Station	—	X	X	P	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	X	X	X
Heliport	531.24	X	X	X	X	X	X	X	X	X
Helistop	531.24	X	X	SP	X	X	X	X	X	SP
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	X	X	X	X	X
Intermodal Terminal	—	X	X	X	X	X	X	X	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	X	X	X

Land Use	See Sec. #	CON	R/OS	A	A-1	RSF	RSMH	RDD	RMF	VIL
Bus RR/Maintenance Facility		X	X	SP	X	X	X	X	X	SP
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	X	X
WAREHOUSING										
Mini Warehouses, Self-storage	531.31	X	X	X	X	X	X	X	X	SP
Warehouses	531.59	X	X	X	X	X	X	X	X	X

EXHIBIT D

SCHEDULED OF USES FOR PD DISTRICTS

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X		P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Food Truck Park	531.64	X	P	P	P	P	X	P	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Storage Establishment														
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family,	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Detached Dwellings														
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X

Land Use		PD R	PDO	PD C	PDR P	PD I	PD PI	PD W	PDM U	PDR V	PDM H	PDG C	PD A	PD EZ
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

Board of County Commissioners: 04/23/2026

**PDC-24-17(Z)(G) – SR 64/ UIHLEIN ROAD COMMERCIAL –ALBATROS 64 PARTNERS – (OWNER)
CASTO NET LEASE PROPERTIES, LLC AND ALBATROSS 64 PARTNERS (CONTRACT
PURCHASER)– PLN2407-0031**

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 the rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial); approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1,2 and 3, and approving Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 7/10/2025

Board of County Commissioners: 9/4/2025, 10/9/2025, 12/04/2025,
01/08/2026, 02/12/2026 and
04/23/2026

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 in the Manatee County Land Development Code, as stipulated herein, I move to **ADOPT** Manatee County Zoning Ordinance Number PDC-24-17(Z)(P); and **APPROVE** the General Development Plan with Stipulations A.1-A.7, B.1-B.6, C.1-C.2, and D.1, as recommended by the Planning Commission.

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 in the Manatee County Land Development Code, as conditioned herein, I move to **DENY** Manatee County Zoning Ordinance PDC-24-17(Z)(G), **DENY** the General Development Plan 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 Commissioners on the ____ day of _____ 2025.

PLANNING COMMISSION ACTION:

On July 10, 2025, by a vote of 3- 1, the Planning Commission recommended approval. Mr. Bower voted nay due to timing and traffic conditions. Mr. DeLesline, Ms. Gay and Mr. Ziegler were absent.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

On September 4, 2025, by a vote of 5-0, the Board of County Commissioners voted to continue the public hearing to October 9, 2025, Board of County Commissioners Land Use Meeting with Commissioner Ballard and Siddique absent.

On October 9, 2025, by a vote of 5-2, the Board of County Commissioners voted to continue the public hearing to December 4, 2025, Board of County Commissioners Land Use Meeting with Commissioners Felts and McCann voting nay.

On December 4, 2025, by a vote of 4-3, the Board of County Commissioners voted to deny, with Commissioners Kruse, Siddique, and Rahn voting nay.

On January 8, 2026, Rachel Layton, Division Manager and Impact Fee Administrator continued to February 12, 2026.

On February 12, 2026, A motion was carried 5-2, with Commissioners McCann and Felts voting nay, to table Resolution R-26-004 providing the Notice of Denial for Ordinance PDC-24-17(Z)(G) - SR 64/Uihlein Road Commercial–Albatros 64 Partners, to no date set certain.

PUBLIC COMMENT AND CORRESPONDENCE:

July 10, 2025 – Planning Commission

There were no public comments.

An updated General Development Plan and updates to the staff report were entered into the record.

September 4, 2025 - Board of County Commissioners

There were no public comments.

A request from the Applicant to continue to October 9, 2025, was entered into the record.

October 9, 2025 - Board of County Commissioners

There were no public comments.

A revised motion for a new continuance date to December 4, 2025, was entered into the record.

December 4, 2025 - Board of County Commissioners

Public Comments:

Julie and John Spicer presented aerials of the project's surrounding area, expressed concerns about flooding and impacts on Zipperer Road, and opposed approval of the project.

Mark VanDeRee requested denial of the project, and presented outdated flood maps along with aerials of the surrounding area.

Revised Staff Report with changes in the Transportation, Positive and Negative Aspects Sections was entered into the record.

January 8, 2026 - Board of County Commissioners

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

February 12, 2026 - Board of County Commissioners

Public Comments

Kyle Grimes addressed the letter attached to the agenda item, and requested the denial resolution be tabled to a future meeting.

Julie Spicer expressed concern regarding flooding related to this project.

Added Resolution, Ex-Parte Communication and a revised motion was entered into the record.

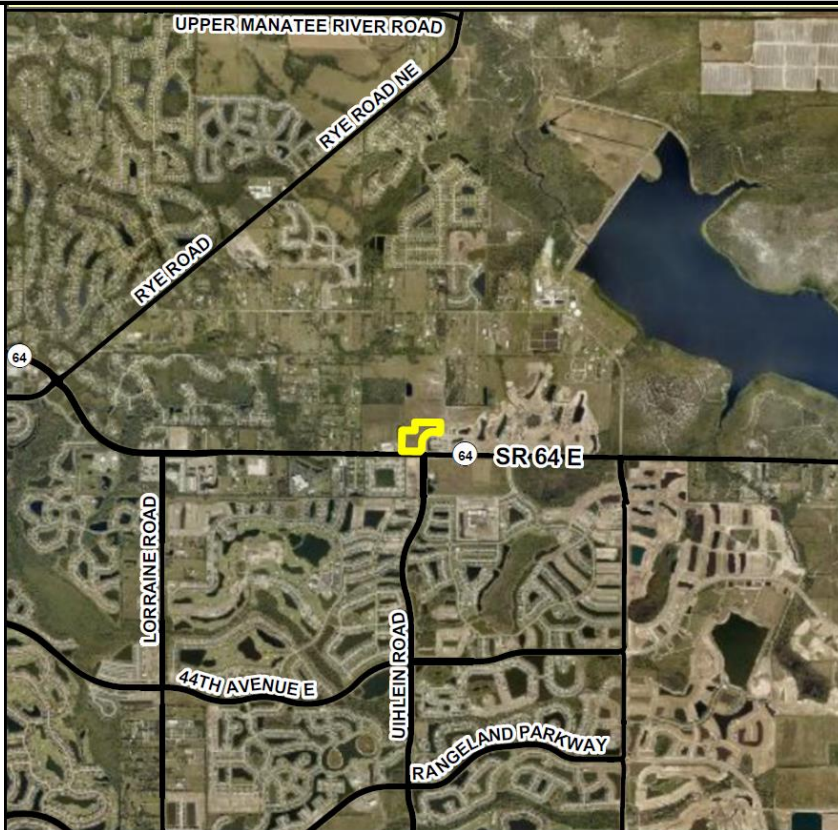
Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Comp Plan Analysis
6	Positive/Negative Aspects
7	Stipulations

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDC-24-17(Z)(P) (PLN2407-0031)
PROJECT NAME	SR 64/ Uihlein Road Commercial
PARCEL ID (Parent Parcel)	570300709
ADDRESS	Not assigned
GENERAL LOCATION	<u>Parent Parcel</u> North side of SR 64 at the intersection with Uihlein Road <u>Site (to be rezoned)</u> South side of the parcel
ACRES	Parent parcel: 37.3 acres Site (subject to this rezoning request): Approximately 15.3 acres
APPLICANT(S) / AGENT	Albatros 64 Partners (Owner)/ Dan Moyer (Applicant)/ Rhea Hunter (Agent) Casto Net Lease Properties, LLC/Albatros 64 Partners (Contract Purchaser)
FUTURE LAND USE CATEGORY	<u>Parent Parcel</u> <ul style="list-style-type: none"> • RES-1 (30.18 acres) • MU-C/R (7.12 acres) <u>Subject Site</u> <ul style="list-style-type: none"> • RES-1 (8.18 acres) • MU-C/R (7.12 acres)
ZONING	Existing: A (General Agriculture) Proposed: PDC (Planned Development Commercial)
PROPOSED USE(S)	Commercial Uses, limited to those voluntarily proffered by the applicant in the Exhibit "B": Schedule of Permitted Uses
DENSITY/ INTENSITY	<u>Density</u> : Not applicable <u>Intensity (Combined)</u> :

	<ul style="list-style-type: none"> Maximum allowed: 0.29 (196,116.54 square feet /666,468 square feet) <table border="1"> <thead> <tr> <th>FLUC</th> <th>Acres</th> <th>Max FAR</th> <th>Max Sq Ft</th> </tr> </thead> <tbody> <tr> <td>MU-C/R</td> <td>7.12</td> <td>0.23</td> <td>71,333.86</td> </tr> <tr> <td>RES-1</td> <td>8.18</td> <td>0.35</td> <td>124,712.28</td> </tr> <tr> <td></td> <td>15.3⁽¹⁾</td> <td></td> <td>196,046.14</td> </tr> </tbody> </table> <p>(1) Equivalent to 666,468 sq. ft.</p> <ul style="list-style-type: none"> Proposed: 195,000 square feet/ 666,468 square feet = 0.29 FAR 	FLUC	Acres	Max FAR	Max Sq Ft	MU-C/R	7.12	0.23	71,333.86	RES-1	8.18	0.35	124,712.28		15.3 ⁽¹⁾		196,046.14
FLUC	Acres	Max FAR	Max Sq Ft														
MU-C/R	7.12	0.23	71,333.86														
RES-1	8.18	0.35	124,712.28														
	15.3 ⁽¹⁾		196,046.14														
OVERLAYS/SPECIAL AREAS	None																
SPECIFIC APPROVAL REQUEST(S) (if applicable)	None																
CASE MANAGER	Laura Gonzalez, Principal Planner																

SECTION 2

MAPS & DISCUSSION

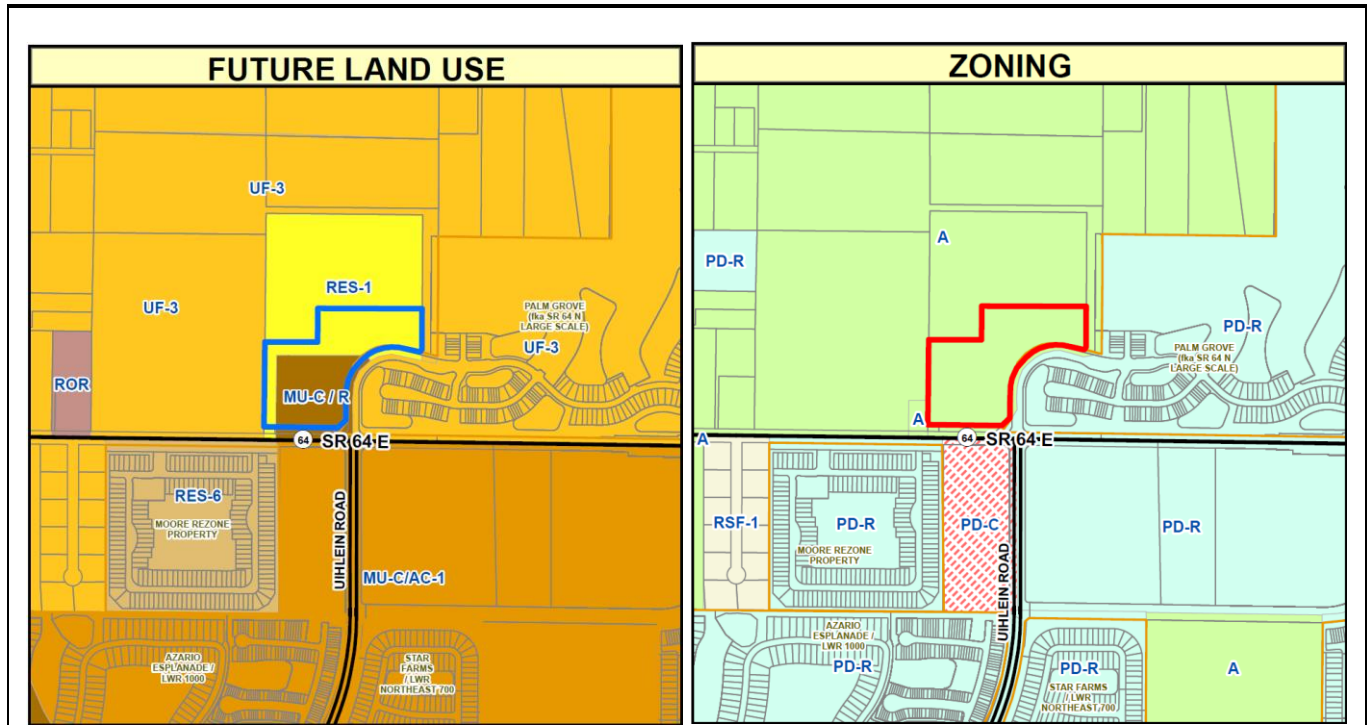


The 15.3-acre site is within a property totaling 37.3± acres, generally located on the north side of SR 64 at the intersection with Uihlein Road.

Two FLUCs split the property: MU-CR with frontage on SR 64 and RES-1 to the north and west. The MU-C/R portion is within the Northeast Quadrant development, approved in 2009 and amended in 2022, which allows residential, commercial, offices and industrial uses.

The zoning is A (General Agriculture), as well as properties to the north and west. However, this area of the county is rapidly transforming from agricultural lands into suburban residential communities, as shown in the zoning map. Nonresidential uses have begun to be approved to support the extended suburban residential areas in the vicinity of the property, as for example the shopping center at the southwest corner of the SR 64 and Uihlein Road intersection. The location of this site, on

the other side of SR 64 also makes it suitable for commercial development. Lands further north are currently under a Comprehensive Plan Amendment (CPA) and rezoning applications review as the Bus Barn development.



Request

The request is to approve a rezone of an approximately 15.3-acre portion of a larger property with a total of 37.3 acres, from A (General Agriculture) to PDC (Planned Development Commercial) zoning district, and to approve a General Development Plan (GDP) for commercial/retail uses as allowed by the Exhibit B: Schedule of Uses, for a total of 195,000 square feet, which represents the maximum entitlements allowed in the site, by the two FLUCs, as shown in the Project Summary Table.

The site is located in the activity node formed at the intersection of S.R. 64 and Uihlein Road, a rural principal arterial and an urban collector, respectively. The RES-1 portion does not have frontage on SR 64, however the Land Use Operative Provisions of the Comprehensive Plan allows exceptions to the limits on maximum frontage for a commercial node for small or medium commercial projects. In this case, the exemption for joint use of private internal roadways for small or medium commercial projects applies and the north portion can be deemed to meet the requirements for direct access called for in Policy 2.10.3.2.

The maximum allowable commercial size is medium size (150,000 square feet) and the General Development Plan establishes limits to the maximum square footage that could be developed in the three different commercial areas to ensure that each remains under the medium size threshold, thereby avoiding the development of large retail in proximity to existing or proposed residential neighborhoods:

- Project Area 1: 45,000 SF
- Project Area 2: 20,000 SF
- Project Area 3: 130,000 SF

The applicant has requested flexibility to transfer entitlements between project areas, provided that the total does not exceed the 150,000 square foot threshold (maximum commercial project size), and that the sum of the entitlements does not exceed the proposed maximum of 195,000 square feet. In addition, some Project Area specific use restrictions have been proposed:

- A grocery store could only be located in Commercial Project Area 1 with up to 30,000 square feet.
- Commercial Project Area 3 is potentially projected for a self-storage up to 130,000 SF. If this use is not developed in this Area, only 90,000 Sf of other commercial uses could be developed there, and the remaining 40,000 SF could not be allocated to the other project areas (1 or 2).
- Project Area 2 is intended for a restaurant

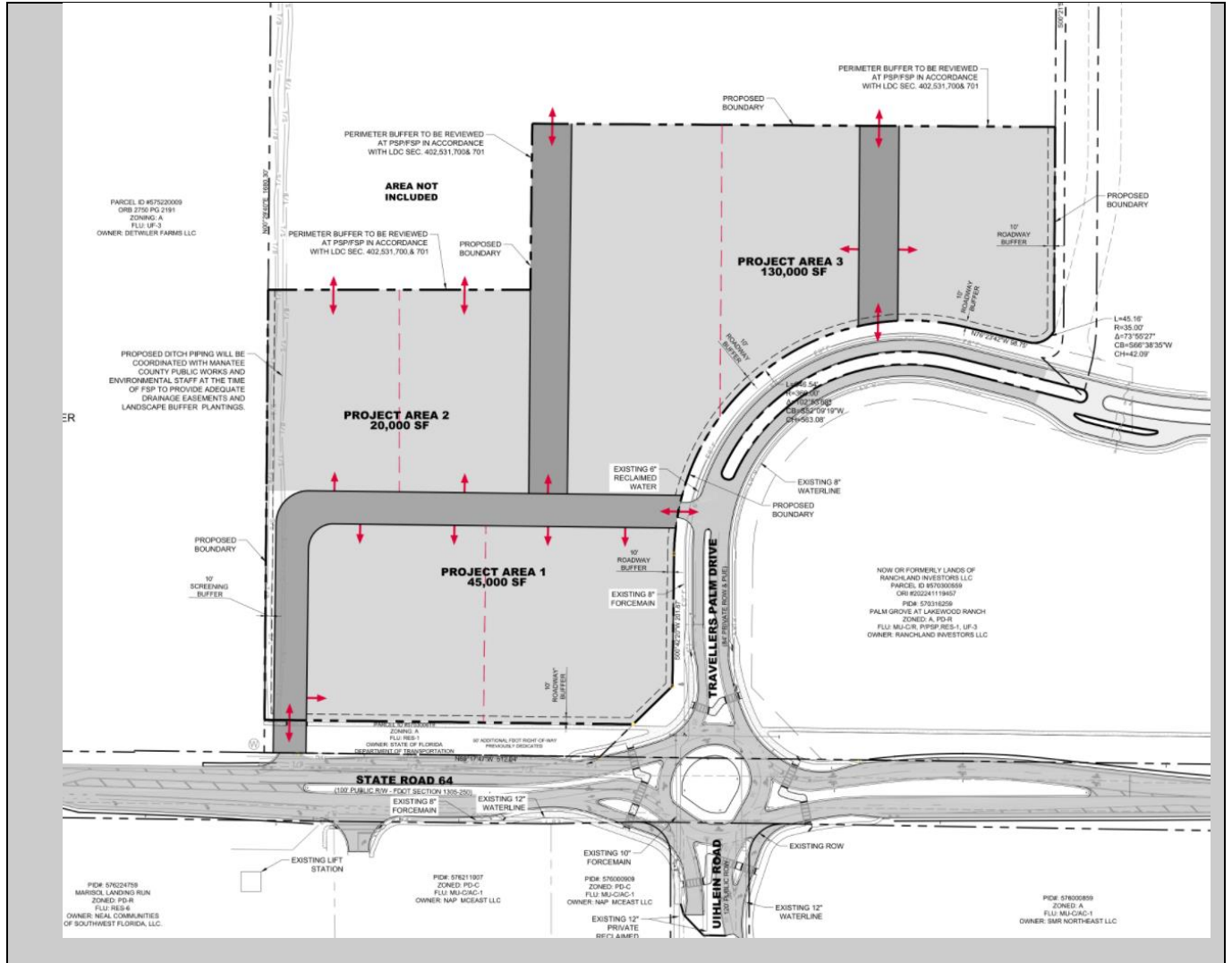
At the time of Preliminary/ Final Site Plan project review, the applicant shall demonstrate that the proposed redistribution of entitlements does not result in compatibility issues with surrounding properties or generate additional transportation impacts beyond those identified at the time of rezoning and General Development Plan (GDP) approval.

No specific approval has been requested.

As discussed in the following section, it is opinion of staff that the proposed rezone request and the General Development Plan can be found consistent with the Comprehensive Plan and the applicable standards for review in the Land Development Code.

SURROUNDING USES AND ZONING	
NORTH	Vacant / A (General Agriculture) (Rezoning to PDR w/ a GDP for residential uses is under review)
SOUTH	Vacant (Commercial use approved)/PDC
EAST	Residential use approved and under construction (Palm Grove)/PDR
WEST	Agricultural use/A (General Agriculture)

SECTION 3
PROJECT DETAILS
GENERAL DEVELOPMENT PLAN
<p>The General Development Plan shows:</p> <ul style="list-style-type: none"> • Three commercial areas: <ul style="list-style-type: none"> ○ Area 1: 45,000 square feet (up to two outparcels) ○ Area 2: 20,000 square feet (two outparcels) ○ Area 3: 130,000 square feet (up to three outparcels) • Internal circulation design • One access point from SR 64 and two more from Travellers Palm Drive • 10-foot roadway buffer along SR 64 and along Travellers Palm Drive • 10-foot screening buffer along the west property line • Perimeter buffer adjacent to the north will be reviewed at time of the PSP/FSP in accordance with Sections 402, 531, 700 and 701.



SITE DESIGN DETAILS														
SETBACKS		<table border="1"> <thead> <tr> <th></th> <th>PDC REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>30 feet (thoroughfare) 35 feet (local)</td> <td>30 feet (thoroughfare) 35 feet (local)</td> </tr> <tr> <td>Side ⁽¹⁾</td> <td>15 feet</td> <td>15 feet/25 feet ⁽²⁾</td> </tr> <tr> <td>Rear</td> <td>20 feet</td> <td>20 feet</td> </tr> </tbody> </table>		PDC REQUIRED	PROPOSED	Front	30 feet (thoroughfare) 35 feet (local)	30 feet (thoroughfare) 35 feet (local)	Side ⁽¹⁾	15 feet	15 feet/25 feet ⁽²⁾	Rear	20 feet	20 feet
		PDC REQUIRED	PROPOSED											
	Front	30 feet (thoroughfare) 35 feet (local)	30 feet (thoroughfare) 35 feet (local)											
	Side ⁽¹⁾	15 feet	15 feet/25 feet ⁽²⁾											
Rear	20 feet	20 feet												
<p>(1) It is not a side yard setback but the minimum distance between buildings</p> <p>(2) 15 feet for one-story building; 25 feet between three- and four-story buildings</p>														
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Not applicable													
HEIGHT (Maximum)	Up to 4 stories													

OPEN SPACE	Required and provided: (20%): 3.06 acres
ACCESS	Three (3) means of access: <ul style="list-style-type: none"> • One (1) via S.R. 64 and • Two (2) via Travellers Palm Drive
FLOOD ZONE(S)	Site lies in X-Zone, Panel#12081C0355E, 3/17/2014
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall Project Subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for Mill Creek Watershed. Project subject to OFW: No Watershed/Basin: Mill Creek Watershed Project located within Floodplain and/or Floodway: The project area is outside of 100-year floodplain delineation pursuant to the FEMA FIRM (Zone "X"). Drainage Easements/Access Easements required for existing system(s) Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way.
UTILITIES	<u>POTABLE WATER INFRASTRUCTURE</u> <ul style="list-style-type: none"> • Existing County 12" Water Main south of SR64 along the east side of Uihlein Rd <u>WASTEWATER INFRASTRUCTURE</u> <ul style="list-style-type: none"> • Existing County 10" County Force main south of SR64 along the west side of Uihlein Rd. <u>RECLAIMED WATER INFRASTRUCTURE</u> <ul style="list-style-type: none"> • Project appears to lie within the Braden River Utilities service area. Applicant shall coordinate with them regarding any permissions and/or requirements. <p>** There is an approved project for Palm Grove (PLN2207-0092) that is proposing to bring utilities to the north side of the Roadway with stub outs in the ROW of SR64 for Force Main, Irrigation Main and Water main.</p>

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS				
Standard(s) Required	Design Proposal	Compliance		Comments
		Yes	No	
BUFFERS				
10-foot roadway buffer along Travellers Palm Drive	10 feet	Y		Meet Code requirements
10-foot roadway buffer along SR 64	10 feet	Y		Meet Code requirements
10-foot roadway buffer (East)	10 feet	Y		
10-foot screening buffer (West of project Areas 1 & 2)	10 feet	Y		

Screening buffer (North of project Area 2)	LDC Sections 402, 531, 700, & 701			TBD at time of the PSP/FSP
Screening buffer (West of project Area 3)	LDC Sections 402, 531, 700, & 701			TBD at time of the PSP/FSP
Screening buffer (North of Project Area 3)	LDC Sections 402, 531, 700, & 701			TBD at time of the PSP/FSP

SIDEWALKS

External sidewalks along SR 64 and Uihlein Rd				To be determined at time of the FSP
5-foot internal sidewalks	5 feet			To be determined at time of the PSP/FSP

TRANSPORTATION

Major Transportation Facilities

The site is located north of State Road 64, across from Uihlein Road. Uihlein Road is an existing four-lane road with a 45-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120 feet in the Comprehensive Plan’s Future Traffic Circulation Plan. SR 64 is an existing two-lane road with a 60-mph posted speed. It is designated as a four-lane arterial roadway in the Comprehensive Plan’s Future Traffic Circulation Plan with a planned right of way width of 200 feet, or as determined by FDOT.

Transportation Link Capacity Analysis

The Applicant is seeking a rezoning and a General Development Plan (GDP) approval. The applicant provided a traffic study for the rezoning application to gauge the maximum impacts associated with the allowable uses. The results of the study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the potentially impacted roadway segments will have sufficient capacity for proposed project traffic, except Link 3070, will have sufficient capacity for proposed project traffic, while level of service deficiencies exist at studied intersections.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
SR 64	3070	C	B	F/C*	F*/C*
UIHLEIN RD	6400	D	C	D	D
UIHLEIN RD	6410	D	C	C	C

* With SR 64 widening from 2 lanes to 4 lanes according to 2045 traffic circulation map (Table 5-1) Future LOS due to previously approved but not yet built projects background traffic

Access

As the County is transitioning from repealing transportation concurrency and implementing 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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP.

CONCURRENCY COMPONENTS

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 the Final Site Plan.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 20% (3.06 acres) (LDC Section 402.11.D.2)

Provided Open Space: 20% (3.06 acres)

Wetlands:

Per the Environmental Narrative provided by Ardurra (October 2024), there are no jurisdictional wetlands within the project limits. An excavated agricultural ditch, classified as Streams and Waterways (FLUCCS 510; 0.28 AC), is located along western project limits.

Uplands:

Per the Environmental Narrative provided by Ardurra (October 2024), the majority of the subject site is Other Shrubs and Brush (FLUCCS 329; 15.02 AC). The area was historically farmed until 2019.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. There are no native plant communities located within the project limits.

Endangered Species:

Per the Environmental Narrative provided by Ardurra (October 2024), database review and preliminary listed species surveys were conducted, most recently in February 2024. During these site visits, the site was evaluated to determine the potential for utilization by species such as wood stork, Florida sandhill crane, bald eagle, Florida burrowing owl, eastern indigo snake, southeastern American kestrel, gopher tortoise, and others.

Per the assessment, one American kestrel was observed flying overhead; however, the subsequent survey of the property did not reveal any potential nesting cavities or substrates. It is not likely that development would result in adverse effects to the species, per Ardurra.

Additionally, Ardurra notes that while no Crested Caracara's were observed during the survey, a review of the Cornell Lab of Ornithology observations map (a resource currently used by the USFWS for federal consultation) revealed that an adult caracara was observed onsite in 2021. The observation was of an in-flight individual, and there was no evidence of nesting utilization of the site or any substrates within 300 meters. Should future caracara nesting activity be observed within 300 meters of the project boundary, consultation with USFWS may become necessary, and development related work activities would likely be prohibited November through April (caracara nesting season).

Trees and Landscaping:

Tree Removal and Replacement will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Travellers Palm Drive)	10 feet	10 feet	LDC Section 701.4.B.2
Roadway Buffer (SR 64)	10 feet	10 feet	LDC Section 701.4.B.2
Roadway Buffer (East)	10 feet	10 feet	LDC Section 701.4.B.2
Screening Buffer (West of Project Areas 1 & 2)	10 feet	10 feet	LDC Section 701.4, Figure 7-4
Screening Buffer (North of Project Area 2)	TBD at time of PSP/FSP	TBD at time of PSP/FSP	LDC Sections 402, 531, 700, & 701

Screening Buffer (West of Project Area 3)	TBD at time of PSP/FSP	TBD at time of PSP/FSP	LDC Sections 402, 531, 700, & 701
Screening Buffer (North of Project Area 3)	TBD at time of PSP/FSP	TBD at time of PSP/FSP	LDC Sections 402, 531, 700, & 701

Internal Landscape Buffers will be reviewed and approved with individual Preliminary and Final Site Plans in accordance with LDC Sec. 701.

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

LOCATION MAP



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 NEIGHBORHOOD WORKSHOPS

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

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

LDC SECTION 402.11 - PLANNED DEVELOPMENT COMMERCIAL

The following represents an analysis of how the application achieves compliance with LDC Sections 342.3, 402.6 and 402.11. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for the proposed Planned Development district.

LDC SECTION 312.6 NEIGHBORHOOD WORKSHOPS

The applicant held two neighborhood workshops. The following Table provides the corresponding information for both meetings.

Neighborhood Workshop Details*		
Required Documents	Requirement Met	
Date and Time of Workshop	January 6, 2025, 5:00 pm	August 5, 2025
Workshop Format	Virtual	Virtual
Workshop Requirement	<ul style="list-style-type: none"> • Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process 	<ul style="list-style-type: none"> • Application received before July 2025 • Neighborhood Workshop was recommended during the Completeness Review process
Citizen Attendees	None	3
Sign-In Sheet	Not provided	Provided
Summary	Provided	Provided
Issues, Suggestions, and Concerns	NA	<ul style="list-style-type: none"> • Communities to be served • PDC vs General Commercial zoning district • Neighborhood commercial uses • ROW reservation on SR64
Mail Notice	<ul style="list-style-type: none"> • Copy of mail notice provided • Notice mailed to 6 addresses • Mailing distance/radius: 500 feet 	<ul style="list-style-type: none"> • Copy of mail notice provided

		<ul style="list-style-type: none"> • Notice mailed to 28 addresses, including homeowners' associations • Mailing distance/radius: 1,400 feet
Workshop Signage	<ul style="list-style-type: none"> • Not provided 	<ul style="list-style-type: none"> •

*For further details, please see attachments for the Neighborhood Workshop Summaries.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The proposed zoning designation of PDC is consistent with its location within a commercial node (intersection of SR 64 and Uihlein Rd, two thoroughfares). The site is well situated to serve several residential neighborhoods that have been approved as planned development communities in the vicinity of the project site.

B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: This general area has seen a substantial change in the development pattern, as it transitions from agriculture to the PDR zoning district. As explained above, the location at the intersection of two thoroughfares is appropriate for commercial development to serve the needs of the residential communities nearby.

C. Consistency with the Current Comprehensive Plan.

Analysis: This rezoning request to PDC may be found to be consistent with the two FLUCs: RES-1 and MU-C/R, which allow neighborhood commercial support uses to serve the nearby properties. In addition, as shown in Section 1: Summary Table, the proposed intensity aligns with the combined maximum FAR permitted in the two future land use designations. Please see the following Section Compliance with Comprehensive Plan for a detailed analysis on how the proposed General Development Plan complies with other policies of the Comprehensive Plan.

D. Conflicts with Existing or Planned Public Improvements.

Analysis: Staff does not anticipate that this rezone will conflict with existing or planned public improvements.

E. Available of Public Facilities.

1. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: Based upon the results of the traffic study, Uihlein Rd between SR 64 and Rangeland Parkway is projected to operate with sufficient capacity in 2029 both with or without the project traffic added to the roadways. SR 64 between Lorraine Road and Bourneside Blvd was shown to operate over capacity in the future background (without project) traffic conditions, due to the vested traffic or reserved trips that are accounted for by Manatee County on SR 64. Operational analysis and more detailed multi-modal analysis will be conducted at time of the Preliminary and Final Site Plan (FSP) submittal. For more information, please refer to the accepted Traffic Study by Transportation Planning.

2. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed change will not adversely affect population density as there are no residential uses proposed, nor will it generate an increased demand for schools or recreational areas. As shown in the *Site Design Details Table*, Manatee County utilities are present in the vicinity of this project. The site lies within the Braden River Utilities service area for reclaimed water. EMS will be provided by Manatee County Emergency Medical Services and fire services will be provided by the East Manatee Fire Department.

3. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer.

F. Health, Safety or Welfare of the Neighborhood and County.

Analysis: The proposed rezone is not anticipated to have a negative effect on the health, safety, or welfare of the neighborhood or county.

G. Conformance with All Applicable Requirements of this Code.

Analysis: The following sections shows how the proposed General Development Plan is consistent with the Planned Development District standards contained in LDC Sections 402.6 General Design Requirements for All Planned Development, and Section 402.11 - Planned Development Commercial. The proposed commercial uses shall comply with the applicable specific standards contained in LDC Section 531.

H. Consistency with the Development Patterns in the Area.

Analysis: As discussed in *A. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties*, the PDC zoning district is consistent with the property's location in an activity node and is expected to serve the commercial needs of the residents of the surrounding approved planned communities.

I. Logical Expansion of Adjacent Zoning Districts.

Analysis: The site is situated within a commercial node, with adjacent and nearby residential communities zoned PDR, which includes the Northeast Quadrant to the south, approved with over 8,500 residential units, among other supportive uses. With the abundant residential growth in the area, the proposed rezoning to PDC will provide neighboring residents and visitors with retail and/or service opportunities. Please refer to the response provided for items A, B, C, and H above.

J. Impact on Historic Resources.

Analysis: There are no known historic or archaeological resources on the site.

K. Environmental Impacts.

Analysis: The project complies with the minimum open space requirement of the LDC.(20% of the gross site area, 3.06 acres). There are no wetlands or native habitats located on site. Please see the attached Environmental Report prepared by Ardurra.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The applicant has voluntarily proffered a Schedule of Uses which limits allowable uses to those permitted within the NC-M zoning district. Additionally, self-storage/mini warehouse and gas pumps have been proposed (both permitted in the NC-M zoning district subject to Special Permit). Adequate buffering is provided to ensure no adverse impacts on the adjoining residential properties to the northeast.

As explained in the Request Section, the applicant has proposed some Project Area specific use restrictions aimed to reduce traffic impacts associated with this project.

- A grocery store could only be located in Commercial Project Area 1 with up to 30,000 square feet.
- Commercial Project Area 3 is potentially projected for a self-storage up to 130,000 SF. If this use is not developed in this Area, only 90,000 Sf of other commercial uses could be developed there, and the remaining 40,000 SF could be allocated to the other project areas (1 or 2).
- Project Area 2 is intended for a restaurant

M. Relocation of Mobile Homeowners.

Analysis: Not applicable.

N. Consistency with the Planned Development District Standards.

Analysis: Please see following Compliance with the Land Development Code Section for a detailed analysis on how the project complies with the Land Development Code Sections 402.6 – General

Requirements for All Planned Development Site Plans and Section 402.11 - Planned Development Commercial.

O. Any Other Matters Which May Be Appropriate.

Analysis: There are no other known matters which may be appropriate for consideration pursuant to the LDC or Comprehensive Plan.

LDC 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 consists of uplands that have been intensively farmed for decades until 2019. There are no jurisdictional wetlands and no native plant communities within the project limits. The Environmental Report prepared by Ardurra provides a full description of the natural resources of the property.

B. Relation to Public Utilities, Facilities and Services.

Analysis: As shown in the *Site Design Details Table*, water and sewer line connections are available on S.R. 64. EMS will be provided by East Manatee County Emergency Medical Services and Fire Protection by the East Manatee Fire District.

C. Relation to Major Transportation Facilities.

Analysis: The project is located at the intersection of SR 64 East and Uihlein Road identified as a principal rural arterial and a urban collector on the Existing Roadways Functional Classification Map respectively, connecting the site with the County roadway network.

The GDP shows a round-about shown at SR 64 and Travelers Palm Drive, which is being constructed by a private developer (Palm Grove). It is not part of the CIP or FDOT projects and is expected to be completed by December 2025.

D. Compatibility

Analysis: See comments on the above Sections of this staff report: *342.4.A (Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties)*; *342.4.H (Consistency with the Development Patterns in the Area)* and *342.4.I (Logical Expansion of Adjacent Zoning Districts)*.

E. Transitions.

Analysis: As noted in previous sections, the location of this property in an activity node is appropriate for commercial development to serve the abundant residential growth in the area. The commercial uses and intensities are consistent with the underlying Future Land Categories; and the proposed development standards, including setbacks, buffers and building heights, are consistent with LDC requirements.

F. Design Quality.

Analysis: The level of detail of the GDP does not allow staff to evaluate this criterion. According to the proposed GDP, the project complies with the development standards of the PDC zoning district. At time of the Preliminary and Final Site Plans, the applicant shall also demonstrate the proposal is superior in design to conventional site plans and the development of each commercial area shall comply with the standards for specific uses contained in Chapter 5.

G. Relationship to Adjacent Property.

Analysis: See comments on *Section E. Transitions* noted above.

H. Access.

Analysis: Three (3) means of access to the development are proposed via S.R. 64 and Travellers Palm Drive respectively. Pedestrian access will be provided by sidewalks separated from vehicular access points which will provide for multi-modal circulation throughout the project.

I. Streets, Drives, Parking and Service Areas.

Analysis: All parking and driveways will be designed to meet Manatee County requirements. Compliance with all Land Development Code and Public Works Standards, Part 3. Highway & Traffic Standards Manual will be reviewed in detail at the Preliminary/Final Site Plan submittal.

J. Pedestrian Systems.

Analysis: Sidewalks and pedestrian ways shall meet the requirements of LDC Section 1001.6. and shall be reviewed in detail at time of the Preliminary/Final Site Plan submittal

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

Analysis: There are no known historic or archaeological resources on the site.

L. Density/Intensity.

Analysis: As shown in the project summary table, the proposed floor area ratio (FAR) is within the allowable limits and very close to the combined maximum intensity permitted in the MU-C/R and RES-1 future land use categories. (Maximum: 196,046.14 square feet vs. proposed: 195,000 square feet).

M. Height.

Analysis: Any buildings over three (3) stories in height will meet the additional setback requirements of Section 401.5 of the LDC.

N. Fences and Screening.

Analysis: The GDP demonstrates 10-foot-wide wide roadway buffers along S.R. 64, Travellers Palm Drive and along the eastern boundary, which is adjacent to an off-site roadway. A 10-foot-wide screening buffer is proposed to the west, adjacent to the Detwillers farm warehouse operations. The buffer to the north, adjacent to vacant lands are to be determined at PSP/FSP, dependent on existing uses, in accordance with the requirements of the LDC.

O. Yards and Setbacks.

Analysis: The applicant proposes the minimum setbacks per the PDC zoning district. See *Site Design Details Table* for setback information.

P. Trash and Utility Plant Screens

Analysis: The dumpster enclosure will be appropriately screened in accordance with the Land Development Code and located in such a manner that is not visible from the public area.

Q. Signs.

Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC.

R. Landscaping.

Analysis: Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

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

Analysis: The site is not located in the Mixed-Use Future Land Use Designation or within a Designated Entranceway.

T. Environmental Factors.

Water Conservation.

Analysis: Irrigation for landscaping shall use the lowest water quality source available

Minimum Open Space Requirements.

Analysis: The GDP shown the minimum 20% of open space required per LDC Sec. 402.11.

Preservation of Existing Plant Communities.

Analysis: Per the Environmental Narrative, there does not appear to be any existing native plant communities on site.

U. Rights-of-Way and Utility Standards.

Analysis: Rights-of-way requirements must be coordinated with Manatee County, and SR 64, owned and maintained by the State, must be also coordinated with FDOT. Compliance will be reviewed at time of the FSP.

V. Stormwater Management.

Analysis: Stormwater management facilities will be designed and constructed in accordance with County and State requirements with the utilization of the existing County's facility to the north.

W. Consistency with Comprehensive Plan.

Analysis: The project is consistent with the Comprehensive Plan, as discussed in Section "Compliance with the Comprehensive Plan".

X. Other Factors.

Analysis: No other factors are applicable.

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

A. Adjacent to Single Family Development.

1. Additional Building Setback Required.
2. Six-foot solid, decorative wall Required.

Analysis: The proposed height is up to four stories. The applicant has proffered in the submitted Narrative that any buildings over three (3) stories in height will meet the additional setback requirements of Section 401.5 of the LDC and, in particular, the minimum distance between buildings will be 15 feet for up to two-story building; 25 feet between three- and four-story buildings

B. Through Special Permit or Planned Development.

1. Height shall not adversely affect surrounding development or waterfront vistas.
2. Buildings shall have varied setbacks of at least three (3) feet in depth every seventy-five (75) horizontal feet.
3. Proposed building(s) shall have an articulated roofline (Figure 4-4-),
4. Main entrance to the building shall face the street and site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.
5. Building materials shall be complementary with the adjacent existing construction.

Analysis: Staff does not have enough information to evaluate building height compatibility with a GDP. The project will be reviewed in detail at the time of Preliminary/Final Site Plan submittal for compliance with all requirements in subsections A and B.

LDC SECTION 402.11 - PLANNED DEVELOPMENT COMMERCIAL

Intent. PDC districts shall hereafter be established in accordance with the general procedures, requirements, standards and criteria set forth in this section and Chapter 3. It is the intent of these regulations to provide for development of commercial centers in scale with surrounding market areas, at appropriate locations, in conformance with the goals, objectives, policies and locational criteria of the Comprehensive Plan and in compliance with standards set forth herein.

It is further the intent to permit the establishment of such districts only where planned development with carefully located buildings, parking and service areas, and landscaped open space will provide for internal convenience and ease of use and is compatible with adjacent and surrounding land uses. It is further intended that PDC districts shall provide a broad range of commercial facilities and services appropriate to the general need of the area served.

PDC districts shall be consistent with Comprehensive Plan requirements regarding permissible uses, maximum floor area ratio, maximum project size, intensity, locational requirements and other applicable standards. All RV Parks in the PDC District shall meet the standards and limitations of Section 531.42, RV Parks and Subdivisions.

Additionally, PDC districts shall be located where they will facilitate ease and convenience of use; where negative impacts on the surrounding transportation systems, public services and surrounding land uses; where the use is compatible with surrounding land uses will be minimized; where the development will not encourage the expansion of office or commercial strip development along adjacent streets; and where the intensity of the project is consistent with the use that it provides.

Analysis: The property is at an appropriate location in accordance with the policies of the Comprehensive Plan and the project complies with the requirements of the Land Development Code, as discussed previously.

Although the portion of the property within the MU/CR is exempt of compliance with the Commercial Locational Criteria (Policy 2.10.4.2), the site is located in the activity node formed at the intersection of S.R. 64 and Uihlein Road, a rural principal arterial and an urban collector, respectively. The RES-1 portion does not have frontage on SR 64 or on Uihlein Rd, however the Land Use Operative Provisions of the Comprehensive Plan allows exceptions to the limits on maximum frontage for a commercial node for small or medium commercial use. In this case, the exemption for Joint Use of Private Internal Roadways for Small or Medium Commercial development of the Land Use Operative Provision applies and the north portion can be deemed to meet the requirements for direct access called for in Policy 2.10.3.2

The maximum allowable commercial square footage is based on maximum FAR for each FLUC, where the project is limited to a total of 196,116.54 square feet. As the General Development Plan establishes the maximum square footage that could be developed in the three different commercial areas, this ensures that each portion of the project meets the commercial project size limitation.

- Project Area 1: 45,000 SF
- Project Area 2: 20,000 SF
- Project Area 3: 130,000 SF

Permitted Uses. The uses permitted in PDC are listed in Table 4-12.

Analysis: The applicant has proffered a Schedule of Permitted Uses, in accordance with the permitted uses in the PDC zoning district. To comply with the intent of the Comprehensive Plan in the RES-1 and MU-C/R FLUCs of allowing neighborhood-serving commercial uses, the applicant has limited the allowable uses to those permitted within the NC-M (Neighborhood Commercial – Medium) zoning district with the addition of self-storage (mini-warehouse) and gas pumps.

Standards and Review Criteria.

1. *Intensity.* See Summary Table and Section 402.6.L
2. *Landscaped Open Space and Pervious Area Requirements.* See Section 402.6.T. The applicant proposes the minimum standard per the PDC zoning district.
3. *Yards and Setbacks.* See Summary Table and Section 402.6.O. The applicant proposes the minimum setbacks per the PDC zoning district.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

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

Analysis: As presented in the staff report, the subject site is in an area with existing and planned public facilities (water, sewer, and transportation)

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: The subject property is located west of the Future Development Area Boundary.

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 proposed development is similar in character to the commercial development seen along the S.R. 70 and S.R. 64 corridors. It is located in an activity node, making it suitable for commercial development. In addition, the site is surrounded to the east and south by suburban developments, which drives demand for neighborhood-serving commercial uses. A buffer perimeter is proposed to mitigate any noise or acoustic impacts from potential commercial activities.

Policy 2.1.2.4. Limit urban sprawl through consideration of new 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: The proposal is considered an infill development, contributing to limit urban sprawl.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis:

- Consideration of existing development patterns: The proposed rezoning and development are compatible and complementary with surrounding uses and the overall character of the area
- Types of land uses: The applicant has proffered a Schedule of Permitted Uses, in accordance with the permitted uses in the PDC zoning district, and limited them to those allowed in the NC-M (Neighborhood Commercial – Medium) zoning district with self-storage (mini-warehouse) and gas pumps.
- Density and intensity of land uses: The proposed floor area ratio (FAR) is within the allowable limits, and is under the combined maximum intensity in the MU-C/R and RES-1 FLUCs.
- Availability of adequate roadways/ Adequate centralized water and sewer facilities: As presented in this staff report, there are utility infrastructure that supports the proposed development. According to the results of the traffic study the potentially impacted roadway segments will have sufficient capacity for proposed project traffic, while level of service deficiencies exist at studied intersections.
- Limiting urban sprawl; This is an infill project, contributing to a limited urban sprawl.

Policy 2.2.1.28.5. Mixed Use - Community/Residential (MU-C/R): Establish the Residential subareas as follows:

Purpose: The MU-C/R category is intended to accommodate low and medium density residential and support uses.

Range of Potential Uses: Residential uses with integrated support uses serving the neighborhood.

Range of potential density/intensity:

Maximum gross residential density: Three (3) dwelling units per acre.

Maximum net residential density: Nine (9) dwelling units per acre, except for clustered development in the WO or CHHA Overlay Districts which may exceed the net density, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio: 0.23.

Maximum square footage for Neighborhood Commercial uses: Medium (one hundred fifty thousand (150,000) s.f.

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.

Analysis: As discussed in this staff report, the proposed commercial development is consistent with the range of permitted uses and intensities of both FLUCs.

Policy 2.10.1.2. Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development.

Analysis: The site to be rezoned is located at an activity node, created at the intersection of S.R. 64 and Uihlein Road. The proposed project will provide commercial and retail opportunities to nearby residential areas, in a manner consistent with the vision of the Comprehensive Plan.

Policy 2.10.3.1. Require that access to commercial uses be established on at least one (1) roadway classified as a collector or higher and operating at, or better than, the adopted level of service. Access through single family residential neighborhoods shall not be allowed. An exception shall be made for projects on roadways under the State jurisdiction not allowing access from such road, and for projects that are approved with commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher.

Analysis: The proposed PDC will have access to S.R. 64 to the south, which is classified as an arterial roadway, owned and operated by the Florida Department of Transportation (FDOT). The two (2) access points proposed via Travellers Palm Drive will also not be through the proposed Palm Grove PDR, and so meet the intent of the above policy. But, as noted in the Transportation Table, although the potentially impacted roadway segments will have sufficient capacity for proposed project traffic, level of service deficiencies exist at studied intersections.

SECTION 6

POSITIVE ASPECTS

- The site is located at a commercial node and has frontage on SR 64 (classified as an arterial roadway) which is appropriate for commercial/retail development.

- The proposed commercial uses will address the commercial needs of the residents in the suburban developments that have been approved/constructed in the area
- The ~~project proposed uses~~ can reduce the traveling distance for shopping opportunities and potentially lower vehicular trip lengths and durations on other segments for customers and employees positively affecting near thoroughfares for the vicinity residents, especially the new approved residential developments to the east and the south.(Transportation)
- Public facilities are either in place or planned to serve the development.

NEGATIVE ASPECTS

- ~~The current capacity for SR 64 near the project is not enough to absorb all the vested trips from previously approved projects. The widening of SR 64 would be required to handle those trips in the future.~~ (Transportation)
- ~~The project is presenting a CIP project for a Project Development and Environment (PD&E) to widen SR 64 between Lorraine Road and Verna Bethany Road from two to four lanes (estimated completion date December 2029). While the Map 5 Series shows this road with four lanes in 2045, there is not a clear date when the construction will be finished. The project, by adding 289 pm peak hour trips, will impact link 3070 (SR 64 from Lorraine Road to CR 675/Rutland Road) that is projected to be deficient in terms of level of service due to vested trips. The projected deficiency will require SR 64 to be widened to 4 lanes to meet the adopted LOS standard. Currently there is a Project Development and Environment (PD&E) study under CIP # PJTP25043 to widen this segment of SR 64 from two lanes to four lanes (estimated completion date December 2029).~~ (Transportation)

MITIGATING MEASURES

- Adequate buffering and setbacks are provided to ensure that proposed commercial projects won't generate adverse impacts on the adjoining residential properties to the northeast.

SECTION 8

STIPULATIONS

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.
2. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the 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 (Offences Concerning Dead Bodies and Graves) shall be followed.
3. 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.
4. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.
5. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Uses attached to the Zoning Ordinance PDC-24-17(Z)(P) as Exhibit "B", and

if applicable, shall adhere to all specific use criteria as provided for under Section 531., *Standards for Specific Uses.*, of the Land Development Code.

6. The General Development Plan identifies three development Project Areas, and assigns the maximum allowable square footage for each area to ensure that each remains under the medium size threshold (150,000 square feet), thus preventing large-scale retail development near existing or planned residential neighborhoods:
 - Project Area 1: 45,000 SF
 - Project Area 2: 20,000 SF
 - Project Area 3: 130,000 SFEntitlements may be transferred among the three areas, provided that no individual area exceeds 150,000 square feet and the total development remains within the 195,000 square foot maximum.
7. Project Areas specific use restrictions:
 - a) Only Project Area 1 may contain a supermarket/grocery store up to 30,000 square feet.
 - b) In Project Area 3, only mini-warehouse /self-storage use is permitted up to 130,000 square feet. If this use is not developed, all other commercial uses are permitted up to 90,000 square feet. The remaining 40,000 square feet cannot be allocated to the other two project areas.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
3. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density/intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density/intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. If wells are encountered, 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.
6. 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. STORMWATER

~~1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100-year floodplain delineation pursuant to the Mill Creek Watershed Management Plan, and post-development discharge of runoff.~~

1. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Gamble Creek Watershed Management Plan, FEMA 2021 effective FIRM, and post-development discharge of runoff.

The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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

50-year storm event modeling applies to thoroughfare drainage systems only.

The comparison of existing pre-development condition versus the proposed post-development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

D. UTILITIES

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.

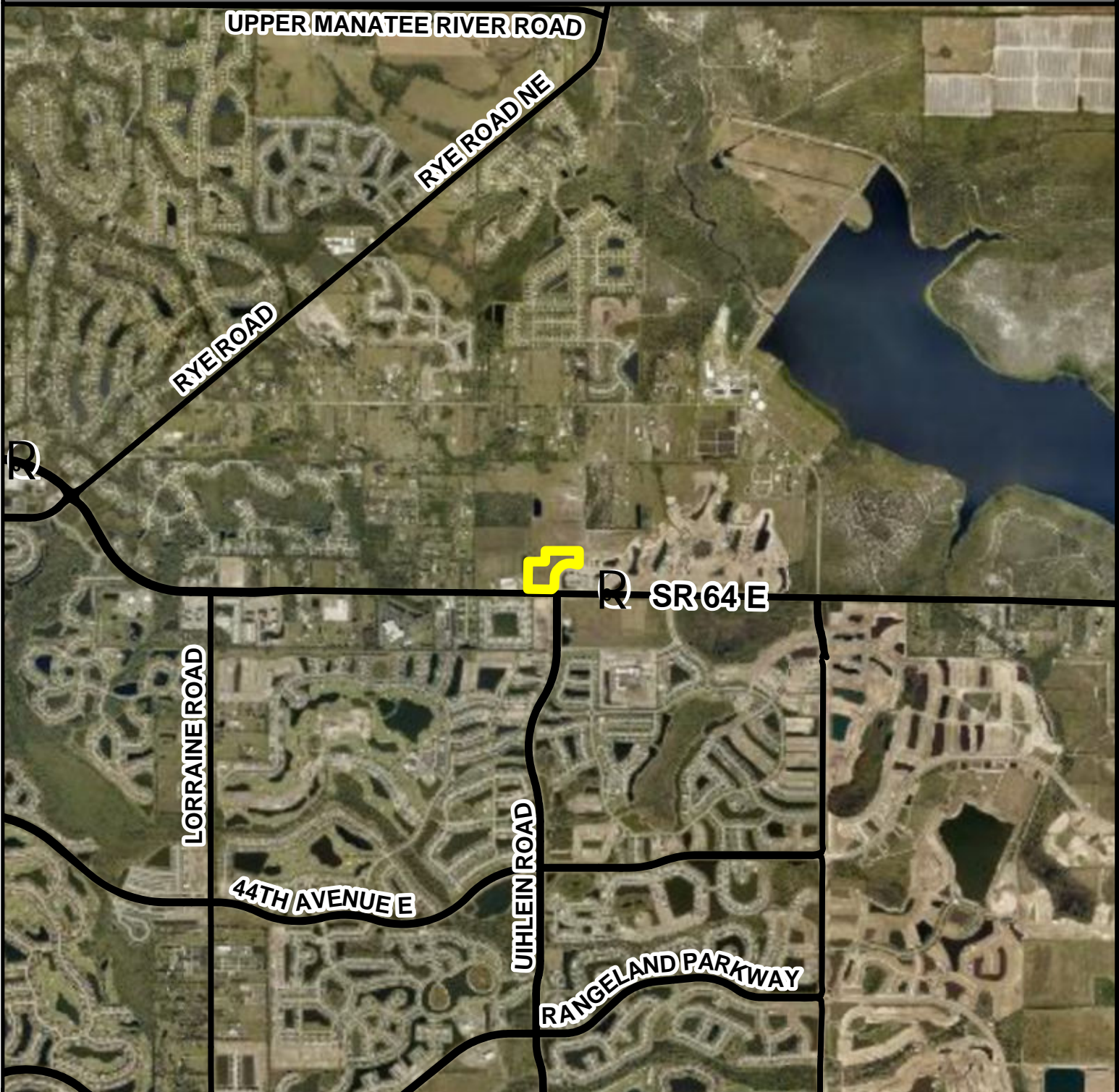
REMAINING ISSUES OF CONCERN – NOT RESOLVED OR STIPULATED

No remaining issues.

Attachments

- 1. Staff Report Maps/Aerials**
- 2. General Development Plan**
- 3. Traffic Impact Statement and Acceptance Letter**
- 4. Environmental Narrative**
- 5. Schedule of Permitted and Prohibited Uses Exhibit B**
- 6. Zoning Disclosure Affidavit**
- 7. Neighborhood Workshop Summary 1-6-2025**
- 8. Neighborhood Workshop Summary 8-5-2025**
- 9. Affidavit of Publishing**
- 10. Ordinance PDC-24-17(Z)(G)**

AERIAL



Parcel ID #(s) 570300709

Project Name: S.R. 64/Uihlein Road Commercial

Project #: PDC-24-17 (Z)(G)

Accela #: PLN2407-0031

S/T/R: 35 34S 19E

Acreage: 15.30

Existing Zoning: A

Existing FLU: MU-C / R, RES-1

Overlays: NONE

Special Areas: NONE

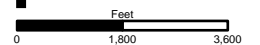
CHH: N

Watershed: NONE

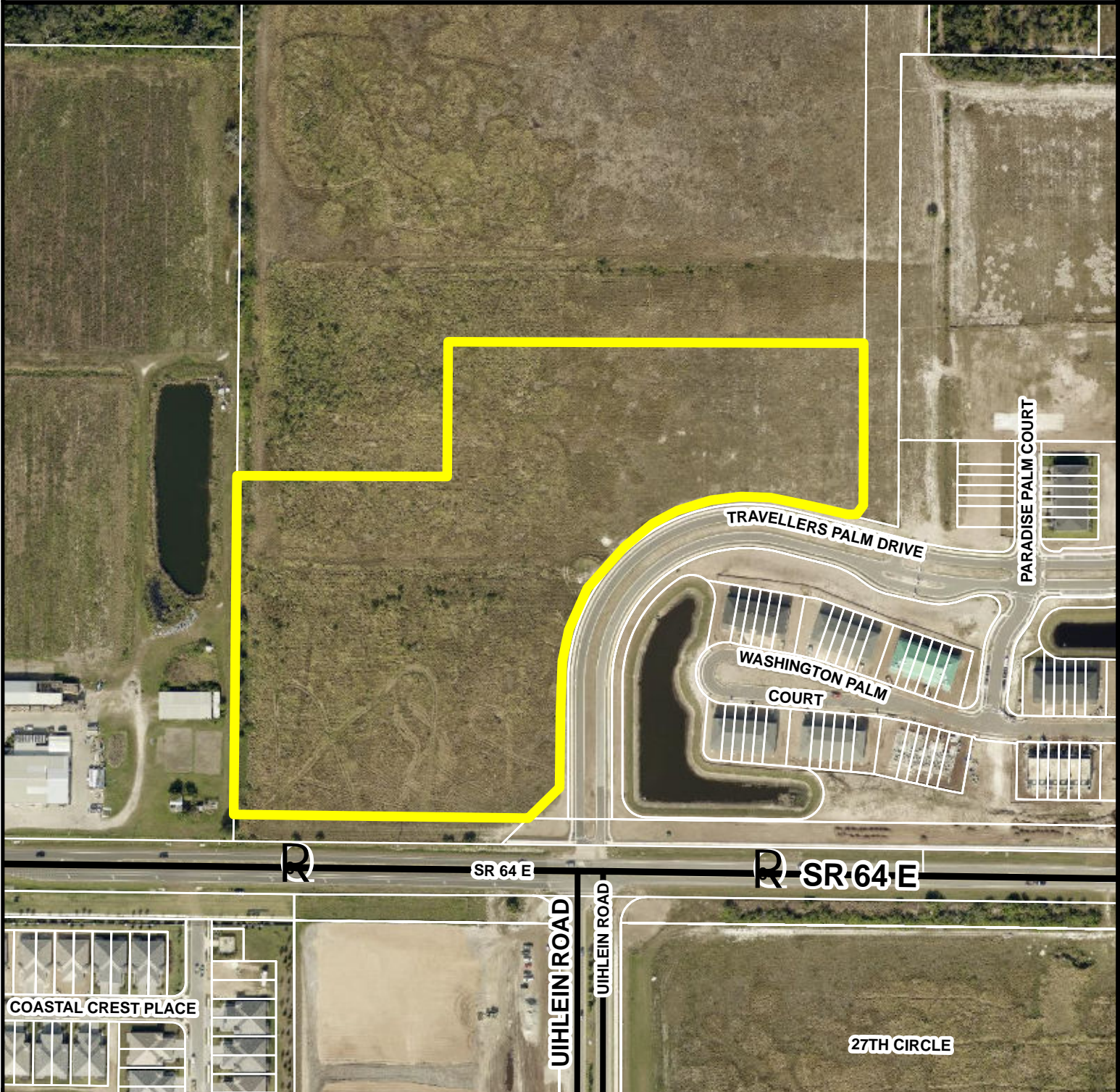
Drainage Basin: MILL CREEK

Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 4 / 2026



AERIAL



Parcel ID #(s) 570300709

Project Name: S.R. 64/Uihlein Road Commercial

Project #: PDC-24-17 (Z)(G)

Accela #: PLN2407-0031

S/T/R: 35 34S 19E

Acreage: 15.30

Existing Zoning: A

Existing FLU: MU-C / R, RES-1

Overlays: NONE

Special Areas: NONE

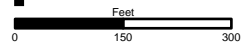
CHH: N

Watershed: NONE

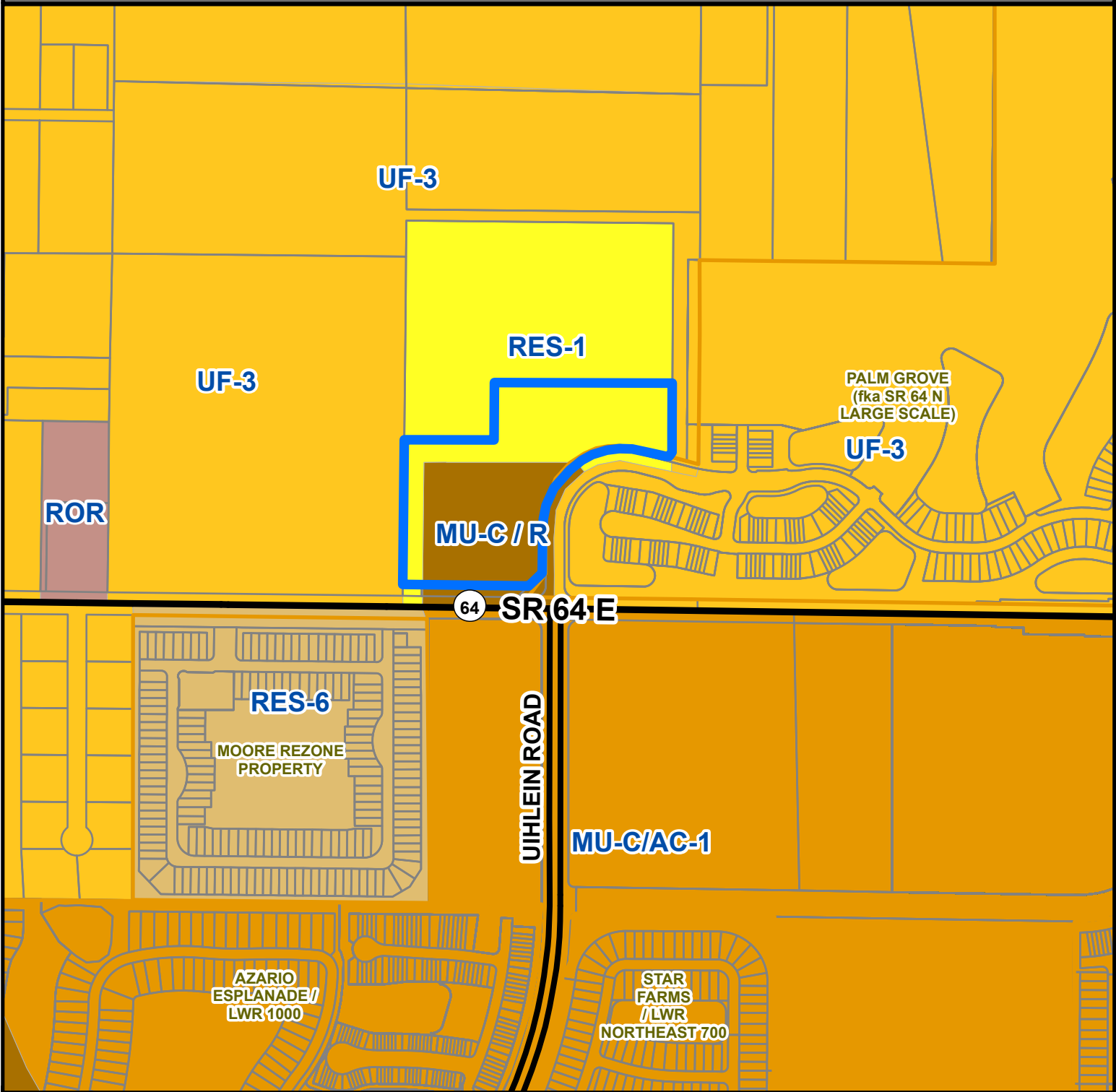
Drainage Basin: MILL CREEK

Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 4 / 2026



FUTURE LAND USE



Parcel ID #(s) 570300709

Project Name: S.R. 64/Uihlein Road Commercial
Project #: PDC-24-17 (Z)(G)
Accela #: PLN2407-0031

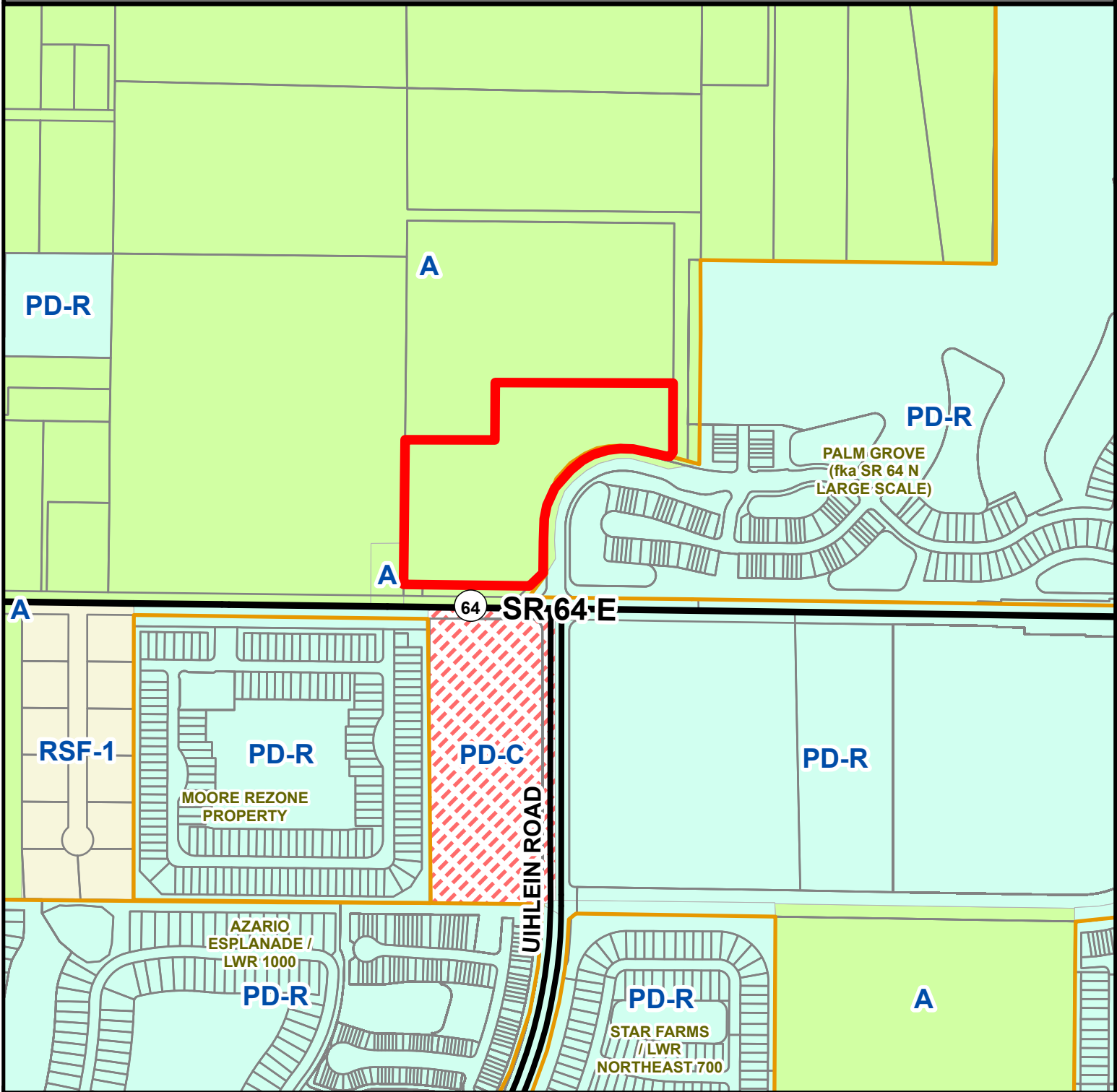
S/T/R: 35 34S 19E
Acreage: 15.30
Existing Zoning: A
Existing FLU: MU-C / R, RES-1
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MILL CREEK
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 4 /2026

0 360 720 Feet

ZONING



Parcel ID #(s) 570300709

Project Name: S.R. 64/Uihlein Road Commercial

Project #: PDC-24-17 (Z)(G)

Accela #: PLN2407-0031

S/T/R: 35 34S 19E

Acreage: 15.30

Existing Zoning: A

Existing FLU: MU-C / R, RES-1

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: MILL CREEK

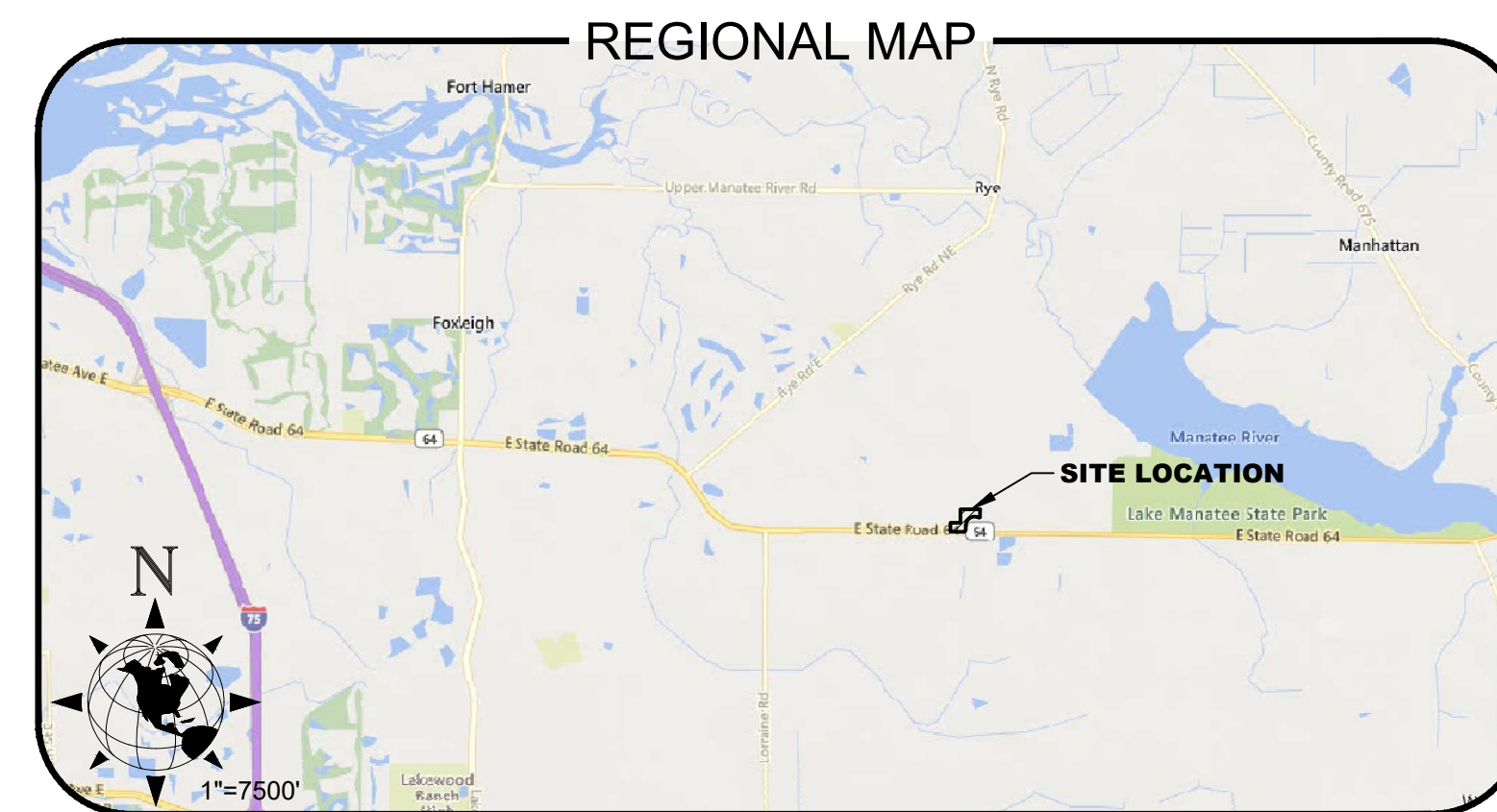
Commissioner: Vacant

REZONE TO PLANNED DEVELOPMENT COMMERCIAL with
GENERAL DEVELOPMENT for
S.R. 64/UIHLEIN ROAD COMMERCIAL
A COMMERCIAL PROJECT

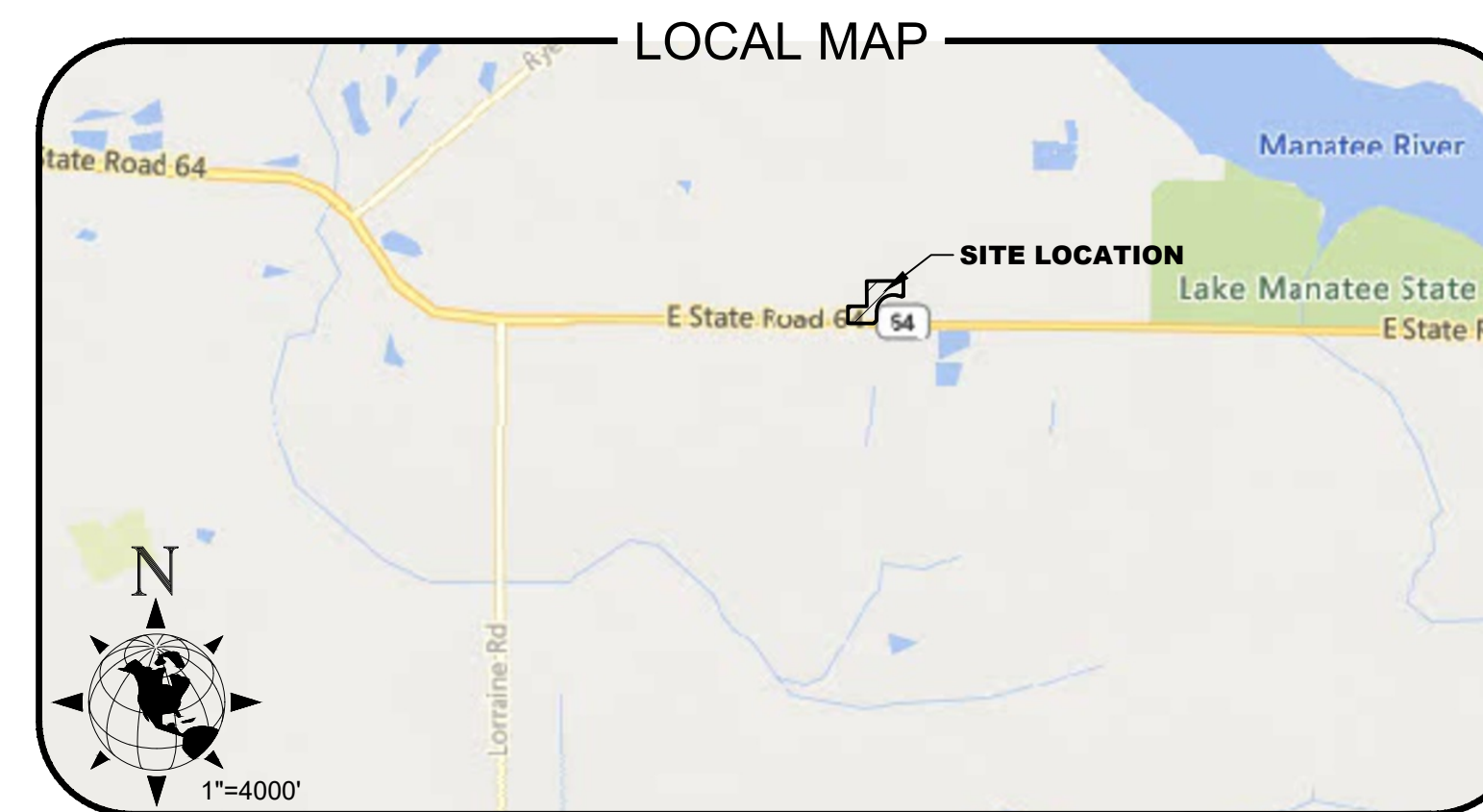
SR 64 E., BRADENTON, FLORIDA 34212
SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION
NUMBERS: 570300409 and portions of PID 57030259, 57300459
PLN2407-0031

A DEVELOPMENT BY
ALBATROS 64 PARTNERS, LLC.

12524 HIGHFIELD CIR.,
LAKEWOOD RANCH, FLORIDA 34202
CASTO NET LEASE PROPERTIES, LLC
5391 LAKEWOOD RANCH BLVD. N., SUITE 210
SARASOTA, FLORIDA 34240



BRADENTON, FLORIDA



SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

INDEX OF SHEETS

SHEET	TITLE
1	COVER
2	GENERAL NOTES
3	OVERALL EXISTING CONDITIONS
4	OVERALL GENERAL DEVELOPMENT PLAN

LEGAL DESCRIPTION

A PORTION OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 19 EAST; THENCE S00°21'50"W, ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 1551.03 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE N89°13'19"W, A DISTANCE OF 120.00 FEET; THENCE S00°21'50"W, A DISTANCE OF 552.56 FEET, TO THE POINT OF BEGINNING; THENCE S00°21'50"W, A DISTANCE OF 311.65 FEET, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 73°55'27", A CHORD BEARING OF S66°38'35"W, AND A CHORD DISTANCE OF 42.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.16 FEET; THENCE N76°23'42"W, A DISTANCE OF 98.75 FEET, TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET, A DELTA ANGLE OF 102°53'58", A CHORD BEARING OF S52°09'19"W, AND A CHORD DISTANCE OF 563.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 646.54 FEET; THENCE S00°42'20"W, A DISTANCE OF 201.87 FEET; THENCE S45°42'33"W, A DISTANCE OF 83.65 FEET; THENCE N89°17'47"W, A DISTANCE OF 562.23 FEET TO THE WEST LINE OF THE EAST 1/2 OF EAST 1/2 OF SAID SECTION 35; THENCE N00°29'40"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 35, A DISTANCE OF 655.77 FEET; THENCE N89°59'44"E, A DISTANCE OF 399.74 FEET; THENCE N00°40'46"E, A DISTANCE OF 253.24 FEET; THENCE S89°38'08"E, A DISTANCE OF 797.43 FEET, TO THE POINT OF BEGINNING. CONTAINING 686,510 SQUARE FEET, OR 15.301 ACRES, MORE OR LESS.

PROJECT CONTACTS

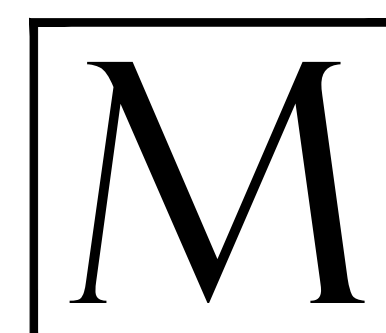
ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6997 PROFESSIONAL PARKWAY EAST, SUITE B
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

APPLICANT:
ALBATROS 64 PARTNERS, LLC
12524 HIGHFIELD CIR.
LAKEWOOD RANCH, FLORIDA 34202
PHONE: 941-906-8888
CASTO NET LEASE PROPERTIES, LLC
5391 LAKEWOOD RANCH BLVD. N SUITE 100
SARASOTA, FLORIDA 34240
PHONE: 941-552-2700

AGENT/PLANNER:
RVI PLANNING & ARCHITECTURE
10150 HIGHLAND MANOR DRIVE SUITE 450
TAMPA, FLORIDA 33610
PHONE: 813-443-8282

SURVEYOR:
ATCHA SURVEYING, INC.
4813 ANDREW AVENUE
SARASOTA, FLORIDA 34233
941-650-5400
www.ATCHASURVEYING.COM

PREPARED BY



MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	2024-10	LEGAL DESCRIPTION,	KGH

This item has been digitally signed and sealed by
Matthew J. Morris, P.E., on the date adjacent to the seal.
The signature must be verified on any electronic copies.

Digitally signed by
Matthew J. Morris
Date: 2025.11.24 09:30:32 -05'00'
MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

SHEET
1 OF
4

LAND USE NOTES:

- PROJECT SITE IS CURRENTLY ZONED A, THE FUTURE LAND USE CATEGORY IS RES-1, AND MU-C/R.
- THE PROJECT SITE LIES IN FLOOD ZONE "X", PER THE FEMA FIRM PANEL MAP NUMBER 12081C0355E (EFFECTIVE DATE MARCH 17, 2014) AND THE SITE IS NOT IN A HURRICANE EVACUATION ZONE.
- COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OR HOMEOWNERS ASSOCIATION, AN INDEPENDENT SPECIAL DISTRICT, A DEVELOPER, OR THE MASTER DEVELOPER.
- ANY DEVELOPMENT OF THREE STORIES OR MORE MUST BE ANALYZED UNDER SECTION 401.5 BUILDING HEIGHT COMPATIBILITY WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS.
- STREET LIGHTS MAY BE INSTALLED IN ACCORDANCE WITH LDC SECTION 806 AT THE DEVELOPERS OPTION. COMMERCIAL DEVELOPMENT LIGHTING INSTALLED IN ACCORDANCE WITH LDC SECTION 806.
- ALL FUTURE SIGNAGE WILL BE IN COMPLIANCE WITH CHAPTER 6 AND 900.6.C.OF THE MANATEE COUNTY LAND DEVELOPMENT CODE AS AMENDED FROM TIME TO TIME. NO SIGNAGE IS APPROVED WITH THIS GENERAL DEVELOPMENT PLAN.
- PROJECT WILL UTILIZE COUNTY SOLID WASTE COLLECTION
- UNDEVELOPED LAND MAY BE USED FOR AGRICULTURAL PURPOSES THROUGHOUT THE LIFE OF PROJECT.
- THERE WILL BE PROPOSED SIGNS TO IDENTIFY THE COMMERCIAL DEVELOPMENT. SIGNAGE WILL BE IN COMPLIANCE WITH SECTION 605 OF THE LDC.
- THE PSP/FSP WILL COMPLY WITH LDC SECTION 531 FOR SPECIFIC USE CRITERIA.

GENERAL NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DERIVED FROM NATIONAL GEODETIC SURVEY CONTROL POINT PID# AG8478, HAVING A PUBLISHED ELEVATION OF 66.58 FEET (NAVD 88). THE CONVERSION FACTOR IS + 0.95 FEET NGVD 1929 DATUM.

ENVIRONMENTAL/LANDSCAPE NOTES:

- THERE ARE KNOWN EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN.
- THERE ARE NO WETLANDS WITHIN THE PROJECT SITE. THERE ARE 0.28 ACRES ± OF STREAMS AND WATERWAYS ALONG WESTERN BOUNDARY OF PROJECT SITE.
- THERE ARE NO KNOWN EXISTING WELLS ON THE PROJECT SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH THE RULE 40D-531(2) F.A.C.
- ANY EXISTING SEPTIC TANKS WILL BE REMOVED CONSISTENT WITH LOCAL AND STATE PERMITTING REQUIREMENTS.
- PROJECT IS SUBJECT TO LANDSCAPE REQUIREMENTS LDC SECTION 402, 531,700, AND 701 DURING THE FSP REVIEW.
- ALL BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS.

STORMWATER NOTES:

- THE PROJECT IS WITHIN THE MILL CREEK BASIN.
- THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.
- POST DEVELOPMENT DRAINAGE PATTERNS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL, AND WILL BE CONSISTENT WITH PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE GREATEST EXTENT POSSIBLE.

UTILITIES NOTES:

- ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
- MASTER INFRASTRUCTURE IS NOT SUBJECT TO PHASING.
- 100% PERCENT AUTOMATIC IRRIGATION SYSTEM SHALL BE REQUIRED.

TRANSPORTATION NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FOOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
- ACCESS SPACING AND DESIGN SHALL MEET THE REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3, HIGHWAY AND TRAFFIC STANDARDS MANUAL (BOCC APPROVED APRIL 26, 2022 OR LATEST EDITION) SECTION 3.7 ACCESS AND DRIVEWAYS AND THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- ACCESS LOCATION AND DESIGN IS SUBJECT TO CHANGE DEPENDENT ON A DETAILED REVIEW OF DRIVEWAY SPACING, INTERSECTION SIGHT DISTANCE, ANY TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS IN ACCORDANCE WITH FDOT PROJECT COORDINATION.
- PROPOSED SIDEWALKS ARE SUBJECT TO LDC SECTION 1001.6
- AUTOMATIC GATES WILL BE IN COMPLIANCE WITH COUNTY ORD. 19-15 COMPANION AUTOMATIC GATE SYSTEMS STANDARDS MEMORANDUM.
- PARKING BASED UPON USE AT TIME OF FSP REVIEW IN ACCORDANCE WITH LDC TABLE 10-2, SECTION 1005.3 UNLESS OTHERWISE NOTED HEREIN.

Source: 11/24/2023 9:12:21 AM KIEFNER | Pathref: 11/24/2023 9:14:17 AM KIEFNER | 2:\JOBS\FL\SR 64 & UIHLEIN_LANDSCAPE\DCY PLANS\CDP\02 64 JULI 0102

NO.	DATE	REVISION DESCRIPTION	BY
1		2024-10-REVISE NOTES	KGH



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	5/20/2024
PROJECT	SR 64 & UIHLEIN
DRAWING	GENERAL NOTES
DRAWN	KH
CHECKED	MM

GENERAL NOTES
S.R. 64/UIHLEIN ROAD COMMERCIAL
 MANATEE COUNTY, FLORIDA

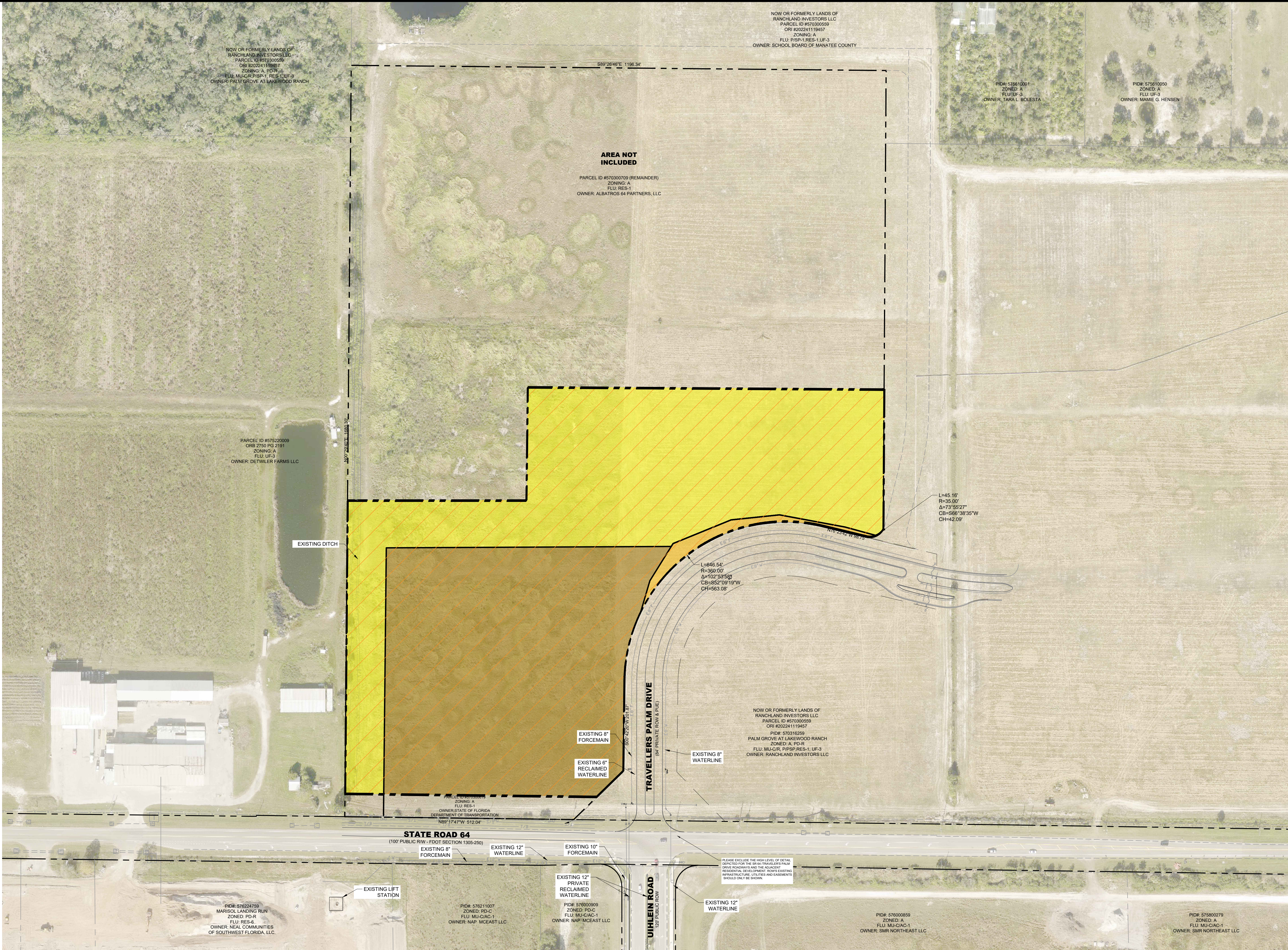
SCALE	AS NOTED
VERTICAL DATUM	NAVD88
SHEET	2
OF	4

MATTHEW J. MORRIS
 FL LICENSE NO. 68434

Source: 11/24/2025 9:12:21 AM KHEPNER | Printed: 11/24/2025 9:14:28 AM KHEPNER | 2:3008 PL 64 & UIHLEIN PLANNING/DCY PLANS/CDP/03 64 ULI EX03

LEGEND

- FUTURE LAND USE RES-1
- FUTURE LAND USE UF-3
- FUTURE LAND USE MU-C/R
- AREA OF REZONE TO PD-C 15.301± ACRES



1	2024-10	REVISE NOTES	
2	2025-03	REVISE NOTES	
NO.	DATE	REVISION DESCRIPTION	BY

M

MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	5/20/2024
PROJECT	SR 64 & UIHLEIN
DRAWING GENERAL NOTES	
DRAWN	KH
CHECKED	MM

EXISTING CONDITIONS

S.R. 64/UIHLEIN ROAD COMMERCIAL

MANATEE COUNTY, FLORIDA

	SCALE 1"=100'	VERTICAL DATUM NAVD88		
			SHEET	OF
			3	4
MATTHEW J. MORRIS FL LICENSE NO. 68434				

LEGEND

- PROPOSED EXTERNAL ACCESS POINTS
- PROPOSED INTERNAL ACCESS POINTS
- PROPOSED PROJECT AREA
- INTERNAL ACCESS ROADWAYS
- PROPOSED LOT LINE

SITE NOTES:

- P.I.D.: 570300709
- AREA: 666,510 - S.F. +/-
15,301 AC. +/-
- EXISTING ZONING: A
PROPOSED ZONING: PD-C
- FLOOD ZONE: X (12081C0355E, DATED 3-17-2014)
- EXISTING LAND USE: VACANT
- FUTURE LAND USE: RES-1, MU-C/R
- ZONING:
EXISTING ZONING: AGRICULTURAL (A)
PROPOSED ZONING: PLANNED DEVELOPMENT COMMERCIAL (PDC)

INTENSITY:

MAXIMUM ALLOWABLE INTENSITY:

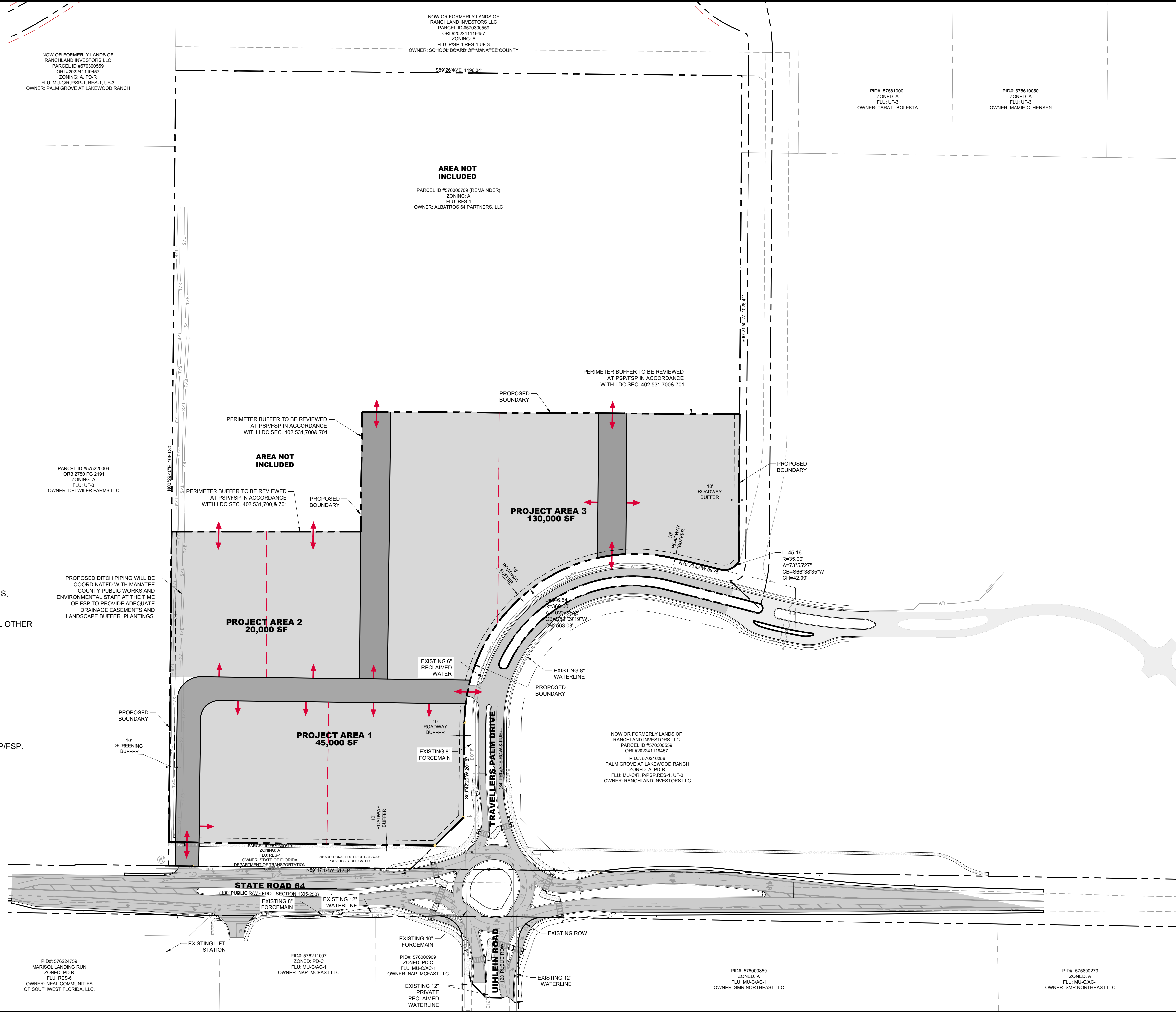
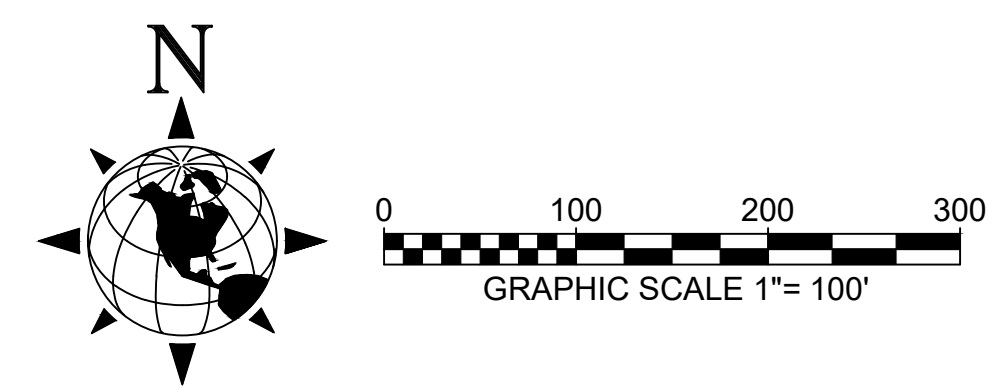
FLU	ACREAGE	FAR	COMMERCIAL SF YIELD
MU-C/R	7.12	0.23	71,333.86
RES-1	8.18	0.35	124,712.28
	15.3		196,046.14

- PROPOSED INTENSITY: 195,000 SF
- INTENSITY MAY BE TRANSFERRED FROM ONE PROJECT AREA TO ANOTHER, PROVIDED THAT NO SINGLE PROJECT AREA MAY CONTAIN GREATER THAN 150,000 SF OF COMMERCIAL USES, CONSISTENT WITH COMPREHENSIVE PLAN.
 - PERMITTED "COMMERCIAL" USES SHALL INCLUDE ALL USES LISTED IN THE APPROVED SCHEDULE OF USES, INCLUDING SELF-STORAGE.
 - ONLY PROJECT AREA 1 MAY CONTAIN A SUPERMARKET/GROCERY STORE USE, UP TO 30,000 SF.
 - FOR PROJECT AREA 3, ONLY MINI WAREHOUSES/SELF-STORAGE USE IS PERMITTED UP TO 130,000 SF. ALL OTHER COMMERCIAL USES ARE PERMITTED UP TO 90,000 SF.
 - OPEN SPACE:**
REQUIRED OPEN SPACE = 3.06 ACRES (20%)
PROPOSED OPEN SPACE = 3.06 ACRES (20%)
*OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP 75% OF THE REQUIRED OPEN SPACE CALCULATION.
 - THERE ARE NO NATIVE PLANT COMMUNITIES ON THIS SITE. THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT LIMITS.
 - INTERNAL SCREENING BUFFERS AND VEHICLE USE AREA BUFFERS WILL BE REVIEWED WITH INDIVIDUAL PRELIMINARY AND FINAL SITE PLANS IN ACCORDANCE WITH LDC SEC. 701.
 - MODIFICATIONS TO INTERNAL ACCESS CONNECTIONS MAY BE ADMINISTRATIVELY APPROVED AT TIME OF PSP/FSP.

DESIGN STANDARDS

TYPE	FRONT SETBACK (FT.)	SIDE SETBACK (FT.)	REAR SETBACK (FT.)
COMMERCIAL	30'/35'	15'	20'

- THIS DISTANCE IS NOT A SIDE YARD SET BACK BUT THE MINIMUM DISTANCE BETWEEN BUILDINGS. A 15' SEPARATION IS REQUIRED BETWEEN ONE-STORY AND TWO-STORY BUILDINGS. A 25' SEPARATION IS REQUIRED BETWEEN THREE AND FOUR STORY BUILDINGS.
- FRONT SETBACK WILL BE 30' ALONG THOROUGHFARE ROADWAYS, AND 35' ALONG LOCAL ROADWAYS.



Source: 11/24/2025 9:12:20 AM KHEPNER | Printed: 11/24/2025 9:14:35 AM KHEPNER | 23,000 PSY PER AC & UNCLE SAM PLANNING/DESIGN PLANS/CD/04 64 ULA 00104

NO.	DATE	REVISION DESCRIPTION	BY
1	2024-10	REVISE NOTES, PLAN	
2	2024-12	REVISE NOTE 12	
3	2025-03	REVISE NOTE 12, LANDSCAPING NOTE/BUFFER	
4	2025-06	REMOVE NOTE 12, LANDSCAPING NOTE/BUFFER	
5	2025-07	REVISE NOTES	
6	2025-08	REVISE CHART	
7	2025-10	ADD NOTE 12	
8	2025-11	REVISED 50' ROW NOTE	

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	5/20/2024
PROJECT	SR 64 & UHLEIN
DRAWING	GDP
DRAWN	KH
CHECKED	MM

GENERAL DEVELOPMENT PLAN
S.R. 64/UHLEIN ROAD COMMERCIAL
MANATEE COUNTY, FLORIDA

SCALE: 1"=100'
VERTICAL DATUM NAVD83
SHEET 4 OF 4
MATTHEW J. MORRIS
FL LICENSE NO. 68434



Development Services Department
 Transportation Planning & Traffic
 Engineering Division
 1112 Manatee Avenue West
 Bradenton, FL 34205
 Phone: (941) 708-7450
 www.mymanatee.org

June 27, 2025

S.R. 64/Uihlein Road Commercial-Traffic Study Acceptance Memo
Project# PDC-24-17(Z)(G) Record# PLN2407-0031

Manatee County Transportation Planning Division staff have reviewed and accepted a Traffic Study (TS) for S.R. 64/Uihlein Road Commercial. The TS was based on a proposal to rezone approximately 13 acres from General Agriculture (A) to Planned Development Commercial (PDC) with a General Development Plan to allow a commercial retail development of up to 195,000 square feet. The project is located in the northwest corner of SR 64 and Uihlein Road. The Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

Since we are transitioning from repealing transportation concurrency and implementing 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.

NOTE: The TS was reviewed under the 2015 Traffic Study Guidelines before transportation concurrency was repealed.

CONDITION: The intersections of Uihlein Road & SR 64, Uihlein Road & Academic Avenue, Bourneside Boulevard & SR 64, and Lorraine Road & SR 64 are required to be analyzed with the first Final Site Plan application related to the project.

If you have any questions or require further assistance, please contact please contact Prony BonnaireFils (941.708.7450 x 7226, transportation.planning@mymanatee.org) or me (941.708.7450 x7481, daniel.uribeecheverri@mymanatee.org).

Sincerely,

Daniel Uribe
 Principal Planner (Transportation)
 Manatee County Development Services
 Transportation Planning and Traffic Engineering Division

APPROVED

TRAFFIC IMPACT STATEMENT

FOR

SR 64 & UHLEIN ROAD COMMERCIAL

PROJECT NUMBER: PDC-24-17(Z)(G)

RECORD NUMBER: PLN2407-0031

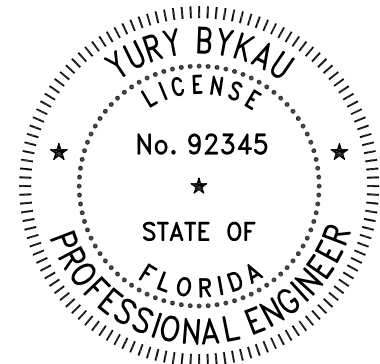
MANATEE COUNTY, FLORIDA

(PROJECT NO. F2405.17)

PREPARED BY:

TR Transportation Consultants, Inc.
Certificate of Authorization Number: 27003
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

Revised:
April 1, 2025



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I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill the requirements set forth by Manatee County for projects seeking a Rezoning (Z) approval. The approximate 13-acre subject site is located at the northwest corner of SR 64 and Uihlein Road in Manatee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

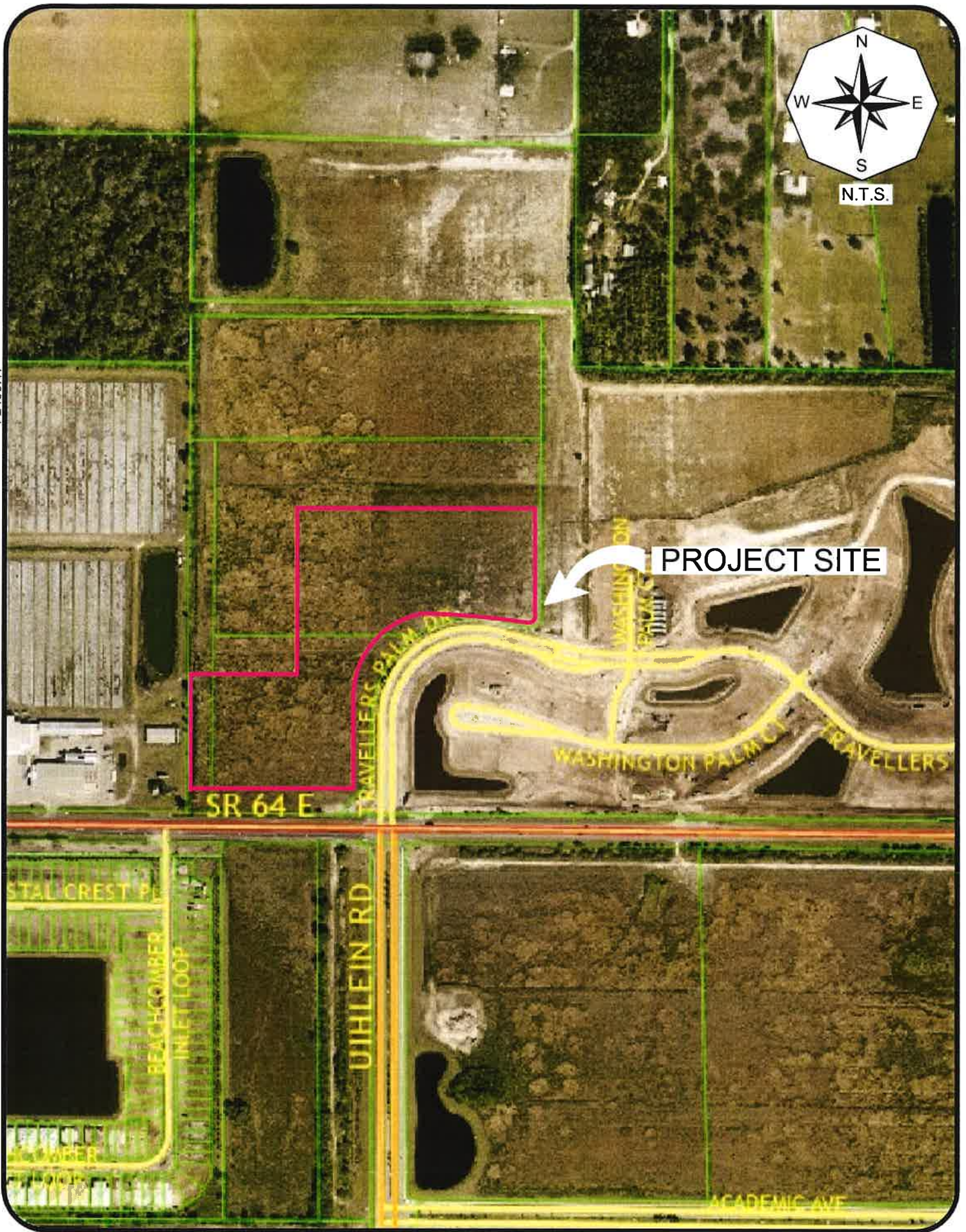
Upon approval of the proposed rezoning application, the subject site (PID 570300409 and Portions of PID's 570300459 & 570300259) will be rezoned from General Agriculture (A) to a Planned Development Commercial (PD-C) with a General Development Plan to allow a commercial retail development of up to 195,000 square feet. Access to the subject site will be provided to SR 64 via a single right-in/right-out only connection. The applicant will be required to coordinate with FDOT regarding access to SR 64. Access to the site will be also provided to the east to Travellers Palm Drive via two connections. As shown on the proposed GDP plan, there will be also multiple interior access points provided along the interior drive aisles.

This report examines the impact of the development on the surrounding roadways. Trip generation and assignments to the various roadways within the study area will be completed and an analysis conducted to determine the impacts of the development on the surrounding roadways. At this time the applicant is deferring concurrency for the future applications.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered by SR 64 to the south, Travellers Palm Drive to the east, vacant land to the north, and by warehouse uses and vacant land to the west.

F2405.17



Travellers Palm Drive is a two-lane divided local roadway that is currently under construction as part of the Palm Grove (PLN2207-0012) residential development to the east. Project traffic will directly access Travellers Palm Drive via a full directional median opening just north of SR 64. Travellers Palm Drive is a privately maintained roadway.

SR 64 is a two-lane undivided arterial that borders the subject site to the south. SR 64 has a posted speed limit of 50 mph to the west of the site and 60 mph to the east. SR 64 is under the jurisdiction of the Florida Department of Transportation (FDOT). A roundabout will be constructed at the intersection of SR 64 with Uihlein Road/Travellers Palm Drive as part of the Palm Grove project. On January 9, 2024, Board of County Commissioners approved amendment to Manatee County's 2024 Legislative Priorities to add funding of \$1.2 million for a Project Development and Environmental (PD&E) study to evaluate widening of SR 64 to a four-lane facility from Lorraine Road to Verna Bethany Road. See attached CIP Project #PJTP25043 (CIP Key 25113) for this improvement.

III. PROPOSED DEVELOPMENT

Upon approval of the proposed rezoning application, the subject site (PID 570300409 and Portions of PID's 570300459 & 570300259) will be rezoned from General Agriculture (A) to a Planned Development Commercial (PD-C) with a General Development Plan to allow a commercial retail development of up to 195,000 square feet. Furthermore, as shown in the General Development Plan, Project Area #1 will be limited to 45,000 square feet of commercial floor area. Any supermarket/grocery store use within the entire site will be limited to Project Area #1 only. Project Area #2 will be limited to 20,000 square feet of floor area. Project Area #3 will be limited to 130,000 square feet of floor area consisting of a maximum of 90,000 square feet of commercial floor area and 40,000 square feet of self-storage floor area. Note, Project Area #3 could be developed with up to 130,000 square feet of self-storage floor area. However, the worst-case scenario for Project Area #3 in terms of trip generation, is assuming 90,000 square feet of commercial

retail floor area and 40,000 square feet of self-storage floor area. **Table 1** summarizes the uses and intensities that were utilized for the purposes of this analysis.

**Table 1
Land Uses
SR 64 & Uihlein Rd Commercial**

Land Use	Intensity
<u>Project Area # 1</u> Commercial Retail ITE LUC 821	45,000 Sq. Ft. (With Supermarket)
<u>Project Area # 2</u> Commercial Retail ITE LUC 822	20,000 Sq. Ft.
<u>Project Area #3</u> Commercial Retail/ Self-Storage ITE LUC 821 & 151	90,000 Sq. Ft. Commercial Retail * (NO Supermarket) & 40,000 Sq. Ft. Self-Storage
Total	195,000 Sq. Ft.

*Can be used for self-storage use.

Access to the subject site will be provided to SR 64 via a single right-in/right-out only connection. The applicant will be required to coordinate with FDOT regarding access to SR 64. Access to the site will be also provided to the east to Travellers Palm Drive via two connections. As shown on the proposed GDP plan, there will be also multiple interior access points provided along the interior drive aisles.

IV. TRIP GENERATION & DISTRIBUTION

The trip generation for the proposed PDC request was determined by referencing the Institute of Transportation Engineer’s (ITE) report, titled *Trip Generation Manual*, 11th Edition. Land Use Code 821 (Shopping Plaza W/ Supermarket) was utilized for the trip generation purposes of Project Area #1, Land Use Code 822 (Strip Retail Plaza) was utilized for the trip generation purposes of Project Area #2, and Land Use Code 821 (Shopping Plaza Without Supermarket) as well as Land Use Code 151 (Mini-Warehouse) were utilized for the trip generation purposes of the Project Area #3. The trip generation

equations utilized are attached to the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour and daily trip generation as currently proposed. At the request of the County Staff, the trip generation for Land Use Codes 821 and 822 was based on the ITE average rates instead of the fitted curve equations.

**Table 2
Trip Generation
SR 64 & Uihlein Rd Commercial**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
<u>Project Area #1</u> Commercial Retail ITE LUC 821 – W/Supermarket (45,000 Sq. Ft.)	98	61	159	195	211	406	4,252
<u>Project Area #2</u> Commercial Retail ITE LUC 822 (20,000 Sq. Ft.)	28	19	47	66	66	132	1,089
<u>Project Area #3</u> Commercial Retail ITE LUC 821 – W/o Supermarket (90,000 Sq. Ft.) *	97	59	156	229	238	467	6,077
<u>Project Area #3</u> Self-Storage ITE LUC 151 (40,000 Sq. Ft.)	2	2	4	3	3	6	58
Total Trips	225	141	366	493	518	1,011	11,476

*Can be used for self-storage use.

The trips shown for the proposed use on the subject site in Table 2 will not all be new trips added to the adjacent roadway system. ITE estimates that a commercial retail comparable size may attract a significant amount of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called “pass-by” traffic, reduces the development’s overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. The current version of the ITE Trip Generation Handbook, 3rd Edition, indicates that the weekday peak hour pass-by rate for Land Use Code 821 is forty percent (40%). Note, the pass-by trips used in this analysis will not exceed 10% of

the adjacent street traffic that includes vested traffic. **Table 3** indicates the net new trips that will be generated as a result of the proposed rezoning. Note, there will be certain internal capture between the proposed commercial and adjacent Palm Grove residential development. However, to be conservative, a trip reduction due to internal capture was not included.

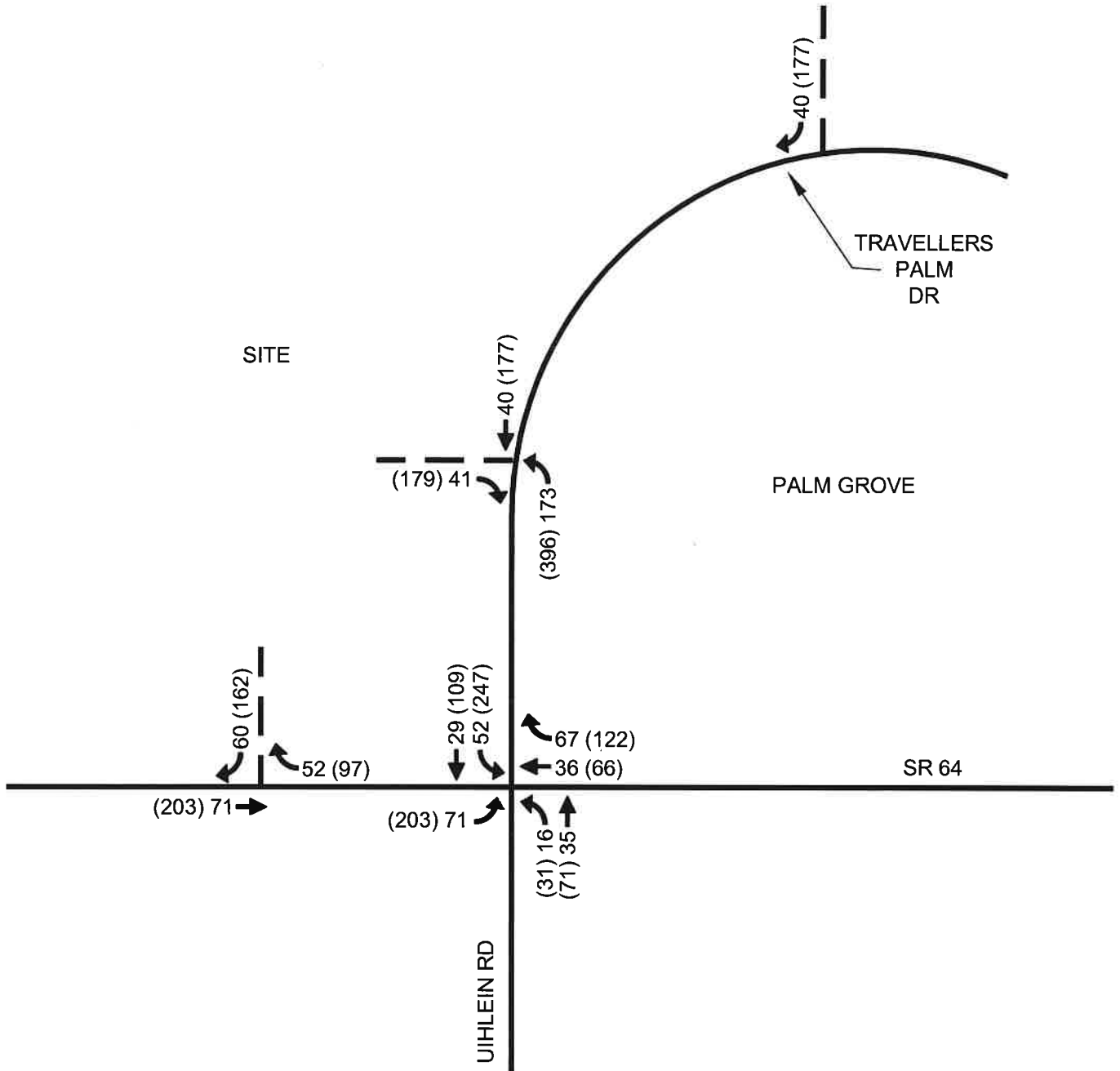
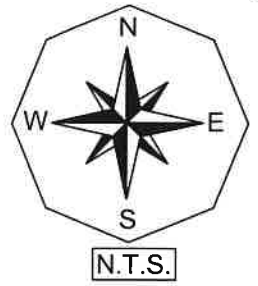
**Table 3
Trip Generation – Net New Trips
SR 64 & Uihlein Rd Commercial**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	225	141	366	493	518	1,011	11,476
Less LUC 821 Pass-By Trips (40%) *	-63	-63	-126	-161	-161	-322 ¹	-4,132
Net New Trips	162	78	240	332	357	689	7,344

*Pass-by rate based on LUC 821. At the request of the County Staff, pass-by trips were only applied for the uses under ITE LUC 821.

1. The PM peak hour pass-by trips were limited to 322 trips (3,221 vehicles on SR 64 multiplied by 0.10)

The trips the proposed PDC request is anticipated to generate as shown in Table 3 were then assigned to the site access drives and the surrounding roadway network. The net new trips anticipated to be added to the surrounding roadway network were assigned based upon the routes drivers are anticipated to utilize to approach the subject site. Attached **Figure A-1** illustrates the percent project traffic distribution and assignment of the net new project trips which were formulated based on the attached FDOT D1 Districtwide Regional Planning Model (DIRPM) run that was adjusted manually at the request of the County Staff. Attached **Figure A-2** illustrates the percent project traffic distribution and assignment of pass-by trips which were formulated based on attached traffic counts from nearby FDOT’s count station. **Figure 2** illustrates the resulting assignment of all project related trips (net new + pass-by).



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ← (000) WEEKDAY PM PEAK HOUR SITE TRAFFIC

**ASSIGNMENT OF ALL SITE RELATED TRIPS
NET NEW + PASS-BY TRIPS
SR 64 & UIHLEIN RD COMMERCIAL**

Figure 2

V. IMPACT AREA

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Manatee County guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate an amount of project traffic greater than 5% on the first impacted thoroughfares and the trip distribution percentage utilized for the purposes of the analysis. The trip distribution was based on the attached FDOT D1 Districtwide Regional Planning Model (D1RPM) run. The peak hour level of service volumes for County roadways were obtained from the *Manatee County Planning Department Concurrency Transportation Link Sheet*, dated June 6, 2024. Based on the results obtained from Table 1A, SR 64 between Lorraine Road and East River Ranch Boulevard as well as Uihlein Road between SR 64 and Rangeland Parkway are the only roadway segments shown to be significantly impacted in the study area.

Roadway capacity analysis was only completed on the roadway segments in the immediate area of the subject site and those that are impacted by more than 5% of the LOS Standard. **Table 4A and Table 4B** below summarize the results of Table 1A.

**Table 4A
Impact Area
SR 64 & Uihlein Rd Commercial**

Link No.	Road	Segment	Lanes	Adopted LOS	PM Peak Service Volumes (2-Way)	Peak Hour Project Traffic (2-Way)	Project Traffic as % of Svc. Vol.	Significant Impact (Yes/No)
3062	SR 64	Lakewood Ranch Blvd to Rye Rd	4LD	D	3,750	138	3.67%	NO
3063	SR 64	Rye Rd to Lorraine Rd	4LD	D	3,750	165	4.41%	NO
3070	SR 64	Lorraine Rd to Uihlein Rd	2LU	C	1,620	220	13.61%	YES
3070	SR 64	Uihlein Rd to Bourneside Blvd	2LU	C	1,620	289	17.86%	YES
3070	SR 64	Bourneside Blvd to East River Ranch Blvd	2LU	C	1,620	186	11.48%	YES
3070	SR 64	East River Ranch Blvd to CR 675	2LU	C	1,620	76	4.68%	NO
6400	Uihlein Rd	SR 64 to 44 th Ave	4LD	D	2,750	179	6.51%	YES
6410	Uihlein Rd	44 th Ave to Sweetwater Village Dr	4LD	D	2,750	152	5.51%	YES
6410	Uihlein Rd	Sweetwater Village Dr to Rangeland Pkwy	4LD	D	2,750	103	3.76%	NO
6470	Bourneside Blvd	SR 64 to 44 th Ave	4LD*	D	2,750	48	1.75%	NO
6460	Bourneside Blvd	44 th Ave to Rangeland Pkwy	4LD*	D	2,750	48	1.75%	NO
6450	Bourneside Blvd	Rangeland Pkwy to SR 70	4LD*	D	2,750	0	0%	NO
2922	Rye Rd	Waterline Rd to Upper Manatee Rd	2LU	D	2270	34	1.52%	NO
4140	White Eagle Blvd	SR 64 to Gatewood Dr	4LD	D	3,380	14	0.41%	NO
2646	Lorraine Rd	SR 64 to 44 th Ave	4LD *	D	2,750	7	0.25%	NO
2648	Lorraine Rd	44 th Ave to Rangeland Pkwy	4LD *	D	2,750	7	0.25%	NO
2650	Lorraine Rd	Rangeland Pkwy to SR 70	4LD *	D	2,750	21	0.75%	NO

*Bourneside Blvd is being widened to a four-lane divided facility (PLN2210-0079). The peak hour LOS volume was assumed to be based on the existing four-lane section of Uihlein Road.

*Lorraine Rd is being widened to a four-lane divided facility (CIP Key#2048). The peak hour LOS volume was assumed to be based on the existing four-lane section of Lorraine Road (Link #2651).

**Table 4B
Impact Area
SR 64 & Uihlein Rd Commercial**

Link No.	Road	Segment	Lanes	Adopted LOS	PM Peak Service Volumes (2-Way)	Peak Hour Project Traffic (2-Way)	Project Traffic as % of Svc. Vol.	Significant Impact (Yes/No)
4282	44 th Ave	White Eagle Blvd to Lorraine Rd	4LD	D	3,380	7	0.20%	NO
4284	44 th Ave	Lorraine Rd to Uihlein Rd	4LD	D	3,380	28	0.82%	NO
4288	44 th Ave	Uihlein Rd to Bourneside Blvd	4LD	D	3,380	0	0.0%	NO
N/A	44 th Ave	Bourneside Blvd to East River Ranch Blvd	4LD*	D	3,380	0	0.0%	NO
N/A	44 th Ave	East River Ranch Blvd to CR 675	4LD*	D	3,380	14	0.41%	NO
6120	Waterline Rd/Dam Rd	Rye Rd to SR 64	2LU	D	1,310	34	2.63%	NO
2912	Rangeland Pkwy	White Eagle Blvd to Lorraine Rd	4LD	D	2,750	21	0.75%	NO
2916	Rangeland Pkwy	Lorraine Rd to Uihlein Rd	4LD	D	2,750	28	1.00%	NO
2917	Rangeland Pkwy	Uihlein Rd to Bourneside Blvd	4LD	D	2,750	0	0.0%	NO
N/A	Rangeland Pkwy	Bourneside Blvd to East River Ranch Blvd	4LD*	D	2,750	21	0.75%	NO
N/A	Rangeland Pkwy	East River Ranch Blvd to CR 675	4LD*	D	2,750	21	0.75%	NO
N/A	East River Ranch Blvd	SR 64 to 44 th Ave	4LD*	D	2,750	76	2.76%	NO
N/A	East River Ranch Blvd	44 th Ave to Rangeland Pkwy	4LD*	D	2,750	21	0.75%	NO
2370	CR 675	SR 64 to 44 th Ave	2LU	D	790	28	3.49%	NO
2370	CR 675	44 th Ave to Rangeland Pkwy	2LU	D	790	14	1.74%	NO
2370	CR 675	Rangeland Pkwy to SR 70	2LU	D	790	7	0.87%	NO

*Being constructed as a four-lane roadway by East River Ranch project (PLN2201-0092).

VI. FUTURE TRAFFIC CONDITIONS

A Level of Service analysis was conducted on adjacent roadway network based on the 2029 build-out traffic conditions. **Table 2A** in the Appendix of this report details the Level of Service for all links inside the project's area of influence. The peak hour volumes and reserved volumes were obtained from the latest *Manatee County Planning Department Concurrency Transportation Link Sheet*, dated June 6, 2024. The Level of Service analysis as illustrated in Table 2A indicates that there will be sufficient capacity on Uihlein Road between SR 64 and Rangeland Parkway to serve the new trips generated by the proposed development. SR 64 between Lorraine Road and Bourneside Road was shown to operate over capacity in the future background (without project) traffic conditions. This is mainly due to the vested traffic or reserved trips that are accounted for by Manatee County on SR 64. Additionally, Transportation Concurrency is no longer regulatory in Manatee County. As previously mentioned, the Board of County Commissioners has also approved amendment to Manatee County's 2024 Legislative Priorities to add funding of \$1.2 million for a Project Development and Environmental (PD&E) study to evaluate widening of SR 64 to a four-lane facility from Lorraine Road to Verna Bethany Road. This future potential widening project would address the projected capacity issues that were shown regardless of this project.

There are currently no sidewalks along SR 64. Sidewalks and pedestrian crossings will be provided as part of a roundabout project at the intersection of SR 64 and Uihlein Road/Travellers Palm Drive. There are existing bike lanes along both sides of SR 64 that will remain. There are no transit routes within the vicinity of the subject site.

Operational analysis, such intersection and turn lane analysis as well as more detailed multi-modal analysis will be conducted at the time project applies for concurrency. At this time the applicant is deferring concurrency for the future applications.

VII. CONCLUSION

The proposed rezoning application is for the approximately 13-acre subject site located at the northwest corner of SR 64 and Uihlein Road in Manatee County, Florida. Based upon the results of the Level of Service analysis conducted as part of the report, Uihlein Road between SR 64 and Rangeland Parkway is projected to operate with sufficient capacity in 2029 both with and without the project traffic added to the roadways. SR 64 between Lorraine Road and Bourneside Road was shown to operate over capacity in the future background (without project) traffic conditions. This is mainly due to the vested traffic or reserved trips that are accounted for by Manatee County on SR 64. Additionally, Transportation Concurrency is no longer regulatory in Manatee County. The Board of County Commissioners approved amendment to Manatee County's 2024 Legislative Priorities to add funding of \$1.2 million for a Project Development and Environmental (PD&E) study to evaluate widening of SR 64 to a four-lane facility from Lorraine Road to Verna Bethany Road. This future potential widening project would address the projected capacity issues that were shown regardless of this project.

Operational analysis, such intersection and turn lane analysis as well as more detailed multi-modal analysis will be conducted at the time project applies for concurrency. At this time the applicant is deferring concurrency for the future applications.

APPENDIX

METHODOLOGY MEETING NOTES

Yury Bykau

From: Daniel Uribecheverri <daniel.uribecheverri@mymanatee.org>
Sent: Thursday, December 26, 2024 11:33 AM
To: Yury Bykau; Laura Gonzalez; Rhea Hunter; Prony BonnaireFils
Cc: Kyle Grimes; Transportation Planning
Subject: RE: PLN2407-0031 - S.R. 64/Uihlein Road Commercial - Transportation Planning Comments Discussion

Good morning Yury,

It is understandable. There are only a few comments.

For ITE 821 and 822 use average rate instead of fitted curve rate.

For the Pass by trips only use it for the trips under ITE 821 PM peak hour trips, not all the trips.

Have a great rest of the year,

Daniel F. Uribe | Principal Planner (Transportation)

Manatee County Government

Development Services

1112 Manatee Avenue West

Bradenton, FL 34205

(941)708-7450, ext.7481

Website:mymanatee.org



"Building with the Community"

From: Yury Bykau <yury@trtrans.net>
Sent: Monday, December 23, 2024 3:46 PM
To: Laura Gonzalez <laura.gonzalez@mymanatee.org>; Rhea Hunter <rhunter@rviplanning.com>; Daniel Uribecheverri <daniel.uribecheverri@mymanatee.org>; Prony BonnaireFils <prony.bonnairefils@mymanatee.org>
Cc: Kyle Grimes <kgrimes@grimesgalvano.com>
Subject: RE: PLN2407-0031 - S.R. 64/Uihlein Road Commercial - Transportation Planning Comments Discussion
Importance: High

**CAUTION: This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.**

Daniel/Prony,

As discussed on the last call for this project, we will be revising the FSUTMS model for this project. However, before we get into model revisions, I would like to confirm the new trip generation we will be using for this project.

We will be revising the GDP as shown on the attached. See below proposed revisions and trip generation. Please let us know if you agree with this approach and we will get going with the model revisions. If you recall, our last TIS was based on just 195k Sq. Ft. Commercial. I know this may be somewhat confusing, so let us know if we need to setup a call to go over this.

Proposed GDP:

- The supermarket use will be only limited to Project Area #1, which is 45,000 Sq. Ft. No other project area will be permitted with a Supermarket/grocery store use.
- Project Area #2 will remain the same, which is 20,000 Sq. Ft.
- Project Area #3 will remain at 130,000 Sq. Ft. However, the commercial retail floor area (besides a self-storage use) will be limited to 90,000 Sq. Ft., which would leave the remaining floor area for a 40,000 Sq. Ft. for Self-Storage use. Project Area #3 could be also developed with up to 130,000 Sq. Ft. of Self-Storage uses. But the worst-case trip generation scenario for this area is 90k Sq. Ft. of commercial retail and 40k Sq. Ft. of Self-Storage. No supermarket use on this project area will be allowed.

**Table 1
Land Uses
SR 64 & Uihlein Rd Commercial**

Land Use	Intensity
<u>Project Area # 1</u> Commercial Retail ITE LUC 821	45,000 Sq. Ft. (With Supermarket)
<u>Project Area # 2</u> Commercial Retail ITE LUC 822	20,000 Sq. Ft.
<u>Project Area #3</u> Commercial Retail/ Self-Storage ITE LUC 821 & LUC 151	90,000 Sq. Ft. Commercial Retail * (NO Supermarket) & 40,000 Sq. Ft. Self-Storage
Total	195,000 Sq. Ft.

*Can be used for self-storage use.

**Table 2
Trip Generation
SR 64 & Uihlein Rd Commercial**

Land Use	A.M. Peak Hour			P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
<u>Project Area #1</u> Commercial Retail ITE LUC 821 – W/Supermarket (45,000 Sq. Ft.)	98	61	159	223	241	464	4,876
<u>Project Area #1</u> Commercial Retail ITE LUC 822 (20,000 Sq. Ft.)	27	18	45	64	63	127	1,074

Project Area #3 Commercial Retail ITE LUC 821 – W/o Supermarket (90,000 Sq. Ft.) *	97	59	156	229	238	467	6,077
Project Area #3 Self-Storage ITE LUC 151 (40,000 Sq. Ft.)	2	2	4	3	3	6	58
Total Trips	224	140	364	519	545	1,064	12,085

*Can be used for self-storage use.

Table 3
Trip Generation – Net New Trips
SR 64 & Uihlein Rd Commercial

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Total Trips	224	140	364	519	545	1,064	12,085
Less Pass-By Trips (40%) *	-72	-72	-144	-211	-211	-422	-4,811
Net New Trips	152	68	220	308	334	642	7,274

*Pass-by rate based on LUC 821. Due to lack of pass-by rate for LUC 822 (Project Area #2), the pass-by rate from LUC 821 was utilized instead.

Thanks,



Yury Bykau, P.E.

TR Transportation Consultants, Inc.

2726 Oak Ridge Ct. STE 503

Fort Myers, FL 33901

239-692-0589 (c)

239-278-3090 (o) ext. 3

239-278-1906 (f)

yury@trtrans.net



From: Laura Gonzalez <laura.gonzalez@mymanatee.org>

Sent: Wednesday, December 4, 2024 5:00 PM

To: Rhea Hunter <rhunter@rviplanning.com>

Cc: Kyle Grimes <kgrimes@grimesgalvano.com>; Yury Bykau <yury@trtrans.net>; Daniel Uribecheverri <daniel.uribecheverri@mymanatee.org>; Prony BonnaireFils <prony.bonnairefils@mymanatee.org>

Subject: RE: PLN2407-0031 - S.R. 64/Uihlein Road Commercial - Transportation Planning Comments Discussion

Thank you!

Yury Bykau

From: Transportation Planning <transportation.planning@mymanatee.org>
Sent: Friday, May 24, 2024 1:24 PM
To: Yury Bykau; Daniel Uribecheverri; Transportation Planning; Prony BonnaireFils; Nelson Galeano
Cc: Rhea Lopes; Matt Kezar; Dan Moyer; Kyle Grimes; Jasmine Garrido; Alexis Crespo; Patty Kulak; Ted Treesh
Subject: RE: SR 64 & Uihlein Rd Commercial - Traffic Methodology (PLN2402-0052)

Good morning Yury, I was out of the office yesterday and didn't have time to review the methodology until now.

Please consider this email as acceptance of the methodology. Submit with the Rezone/GDP application the following:

- The accepted methodology
- The Traffic Study
- D1RPM (network file, loaded network and SE data) input files used in the analysis
- Multimodal transportation analysis.
- Proof of coordination with FDOT
- Tables in excel format

If a concurrency application is going to be requested with the project, then also include the following:

- An operational analysis for access (optional)
- Intersection analysis for the intersections included in the study area.
- Files related to the analysis of the intersections analysis for the study area.

Regards,

Daniel F. Uribe | Transportation Planner
Manatee County Government
Development Services
1112 Manatee Avenue West
Bradenton, FL 34205
(941)708-7450, ext.7481
Website: mymanatee.org



"Building with the Community"

PS: You can use the E+C Network. Check that the network as well as the large approved projects in the vicinity are included.

From: Yury Bykau <yury@trtrans.net>
Sent: Friday, May 24, 2024 10:45 AM

SR 64 & Uihlein Rd Commercial PDC (PLN2402-0052)

Manatee County Traffic Study Methodology Statement Data Summary Submitted 5/22/2024

Revised _____ Month ___ Day ____ Year

Agent Name*: Rhea Lopes

Telephone: _____ Email Address* rlopes@rviplanning.com

Traffic Consultant*: Yury Bykau, P.E.

Telephone: _____ Email Address*: yury@trtrans.net

- Note** – 1. Include project owner or agent in all traffic study methodology related correspondence.
2. Include transportation.planning@mymanatee.org and traffic.review@mymanatee.org in your correspondence with Manatee County staff.
3. A TIA or an operational analysis shall be signed and sealed by a Florida licensed professional engineer.

Application Type: Rezone to PDC

Pre-App Record Number (if applicable): PLN2402-0052

Site Information and ITE LUC:

Street Address/Parcel Id/Description: Northwest corner of SR 64 & Uihlein Rd

Proposed Land Uses Commercial Retail

ITE Land Use Code(s) 820 (Shopping Center) *ITE Trip Generation Manual, 11th Ed., 2021*

Access: Provide type and number of proposed project access location(s) (Attach site Plan)

Note –

1. If the project has access to State FDOT facilities, attach access related correspondence from FDOT. Contact person for FDOT D1 is Kimberly Strickland 863-519-2236.
2. If the project has access to Manatee County facilities, ensure proposed access locations must comply with the Manatee County Land Development Code (LDC) and the Manatee County Public Works Standards Manual.
 - a. One right-in/right-out to SR 64 & One access to Uihlein Rd Extension north of SR 64.
 - b. _____

Study Area: I ACKNOWLEDGE that the study area includes first-impacted thoroughfares AND each thoroughfare roadway segment for which project traffic is estimated to equal or exceed five percent of the maximum service volume of the segment's adopted level of service standard. The test for this threshold shall be based on the PM peak hour, two-way service volumes based on the roadway characteristics and the generalized service volume tables of the latest edition of the Florida Department of Transportation's Quality/Level of Service Handbook.

Proposed Trip Distribution Method:

Existing Traffic Patterns Include Traffic/AADT Counts in Study

D1RPM Model Include Model output and Input Files in Study

Disclaimer: This summary is based only on the information provided by the applicant at this time. In the event there is new information or significant changes prior to the formal project submission to Accela, please contact Transportation Planning to confirm if the changes require revision of the above assumptions.



MEMORANDUM

TO: Manatee County Transportation Engineering

FROM: Yury Bykau, P.E.
Senior Project Manager

DATE: May 22, 2024

RE: SR 64 & Uihlein Rd Commercial (PLN2402-0052)
Rezoning Traffic Impact Statement Methodology
Manatee County

This memorandum summarizes the methodology that will be utilized for the traffic impact analysis to be prepared by TR Transportation Consultants, Inc. for the rezoning approval for a property located at the northwest corner of SR 64 and Uihlein Road in Manatee County, Florida. The applicant will be deferring concurrency for future applications.

The request is to rezone the site to Planned Development Commercial (PDC) to allow a development of up to 161,764 commercial retail floor area on approximately 13-acre property.

Access to the subject site will be provided to SR 64 via single right-in/right-out only connection and to future roadway easement (Uihlein Road extension) to the north of SR 64.

TRIP GENERATION

The trip generation for the proposed commercial retail project will be determined using Land Use Code 820 (Shopping Center) from the Institute of Transportation Engineer's (ITE) report, *Trip Generation Manual*, 11th Edition. The trip generation for the proposed development is shown in **Table 1**. Table 1 also includes reduction in trips due to "pass-by" traffic. Consistent with the ITE Trip Generation Handbook, the pass-by rate for Land Use Code 820 (Shopping Center) was limited to 29%.

**Table 1
 Trip Generation
 SR 64 & Uihlein Rd Commercial**

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Shopping Center (161,764 Sq. Ft.)	142	87	229	383	415	798	10,087
Less Pass-By Traffic	-33	-33	-66	-150	-150	230	-2,925
Net New Trips	109	54	163	233	265	568	7,162

TRIP DISTRIBUTION

The initial distribution will be as follows;

- 50% to/from west of Uihlein Road on SR 64
- 20% to/from east of Uihlein Road on SR 64
- 30% to/from south of SR 64 on Uihlein Road

STUDY AREA

The study area will consist of arterial and collector roads that are projected to be impacted by more than 5% of the adopted Level of Service Standard. The first directly-accessed designated roadway segments will be included in the study area as shown on the attached **Table 1A**.

LOS ANALYSIS

This analysis will determine the effect of the proposed development on the surrounding roadway network based on the projected 2029 build-out traffic conditions. Existing traffic conditions will be based on the traffic data as reported in the latest *Manatee County Planning Department Concurrency Transportation Link Sheet*.

Analysis scenarios will be as follows:

- Existing traffic within the study area
- 2029 Future Background Traffic Conditions
- 2029 Future Background Traffic Conditions plus AM/PM peak hour project trips added to the links.

SITE ACCESS/OPERATIONAL ANALYSIS

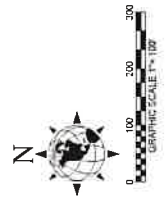
The applicant will be deferring concurrency for future applications. Therefore, no operational analysis will be conducted at this time. A preliminary turn lane analysis may be completed at the proposed site access drives. The need for right and left turn lanes at the proposed site access drives will be evaluated based on the warrants contained within *NCHRP 279* and *NCHRP 745*, respectively.


Attachments



LEGEND

- METAL COMMERCIAL DEVELOPMENT AREA
- AREA NOT INCLUDED
- MUNICIPAL ACCESS LOCATIONS



	MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting <small>10715 W. UNIVERSITY BLVD., SUITE 100, BOCA RATON, FL 33433</small>	PROPERTY EXHIBIT 64 & UHLEIN ROAD EXT. MANATEE COUNTY, FLORIDA	SCALE AS SHOWN 1" = 100'
			SHEET NO. 111

**TABLE 1A
5% SIGNIFICANT IMPACT CALCULATIONS
SR 64 & UJHLEIN RD COMMERCIAL**

ROADWAY	SEGMENT	Link #	LANES	ADOPTED LOS	PEAK HOUR LOS VOLUME ¹	PERCENT		MAX 2-WAY		% LOS	SIGNIFICANT IMPACT?
						PROJECT TRAFFIC	PROJECT TRIPS	PROJECT TRAFFIC	PROJECT TRIPS		
TOTAL AM PEAK HOUR PROJECT TRAFFIC	163										
TOTAL PM PEAK HOUR PROJECT TRAFFIC	568										
SR 64	W. of Ujhlein Rd	3070	2LU	D	1,620	50%	284	17.53%	YES		
	E. of Ujhlein Rd	3070	2LU	D	1,620	20%	114	7.01%	YES		
Ujhlein Rd	S. of SR 64	6400	4LD	D	2,750	30%	170	6.20%	YES		

¹ The Peak Hour LOS Volumes were obtained from Manatee County Planning Department Concurrency Transportation Link Sheet, dated May 1, 2024.

Manatee County Planning Department Concurrency Transportation Link Sheet

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Link No	Road Name	From Street	To Street	Jct Dtn	Fnc Cls	U T R	(#1) Cts Sec	Sig/ Mile	Nu m	Cl ass	Le ft	5% Peak Hour LOS	Los Sid	Los Existed	Proj Art	Trf Plan	Exist AADT	O C	Peak Hour Base	Peak Hour Res	Peak Hour Pend	Peak Hour Total	Peak LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De In Rs	Stn Num	
3052	SR 64	MORGAN-JOHNSON RD	CYPRESS CREEK BLVD	ST	PA	U	6D	2.78	1	II	Y	282.5	D	C	C	22	49500	0.090	4,455	870	35	5,360	5,650	290	0.000				0005	
3053	SR 64	CYPRESS CREEK BVD	66 ST CT E	ST	PA	U	6D	2.70	1	II	Y	282.5	D	C	F	22	59000	0.090	5,310	864	0	6,174	5,650	-524	0.000				0049	
3054	SR 64	66 ST CT E	I-75	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	F	22	59000	0.090	5,310	801	0	6,111	5,650	-461	0.000				0049	
3055	SR 64	I-75	GRAND HARBOUR PKY	ST	PA	U	6D	4.00	1	II	Y	282.5	D	C	F	22	59000	0.090	5,310	1,211	0	6,521	5,650	-871	0.000				0049	
3060	SR 64	GRAND HARBOUR PKY	LENA RD	ST	PA	U	6D	1.12	1	I	Y	282.5	D	C	F	22	48500	0.090	4,365	1,809	0	6,174	5,650	-524	0.000				0	0050
3061	SR 64	LENA RD	LAKWOOD RANCH BLVD	ST	PA	U	6D	0.71	1	I	Y	282.5	D	C	F	22	51000	0.090	4,590	1,937	0	6,527	5,650	-877	0.000				0072	
3062	SR 64	LAKWOOD RANCH BL	RYE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	F	22	32000	0.090	2,880	1,631	0	4,511	3,750	-761	0.000				0073	
3063	SR 64	RYE RD	LORRAINE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	C	22	13600	0.090	1,224	1,794	146	3,164	3,750	586	0.000				5076	
3070	SR 64	LORRAINE RD	CR 675/RUTLAND RD	ST	PA	T	2U	0.00	0	Y	81	C	B	E	22	6400	0.090	576	2,219	426	3,221	1,620	-1,601	0.000				0	0146	
3080	SR 64	CR 675/RUTLAND RD	HARDEE CO	ST	PA	R	2U	0.00	0	Y	41	C	C	C	22	5800	0.095	551	66	10	627	820	193	0.000				0	0021	
3090	SR 70	301 BLVD	US 301	ST	PA	U	6D	1.01	1	I	Y	282.5	D	C	C	22	34000	0.090	3,060	161	9	3,230	5,650	2,420	0.000				0	0017
3100	SR 70	US 301	30TH ST EAST	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	298	0	4,438	5,650	1,212	0.000				0	0061
3101	SR 70	30TH ST E	33RD ST E	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	304	61	4,505	5,650	1,145	0.000				0061	
3102	SR 70	33RD ST E	37TH ST E	ST	PA	U	6D	2.86	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	344	0	4,484	5,650	1,166	0.000				0061	
3103	SR 70	37TH ST E	39TH ST E	ST	PA	U	6D	2.27	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	302	0	4,442	5,650	1,208	0.000				0061	
3104	SR 70	39TH ST E	LOCKWOOD RIDGE RD	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	384	0	4,524	5,650	1,126	0.000				0061	
3105	SR 70	LOCKWOOD RIDGE	NATALIE WAY	ST	PA	U	6D	1.32	1	I	Y	282.5	D	C	C	22	46000	0.090	4,140	872	0	5,012	5,650	638	0.000				0061	
3110	SR 70	NATALIE WAY	CARUSO RD	ST	PA	U	6D	2.04	1	I	Y	282.5	D	C	C	22	46000	0.090	4,140	774	0	4,914	5,650	736	0.000				0	0061
3111	SR 70	CARUSO RD	TARA BLVD	ST	PA	U	6D	0.99	1	I	Y	282.5	D	C	C	22	17600	0.090	1,584	757	0	2,341	5,650	3,309	0.000				0333	
3112	SR 70	TARA BLVD	I-75	ST	PA	U	6D	1.64	1	II	Y	282.5	D	F	F	22	73000	0.090	6,570	1,054	0	7,624	5,650	-1,974	0.000				0047	

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Link No.	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U (#1) T Crs R	Sig/ Mile	Nu m as it Si Gr p	Le ft Gr ms	5% Peak Hour Vol	Los Sid	Los Existing	Trf Plan LOS Yr	Exist AADT	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Pend	Peak Hour Total	Peak Hour Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	De Con Typ	Sim Num				
6020	BUNKER HILL RD	SR 62(W)	SR 62(E)	MC	MIC	R	2U	0.34	1	55	N	67.5	D	B	B	22	59	0.095	0	6	2	0	0	8	1,350	1,342	0.000	0	12-15
6030	BETTS RD	SINGLETARY RD	SR 70	MC	MIC	R	2U	0.44	1	55	N	39.5	C	B	B	22	1567	0.095	0	149	0	0	0	149	790	641	0.000	0	12-01
6035	LEFFINGWELL AV	US 301	ELM ST	MC	UC	U	2U	6.67	1	N	47.5	D	C	C	22	1383	0.090	0	124	0	0	0	124	950	826	0.000	0	09-63	
6036	LENA RD	SR 64	41AV E	MC	MIC	R	2U	0.59	1	Y	48.5	D	C	C	22	4377	0.095	0	35	0	0	0	451	970	519	0.000	0	08-51	
6037	OLD FARM RD	WHITFIELD AV	HONORE AV	MC	UC	U	2U	1.37	1	N	47.5	D	C	C	22	2457	0.090	0	0	221	0	0	0	221	950	729	0.000	0	06-50
6040	SINGLETARY RD	SARASOTA CO LINE	SR 70	MC	MIC	R	2U	0.16	1	55	N	39.5	C	B	B	22	718	0.095	0	68	0	0	0	68	790	722	0.000	0	12-32
6045	SPENCER PARRISH RD	SR 62	CR 675	MC	MIC	T	2U	1.28	1	N	43	D	C	C	22	1490	0.090	0	245	0	0	0	379	860	481	0.000	0	10-56	
6060	60 AV E	US 301	FACTORY SHOP BLVD	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D	22	16924	0.090	0	1,523	109	106	106	1,738	2,620	882	0.000	0	10-52
6061	60 AV E	FACTORY SHOP BLVD	MENDOZA RD	MC	UC	U	2U	1.11	1	US	Y	65.5	D	D	D	22	9861	0.090	0	887	254	114	114	1,255	1,310	55	0.000	0	09-61
6062	60 AV E	MENDOZA RD	69 ST E	MC	UC	U	2U	0.50	1	N	62.5	D	A	C	22	0	0.090	0	399	0	0	0	399	1,250	851	0.000	0	01-46	
6080	DESOTO MEMORIAL HWY	17TH AV NW	DESOTO NAT'L PARK	MC	UC	U	2U	1.18	1	US	N	57.5	D	C	C	22	2846	0.090	0	256	2	0	0	258	1,150	892	0.000	0	07-57
6100	COOPER CREEK BLVD	UNIVERSITY PKY	BJS SOUTHERN ACCES	MC	UC	U	4D	2.56	1	Y	137.5	D	C	C	22	5125	0.090	0	461	52	0	0	513	2,750	2,237	0.000	0	07-57	
6101	COOPER CREEK BLVD	BJS SOUTHERN ACC	HONORE AV	MC	UC	U	2U	1.08	1	Y	65.5	D	C	C	22	5125	0.090	0	461	0	0	0	469	1,310	841	0.000	0	07-57	
6120	WATERLINE RD	RYE RD	SR 64	MC	UC	T	2U	0.00	0	N	65.5	D	C	C	22	1289	0.090	0	116	92	0	0	208	1,310	1,102	0.000	0	11-39	
6200	JIM DAVIS RD	GOLF COURSE RD	CR 675	MC	MIC	R	2U	0.70	1	N	48.5	D	C	C	22	335	0.095	0	58	0	0	0	90	970	880	0.000	0	11-30	
6300	SHADE AV	UNIVERSITY PKY	BROADWAY AVE	MC	UC	U	2U	5.00	1	Y	47.5	D	C	C	22	3404	0.090	0	91	0	0	0	387	950	553	0.000	0	06-51	
6400	UIHLEIN RD	SR 64	44 AV E	MC	MAC	R	2U	0.65	1	Y	137.5	D	C	C	22	5267	0.095	0	538	618	1,656	618	1,656	2,750	1,094	0.000	0	02-17	
6410	UIHLEIN RD	44 AV E	RANGELAND PKY	MC	MAC	R	2U	1.22	1	Y	137.5	D	C	C	22	5267	0.095	0	276	0	0	0	776	2,750	1,974	0.000	0	02-17	
6420	UIHLEIN RD	RANGELAND PKY	SR 70	MC	UC	U	4D	0.00	0	Y	47.5	D	D	F	22	5267	0.090	0	474	579	0	0	1,053	950	-103	0.000	0	02-17	
6430	Bournside Boulevard	The Masters Ave	University Parkway	MC				0.00	0		62.5	A	A				0	0	0	0	0	0	0	1,250	1,250	0.000	0		

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Link No	Road Name	From Street	To Street	Jts Dtn	Fnc Cls	U (ft) Crs R	Sig/ Mile Sec	Nu in ass	Le ft	5% Peak Hour LOS	Los Std	Exist LOS	Proj Art	Trif Plan	Exist AADT	K:100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hour LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	De Im Rs	Sin Num
3520	51 AVE E	US 301	17 ST E/EMEPHIS RD	MC	MA	U	2U	5.88	1	N	50	D	C	F	22	4800	0.090	432	712	1,144	1,000	-144	0.000	0.000		4246
3530	49 AVE E - Not Exist	17 ST E/EMEPHIS R	MENDOZA RD/37 ST E	MC	MA	U	2U	0.77	1	Y	65.5	D	A	D	22	0	0.090	0	797	797	1,310	513	0.000	0.000		
3560	49TH AV E - Not Exist	49 ST E/EXPR FARM	PALMVIEW RD/61 ST E	MC	MA	U	2U	1.43	1	N	47.5	D	A	A	22	0	0.090	0	0	0	950	950	0.000	0.000		
3590	49 AVE E - Not Exist	PALMVIEW RD/61 ST	69 ST E	MC	MA	U	2U	2.00	1	N	47.5	D	A	C	22	0	0.090	0	216	216	950	734	0.000	0.000		
4040	49 ST E/EXPERIMENTAL FARM RD	US 19	US 41	MC	UC	U	2U	2.44	1	N	47.5	D	C	C	22	3967	0.090	357	15	372	950	578	0.000	0.000		09-49
4050	49 ST E/EXPERIMENTAL FARM RD	US 41	CANAL RD	MC	UC	U	2U	1.69	1	N	47.5	D	D	D	22	5658	0.090	509	203	712	950	238	0.000	0.000		09-13
4060	49 ST E/EXPERIMENTAL FARM RD	CANAL RD	ELLENTON GILLETTE R	MC	UC	U	2U	0.81	1	Y	85.5	D	C	C	22	3945	0.090	355	255	610	1,310	700	0.000	0.000		09-08
4065	49 ST E/EXP FARM RD - NOT EX	ELLENTON GILLETTE	49 AVE E	MC	UC	U	2U	1.33	1	N	47.5	D	A	A	22	0	0.090	0	0	0	950	950	0.000	0.000		
4070	CHIN RD	OLD TAMPA RD	US 301	MC	UC	U	2U	1.41	1	US	65.5	D	C	D	22	6496	0.090	585	123	708	1,310	602	0.000	0.000		10-55
4080	86 ST W	CORTEZ RD	54 AV W	MC	UC	U	2U	1.35	1	US	47.5	D	C	C	22	2472	0.090	222	0	222	950	728	0.000	0.000		01-24
4085	66 ST W	53 AV W	Lake Flores Bound	MC	UC	U	NA	1.00	1	N	47.5	D	C	C	22	2472	0.090	222	0	222	950	728	0.000	0.000		01-45
4086	66 ST W - Not Exist	LAKE FLORES BOUND	EL CONQUISTADOR PKW	MC	UC	U	NA	0.00		N	47.5	D	A	A	22	0	0.090	0	0	0	950	950	0.000	0.000		
4090	66 ST W	53 AV W	SR 884	MC	UC	U	2U	0.97	1	US	75.5	D	C	C	22	2473	0.090	223	0	223	1,510	1,287	0.000	0.000		01-45
4100	FT HAMER RD EXT - Not Exist	US 301	ERIE RD	MC	MA	U	2U	0.74	1	N	47.5	D	A	D	22	0	0.090	0	710	710	950	240	0.000	0.000		
4110	FT HAMER RD EXT - Not Exist	ERIE RD	MOCCASIN WALLOW RD	MC	MA	U	2U	1.92	1	N	47.5	D	A	F	22	0	0.090	0	1,137	1,137	950	-187	0.000	0.000		
4120	FT HAMER RD EXT - Not Exist	MOCCASIN WALLOW R	BUCKEYE RD	MC	MA	R	2U	0.39	1	N	48.5	D	A	F	22	0	0.090	0	3,068	3,068	970	-2,098	0.000	0.000		
4130	FT HAMER RD EXT - Not Exist	BUCKEYE RD	JJ RD	MC	MAC	R	2U	0.69	1	Y	48.5	D	A	A	22	0	0.090	0	0	0	970	970	0.000	0.000		
4140	WHITE EAGLE BLVD	SR 64/RYE RD	GATEWOOD DR	MC	UC	U	4D	1.35	1	Y	169	D	C	C	22	6823	0.090	614	14	628	3,380	2,752	0.000	0.000		03-18
4150	WHITE EAGLE BLVD	GATEWOOD DR	44 AVE E	MC	UC	U	4D	0.88	1	Y	169	D	C	C	22	7989	0.090	719	14	733	3,380	2,647	0.000	0.000		7989
4160	WHITE EAGLE BLVD	44 AV E	MALACHITE DR	MC	UC	U	4D	1.52	1	Y	169	D	C	C	22	7989	0.090	719	0	719	3,380	2,661	0.000	0.000		11-03

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Link No	Road Name	From Street	To Street	Jrs Din	Fnc Cls	U T R	U Cns Sec	(#1) Sig/ Mile	Nu m ass ft	Cl Gr p	Le Gr p	5% Peak Hour LOS	Los Vol	Exist Slid	Proje- Art LOS	Trf Plan Cnt	Exist AADT	O C S	K100	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hour Vol	Peak Hour LOS	Peak Hour Cap	3 Yr Growth Rate	Ch Yr	Con Typ	De Im Rs	Stn Num
2540	I-75	SR 70	SR 64	ST	F/PA	U	6D	0.28	1	G1	Y	418.5	C	F	F	22	133000	0.090	O	11,970	844	12,814	8,370	-4,444	0.000	0.000	0	0040	0	0040
2550	I-75	SR 64	US 301	ST	F/PA	U	6D	0.27	1	G1	Y	418.5	C	E	F	22	120500	0.090	O	10,845	1,306	12,151	8,370	-3,781	0.000	0.000	0	0041	0	0041
2560	I-75	US 301	I-275	ST	F/PA	U	6D	0.26	1	G1	Y	418.5	C	E	F	22	115000	0.090	O	10,350	1,185	11,535	8,370	-3,165	0.000	0.000	0	0042	0	0042
2570	I-75	I-275	MOCCASIN WALLOW RD	ST	F/PA	U	6D	0.75	1	G1	Y	418.5	C	D	D	22	95000	0.090	O	8,550	1,481	10,031	8,370	-1,661	0.000	0.000	0	0043	0	0043
2580	I-75	MOCCASIN WALLOW R	HILLSBOROUGH CO	ST	F/PA	R	6D	0.23	1	US	Y	448.5	C	C	C	22	85000	0.095	O	8,075	586	8,661	8,970	309	0.000	0.000	0	0044	0	0044
2590	I-275	I-75	US 41	ST	F/PA	U	4D	0.63	1	G1	Y	277	C	C	D	22	61500	0.090	O	5,535	330	5,865	5,540	-325	0.000	0.000	0	0058	0	0058
2600	I-275	US 41	US 19	ST	F/PA	U	4D	0.41	1	Y	Y	277	C	C	C	22	47000	0.090	O	4,230	0	4,230	5,540	1,310	0.000	0.000	0	0059	0	0059
2610	I-275	US 19	HILLSBOROUGH CO	ST	F/PA	R	4D	0.21	1	Y	Y	225.5	C	F	F	22	70500	0.095	O	6,698	0	6,698	4,510	-2,188	0.000	0.000	0	1000	0	1000
2620	CYPRESS CREEK BLVD	1ST AVE	SR 64	MC	UC	U	4D	4.55	1	US	Y	131	D	D	D	22	17395	0.090	O	1,566	172	1,738	2,620	882	0.000	0.000	0	11-11	0	11-11
2625	KAY RD	1 AV E	PORT HARBOUR PKY	MC	UC	U	2U	1.43	1	Y	Y	62.5	D	D	D	22	10854	0.090	O	977	0	977	1,250	273	0.000	0.000	0	11-32	0	11-32
2630	LINGER LODGE RD	BRADEN RIVER RD	I-75	MC	UC	U	2U	1.09	1	US	Y	62.5	D	C	C	22	2154	0.090	O	194	195	389	1,250	861	0.000	0.000	0	07-46	0	07-46
2635	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U	2U	1.85	1	N	Y	47.5	D	C	C	22	1750	0.090	O	188	6	164	950	786	0.000	0.000	0	4179	0	4179
2640	LOCKWOOD RIDGE RD	UNIVERSITY PKY	TALLEVAST RD	MC	MA	U	4D	1.01	1	Y	Y	137.5	D	D	D	22	20493	0.090	O	1,844	9	1,853	2,750	897	0.000	0.000	0	07-12	0	07-12
2641	LOCKWOOD RIDGE RD	TALLEVAST RD	WHITFIELD AVE	MC	MA	U	4D	0.99	1	US	Y	161	D	C	C	22	20288	0.090	O	1,826	0	1,826	3,220	1,394	0.000	0.000	0	07-50	0	07-50
2642	LOCKWOOD RIDGE RD/45TH ST E	WHITFIELD AVE	63 AV/SAUNDERS	MC	MA	U	4D	1.32	1	US	Y	169	D	C	C	22	17778	0.090	O	1,600	93	1,693	3,380	1,687	0.000	0.000	0	06-03	0	06-03
2643	LOCKWOOD RIDGE RD/451 ST E	63 AV/SAUNDERS	SR 70	MC	MA	U	4D	0.85	1	US	Y	169	D	C	C	22	25760	0.090	O	2,318	284	2,602	3,380	778	0.000	0.000	0	07-49	0	07-49
2646	LORRAINE RD	44TH AVE	SR 64	MC	MA	T	2U	0.71	1	Y	Y	109.5	D	C	C	22	12467	0.090	O	1,122	311	1,433	2,190	757	0.000	0.000	0	11-26	0	11-26
2648	LORRAINE RD	RANGELAND PKY	44TH AVE	MC	MA	T	2U	0.00	0	Y	Y	109.5	D	C	D	22	12467	0.090	O	1,122	641	1,763	2,190	427	0.000	0.000	0	11-26	0	11-26
2650	LORRAINE RD	SR 70	RANGELAND PKY	MC	MA	T	2U	1.87	1	US	Y	114.5	D	C	D	22	12467	0.090	O	1,122	1,060	2,182	2,290	108	0.000	0.000	0	11-26	0	11-26
2651	LORRAINE RD	SR 70	UNIVERSITY PKY	MC	MA	U	4D	0.32	1	Y	Y	137.5	D	D	D	22	15405	0.090	O	1,386	140	1,526	2,750	1,224	0.000	0.000	0	07-52	0	07-52

Manatee County Planning Department Concurrency Transportation Link Sheet

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Link No	Road Name	From Street	To Street	Jrs Dn	Fnc Cls	U (ft) T Crs R Sec	Sig/ Mile g p	Nu Ci m ass ft Tu rms	Le Gr	5% Peak Hour Vol	Los Sid	Exist LOS	Trf Plan Cnt	Proj Art LOS	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hour Vol	Peak Hour LOS	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	De Im Rs	Sin Num	
4170	WHITE EAGLE BLVD	MALACHITE DR	RANGELAND PKWY	MC UC	U 4D	1.47	1	Y		169	D A	A	22	A	0	0	0	0	0	3,380	3,380	0.000				
4180	WHITE EAGLE BLVD	RANGELAND PKY	SR 70	MC UC	U 4D	1.32	1	Y		161	D A	A	22	A	0	0	0	0	0	3,220	3,220	0.000				
4190	SAWGRASS RD	ERIE RD	EE RD	MC UC	T 2U	0.32	1	N		65.5	D C	C	22	C	40	0.090	4	236	240	1,310	1,070	0.000			10-59	
4192	SAWGRASS ROAD	EE ROAD	MOCCASIN WALLOW RD	MC	U	0.00				65.5	A	A					0	0	0	1,310	1,310	0.000				
4194	SAWGRASS ROAD	MOCCASIN WALLOW R	FF ROAD	MC	U	0.00				65.5	A	A					0	0	0	1,310	1,310	0.000				
4196	SAWGRASS ROAD	FF ROAD	BUCKEYE RD	MC	U	0.00				65.5	A	A					0	0	0	1,310	1,310	0.000				
4200	SAWGRASS RD	BUCKEYE RD	II RD/JJ RD	MC MAC	R 2U	0.69	1	Y		60.5	D A	A	22	A	0	0.095	0	0	0	1,210	1,210	0.000				
4210	ARTISAN LAKES PKW - NOT EXS	MOCCASIN WALLOW R	BUCKEYE RD	MC UC	U 4D	0.46	1	Y		131	D A	D	22	D	0	0.090	0	1,591	1,591	2,620	1,029	0.000				
4220	ARTISAN LAKES PKW - Not Exi	BUCKEYE RD	HILLSBOROUGH CNTY	MC MAC	R 2U	0.00		N		48.5	D A	A	22	A	0		0	0	0	970	970	0.000				
4230	44 AVE E	15 STE	US 301	MC MA	U 4D	1.00	1	Y		161	D A	C	22	C	13551	0	316	316	3,220	2,904	0.000					
4240	44 AVE E	US 301	45 STE	MC MA	U 4D	0.66	1	Y		161	D C	C	22	C	13551	0.090	1,220	19	1,239	3,220	1,981	0.000			03-17	
4250	44 AVE E - Not Exist	45 STE	MORGAN JOHNSON RD	MC MA	U 4D	1.01	1	Y		161	D C	C	22	C	1947	0.090	175	0	175	3,220	3,045	0.000			08-49	
4260	44 AVE E	MORGAN JOHNSON RD	CARUSO RD	MC I	4D	0.00		N		57.5	D C	C	22	C	9500	0.090	855	0	855	1,150	295	0.000			4215	
4270	44 AVE E	CARUSO RD	LAKEWOOD RANCH BLVD	MC MA	U 2U	0.31	1	N		57.5	D C	C	22	C	3564	0.090	321	0	321	1,150	829	0.000			03-10	
4280	44 AVE E	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC MA	U 4D	1.00	1	Y		169	D C	C	22	C	3238	0.090	291	584	875	3,380	2,505	0.000			03-16	
4282	44 AVE E	WHITE EAGLE BLVD	LORRAINE RD	MC MA	U 4D	0.00	0	Y		169	D C	C	22	C	3238	0.090	291	669	980	3,380	2,400	0.000			03-16	
4284	44 AVE E	LORRAINE RD	UIHLEIN RD	MC MA	U 2D	0.00	0	Y		169	D A	C	22	A	0	0.090	0	1,388	1,388	3,380	1,992	0.000				
4288	44 AVE E	UIHLEIN RD	BOURNESIDE BLVD	MC MA	U 4D	0.00	0	Y		88	D A	C	22	A	0	0.090	0	511	511	1,760	1,249	0.000				
4290	117 STE	SR 64	GATEWOOD DR	MC UC	U 2D	1.89	1	Y		47.5	D A	A	22	A	0	0.090	0	0	0	950	950	0.000				
4320	PORT HARBOUR PKY	GOLDEN HARBOUR TR	UPPER MANATEE RVR R	MC UC	U 2D	0.96	1	Y		59.5	D A	A	22	A	0	0.090	0	0	0	1,190	1,190	0.000				

TABLE 1A
IMPACT AREA CALCULATIONS

TABLE 1A
5% SIGNIFICANT IMPACT CALCULATIONS
SR 64 & UHLEIN RD COMMERCIAL

TOTAL AM PEAK HOUR PROJECT TRAFFIC		240	VPH	TOTAL PM PEAK HOUR PROJECT TRAFFIC		689	VPH		
ROADWAY	SEGMENT	Link #	LANES	ADOPTED LOS	PEAK HOUR LOS VOLUME ¹	PERCENT		% LOS SIGNIFICANT	STD IMPACT ²
						PROJECT TRAFFIC	MAX 2-WAY PROJECT TRIPS		
SR 64	W. of Rye Rd	3062	4LD	D	3,750	20%	138	3.67%	NO
	W. of Lorraine Rd	3063	4LD	D	3,750	24%	165	4.41%	NO
	W. of Uihlein Rd	3070	2LU	C	1,620	32%	220	13.61%	YES
	E. of Uihlein Rd	3070	2LU	C	1,620	42%	289	17.86%	YES
	E. of Bourmeside Blvd	3070	2LU	C	1,620	27%	186	11.48%	YES
	E. of East River Ranch Blvd	3070	2LU	C	1,620	11%	76	4.68%	NO
Uihlein Rd	S. of SR 64	6400	4LD	D	2,750	26%	179	6.51%	YES
	S. of 44th Ave	6410	4LD	D	2,750	22%	152	5.51%	YES
	N. of Rangeland Pkwy	6410	4LD	D	2,750	15%	103	3.76%	NO
Bourmeside Blvd	S. of SR 64	6470	4LD*	D	2,750	7%	48	1.75%	NO
	S. of 44th Ave	6460	4LD*	D	2,750	7%	48	1.75%	NO
	S. of Rangeland Pkwy	6450	4LD*	D	2,750	0%	0	0.00%	NO
Rye Rd	N. of Waterline Rd	2922	2LU	D	2,270	5%	34	1.52%	NO
White Eagle Blvd	S. of SR 64	4140	4LD	D	3,380	2%	14	0.41%	NO
Lorraine Rd	S. of SR 64	2646	4LD*	D	2,750	1%	7	0.25%	NO
	S. of 44th Ave	2648	4LD*	D	2,750	1%	7	0.25%	NO
	S. of Rangeland Pkwy	2650	4LD*	D	2,750	3%	21	0.75%	NO
	W. of Lorraine Rd	4282	4LD	D	3,380	1%	7	0.20%	NO
44th Ave	W. of Uihlein Rd	4284	4LD	D	3,380	4%	28	0.82%	NO
	W. of Bourmeside Blvd	4288	4LD	D	3,380	0%	0	0.00%	NO
	W. of East River Ranch Blvd	N/A	4LD	D	3,380	0%	0	0.00%	NO
	W. of CR 675	N/A	4LD	D	3,380	2%	14	0.41%	NO
Waterline Rd/Dam Rd	N. of SR 64	6120	2LU	D	1,310	5%	34	2.63%	NO
Rangeland Pkwy	W. of Lorraine Rd	2912	4LD	D	2,750	3%	21	0.75%	NO
	W. of Uihlein Rd	2916	4LD	D	2,750	4%	28	1.00%	NO
	W. of Bourmeside Blvd	2917	4LD	D	2,750	0%	0	0.00%	NO
	W. of East River Ranch Blvd	N/A	4LD	D	2,750	3%	21	0.75%	NO
East River Ranch Blvd	W. of CR 675	N/A	4LD	D	2,750	3%	21	0.75%	NO
	S. of SR 64	N/A	4LD	D	2,750	11%	76	2.76%	NO
CR 675	S. of 44th Ave	N/A	4LD	D	2,750	3%	21	0.75%	NO
	S. of SR 64	2370	2LU	D	790	4%	28	3.49%	NO
	S. of 44th Ave	2370	2LU	D	790	2%	14	1.74%	NO
	S. of Rangeland Pkwy	2370	2LU	D	790	1%	7	0.87%	NO

¹ The Peak Hour LOS Volumes were obtained from Manatee County Planning Department's Concurrency Transportation Link Sheet, dated June 6, 2024.
^{*} Bourmeside Blvd is being widened to a four-lane facility (PLN210-0079). Peak Hour LOS Volume was assumed based on existing 4-lane section of Uihlein Rd
^{*} Lorraine Road is funded for widening to a 4-lane facility from SR 64 to 59th Avenue East. (CIP Key #2048). Peak Hour LOS Volume was based on Link# 2651.

TABLE 2A
CAPACITY ANALYSIS

**TABLE 2A
LEVEL OF SERVICE/CAPACITY ANALYSIS
SR 64 & UHLEIN RD COMMERCIAL**

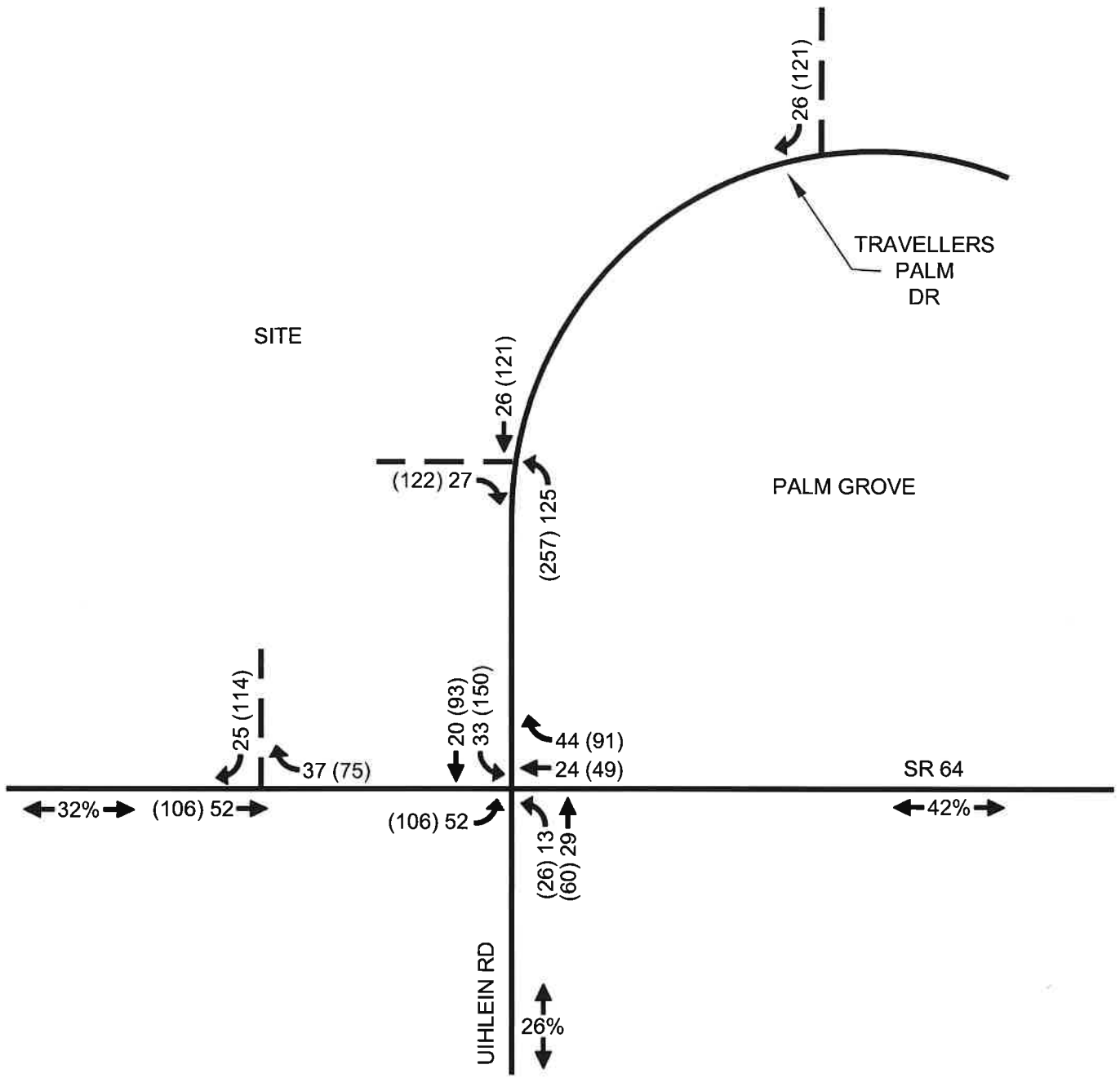
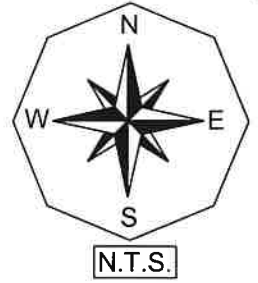
TOTAL PROJECT TRAFFIC AM	VPH	240	VPH	689	2024					2028				2029					
					Link #	LOS	PK. HR.	PK. HR.	PK. HR.	EXISTING LOS	RESERVED VOL. ¹	VOLUME ²	V/C	LOS	PK. HR.	PROJECTED BCKGRND AVAIL. CAP. VOLUME	PERCENT PROJECT TRAFFIC	MAX 2-WAY PROJECT TRAFFIC	BCKGRND + PROJECT TRAFFIC
TOTAL PROJECT TRAFFIC PM					TO	STD	PK. HR.	PK. HR.	PK. HR.										
					Lorraine Rd to Uihlein Rd	C	1,620	2,645	3,221	1.99	F	-1,601	32%	220	3,441	2.12	F	-1,821	
					Uihlein Rd to Bourneside Blvd	C	1,820	2,645	3,221	1.99	F	-1,601	42%	289	3,510	2.17	F	-1,890	
					Bourneside Blvd to East River Ranch Blvd	C	1,620	2,645	3,221	1.99	F	-1,601	27%	186	3,407	2.10	F	-1,787	
					SR 64 to 44th Ave	D	2,750	979	1,479	0.54	D	1,271	26%	179	1,658	0.60	D	1,092	
					44th Ave to Sweetwater Village Dr	D	2,750	276	776	0.28	C	1,974	22%	152	928	0.34	C	1,822	
					Sweetwater Village Dr to Rangeland Pkwy	D	2,750	276	776	0.28	C	1,974	15%	103	879	0.32	C	1,871	

¹ Data was obtained from Manatee County Planning Department Concurrency Transportation Link Sheet, dated June 6, 2024.

² The 2029 Background Peak Hour 2-Way Volume was obtained by adding the the Peak Hour Reserved Volume to the 2024 Peak Hour Base Volume

All background growth will be due to reserved inps.

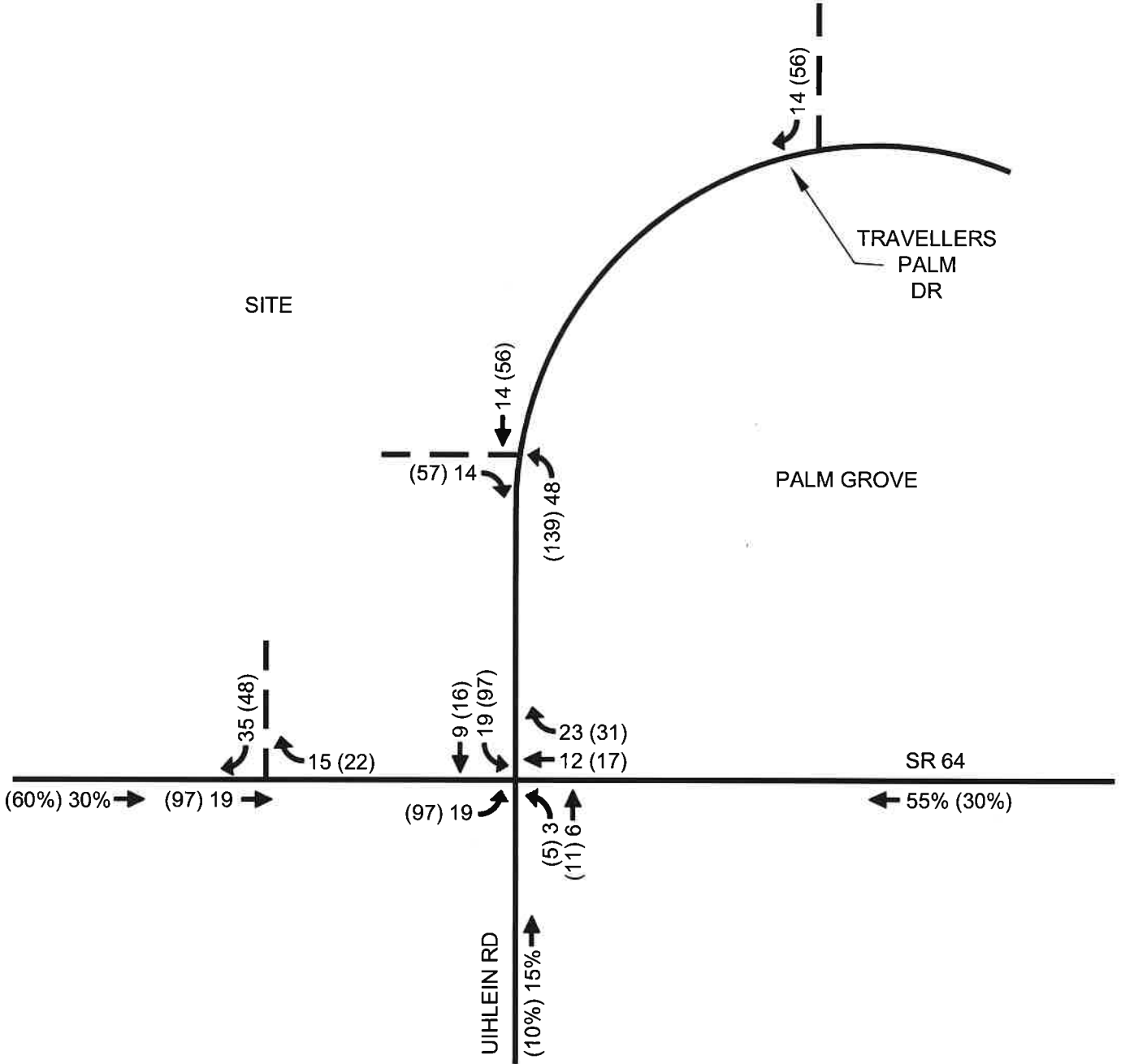
SUPPLEMENTAL FIGURES A-1 & A-2



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ←(000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ←20%→ PERCENT TRIP DISTRIBUTION

**TRIP DISTRIBUTION & SITE TRAFFIC ASSIGNMENT
NEW TRIPS**



LEGEND

- ← 000 WEEKDAY AM PEAK HOUR SITE TRAFFIC
- ←(000) WEEKDAY PM PEAK HOUR SITE TRAFFIC
- ←20% AM PEAK HOUR PASS-BY TRIP DISTRIBUTION
- ←(20%) PM PEAK HOUR PASS-BY TRIP DISTRIBUTION

**ASSIGNMENT & DISTRIBUTION OF
PASS-BY PROJECT TRIPS
SR 64 & UIHLEIN RD COMMERCIAL**

Figure A-2

MANATEE COUNTY
PLANNING DEPARTMENT
CONCURRENCY TRANSPORTATION
LINK SHEETS

Manatee County Planning Department Concurrency Transportation Link Sheet

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Link No	Road Name	From Street	To Street	Jns Dtn	Fnc Cls	U T R	(#1) Cis Sec	Sig/ Mile	Nu m as it	Cl Si Gr	Ls p	5% Peak Hour LOS	Los Std	Exist LOS	Proje Art cied	Trf Plan Cnt	Exist AADT	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De Im Rs	Stn Num
3050	SR 64	43RD ST BLVD E	48TH ST CTE	ST	PA	U	6D	2.33	1	II	Y	282.5	D	C	C	22	49500	0.090	4,455	721	5,176	5,650	474	0.000	0.000	0	0005	
3051	SR 64	48TH ST CTE	MORGAN-JOHNSON RD	ST	PA	U	6D	1.39	1	I	Y	282.5	D	C	C	22	49500	0.090	4,455	692	5,147	5,650	503	0.000	0.000	0	0005	
3052	SR 64	MORGAN-JOHNSON RD	CYPRESS CREEK BLVD	ST	PA	U	6D	2.78	1	II	Y	282.5	D	C	C	22	49500	0.090	4,455	870	5,325	5,650	325	0.000	0.000	0	0005	
3053	SR 64	CYPRESS CREEK BVD	66 ST CTE	ST	PA	U	6D	2.70	1	II	Y	282.5	D	C	F	22	59000	0.090	5,310	864	6,174	5,650	-524	0.000	0.000	0	0049	
3054	SR 64	66 ST CTE	I-75	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	F	22	59000	0.090	5,310	801	6,111	5,650	-461	0.000	0.000	0	0049	
3055	SR 64	I-75	GRAND HARBOUR PKY	ST	PA	U	6D	4.00	1	II	Y	282.5	D	C	F	22	59000	0.090	5,310	1,211	6,521	5,650	-871	0.000	0.000	0	0049	
3060	SR 64	GRAND HARBOUR PKY	LENA RD	ST	PA	U	6D	1.12	1	I	Y	282.5	D	C	F	22	48500	0.090	4,365	1,809	6,174	5,650	-524	0.000	0.000	0	0050	
3061	SR 64	LENA RD	LAKWOOD RANCH BLVD	ST	PA	U	6D	0.71	1	I	Y	282.5	D	C	F	22	51000	0.090	4,590	1,937	6,527	5,650	-877	0.000	0.000	0	0072	
3062	SR 64	LAKWOOD RANCH BL	RYE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	F	22	32000	0.090	2,880	1,631	4,511	3,750	-761	0.000	0.000	0	0073	
3063	SR 64	RYE RD	LORRAINE RD	ST	PA	U	4D	0.00	0	I	Y	187.5	D	C	C	22	13600	0.090	1,224	1,794	3,018	3,750	732	0.000	0.000	0	5076	
3070	SR 64	LORRAINE RD	CR 675/RUTLAND RD	ST	PA	T	2U	0.00	0	Y	Y	81	C	B	F	22	6400	0.090	576	2,645	3,221	1,620	-1,601	0.000	0.000	0	0146	
3080	SR 64	CR 675/RUTLAND RD	HARDEE CO	ST	PA	R	2U	0.00	0	Y	Y	41	C	C	C	22	5800	0.095	551	66	617	820	203	0.000	0.000	0	0021	
3090	SR 70	301 BLVD	US 301	ST	PA	U	6D	1.01	1	I	Y	282.5	D	C	C	22	34000	0.090	3,060	161	3,221	5,650	2,429	0.000	0.000	0	0017	
3100	SR 70	US 301	30TH ST EAST	ST	PA	U	6D	4.35	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	298	4,438	5,650	1,212	0.000	0.000	0	0061	
3101	SR 70	30TH STE	33RD STE	ST	PA	U	6D	3.57	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	304	4,444	5,650	1,206	0.000	0.000	0	0061	
3102	SR 70	33RD STE	37TH STE	ST	PA	U	6D	2.86	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	344	4,484	5,650	1,166	0.000	0.000	0	0061	
3103	SR 70	37TH STE	39TH STE	ST	PA	U	6D	2.27	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	302	4,442	5,650	1,208	0.000	0.000	0	0061	
3104	SR 70	39TH STE	LOCKWOOD RIDGE RD	ST	PA	U	6D	4.55	1	II	Y	282.5	D	C	C	22	46000	0.090	4,140	384	4,524	5,650	1,126	0.000	0.000	0	0061	
3105	SR 70	LOCKWOOD RIDGE	NATALIE WAY	ST	PA	U	6D	1.32	1	I	Y	282.5	D	C	C	22	46000	0.090	4,140	872	5,012	5,650	638	0.000	0.000	0	0061	
3110	SR 70	NATALIE WAY	CARUSO RD	ST	PA	U	6D	2.04	1	I	Y	282.5	D	C	C	22	46000	0.090	4,140	774	4,914	5,650	736	0.000	0.000	0	0061	

Manatee County Planning Department Concurrency Transportation Link Sheet

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Link No	Road Name	From Street	To Street	Jns Dtn	Fnc Cls	U R	U R	(#1) Cts Sec	Sig/ Mile	Nu m SI	Cl Gr	Le	5% Peak Hour LOS Vol	Los Sid	Exist Los	Projie cled LOS	Trf Plan Chit	Exist AADT	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	Peak Hour LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	De Con Typ	Lim Rs	
6400	UJHLEIN RD	SR 64	44 AVE	MC	MAC	R	2U	0.65	1	Y			137.5	D	C	D	22	5267	0.095	900	979	1,479	2,750	1,271	0.000				02-17
6410	UJHLEIN RD	44 AVE	RANGELAND PKY	MC	MAC	R	2U	1.22	1	Y			137.5	D	C	C	22	5267	0.095	500	276	776	2,750	1,974	0.000				02-17
6420	UJHLEIN RD	RANGELAND PKY	SR 70	MC	UC	U	4D	0.00		Y			47.5	D	D	F	22	5267	0.090	474	579	1,053	950	-103	0.000				02-17
6430	Bourneside Boulevard	The Masters Ave	University Parkway	MC				0.00					62.5	A	A	A				0	0	0	1,250	1,250	0.000				
6440	Bourneside Boulevard	SR 70	The Masters Avenue	MC				0.00					62.5	A	A	A				0	0	0	1,250	1,250	0.000				
6450	BOURNESIDE BLVD	SR 70	RANGELAND PKY	MC	MAC	U	2U	0.50	1	N			62.5	D	A	D	22	0	0.090	0	947	947	1,250	303	0.000				
6460	BOURNESIDE BLVD	RANGELAND PKY	44TH AVE	MC	MAC	U	2U	1.00	1	Y			62.5	D	A	D	22	0	0.090	0	1,044	1,044	1,250	206	0.000				
6470	BOURNESIDE BLVD	44TH AVE	SR 64	MC	MAC	U	2U	1.00	1	Y			59.5	D	A	D	22	0	0.090	0	847	847	1,190	343	0.000				
6490	POST BLVD	SR 70	RANGELAND PKY	MC	UC	U	4D	1.67	1	Y			131	D	C	C	22	359	0.090	32	21	53	2,820	2,567	0.000				02-18
6500	MALACHITE DRIVE	LAKEWOOD RANCH BL	WHITE EAGLE BLVD	MC	UC	U	4D	1.06	1	Y			137.5	D	C	C	22	3960	0.090	356	0	356	2,750	2,394	0.000				02-08
6550	THE MASTERS AVENUE	LORRAINE ROAD	BOURNESIDE BLVD	MC				0.00					47.5	A	A	A				0	0	0	950	950	0.000				

(#1) Cross section based on capacity improvements scheduled for 01/02 CIP construction, 02/03 FDOT construction. (#2) Peak hour LOS volumes based on FDOT's 2002 LOS generalized table.

Total Links:

**TRAFFIC DATA FROM FDOT
TRAFFIC ONLINE**

DATE 05/06/24

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2023

COUNTY NAME: MANATEE STATION: 0146 DIRECTION: E LANE: 0
DESCRIPTION: SR-64, 1 MI W OF CR675, E OF DESOTO SPDWY, MANATEE CO
LOCATION: COUNTY 13 SECTION 050 SUBSECTION 000 MILEPOST 15.891 ROUTES: SR-64

Table with columns: DY D, 1-24, DAILY. Rows include station identifiers (1 F, 2 A, 3 S, 4 M, 5 T, 6 W, 7 R, 8 F, 9 A, 10 S, 11 M, 12 T, 13 W, 14 R, 15 F, 16 A, 17 S, 18 M, 19 T, 20 W, 21 R, 22 F, 23 A, 24 S, 25 M, 26 T, 27 W, 28 R, 29 F, 30 A, 31 S) and corresponding hourly counts for each day of the month.

WEEKDAY AVERAGE = 3487 SATURDAY AVERAGE = 3207 SUNDAY AVERAGE = 2710 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 103260
MONTHLY AVERAGE = 3336

COMMENTS:
12/16: WEATHER EVENT
12/25: CHRISTMAS DAY
12/31: NEW YEARS EVE
"B"====> BAD DAY
"N"====> NORMAL DAY
"A"====> ATYPICAL DAY
"H"====> ATYPICAL DAY (HOLIDAY)
"S"====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

DATE 05/06/24

FLORIDA DEPARTMENT OF TRANSPORTATION
TRAFFIC COUNTS
HOURLY CONTINUOUS COUNTS FINAL REPORT
DECEMBER 2023

COUNTY NAME: MANATEE STATION: 0146 DIRECTION: W LANE: 0
DESCRIPTION: SR-64, 1 MI W OF CR675, E OF DESOTO SPDWY, MANATEE CO
LOCATION: COUNTY 13 SECTION 050 SUBSECTION 000 MILEPOST 15.891 ROUTES: SR-64

Table with columns: DY D, 1-31, and DAILY. Rows include dates from 1 F 10 to 31 S 23. Data represents hourly traffic counts for each day.

WEEKDAY AVERAGE = 3431 SATURDAY AVERAGE = 3127 SUNDAY AVERAGE = 2608 NUMBER OF GOOD DAYS 31 TOTAL MONTHLY COUNT = 101094
MONTHLY AVERAGE = 3270

COMMENTS:
12/16: WEATHER EVENT
12/25: CHRISTMAS DAY
12/31: NEW YEARS EVE
"B"=====> BAD DAY
"N"=====> NORMAL DAY
"A"=====> ATYPICAL DAY
"H"=====> ATYPICAL DAY (HOLIDAY)
"S"=====> ATYPICAL DAY (SPECIAL EVENT)

NOTE: ATYPICAL DAYS HAVE COUNTS THAT ARE HIGHER OR LOWER THAN NORMAL, BUT STILL REASONABLE, AND NO LOCAL SPECIAL EVENTS ARE KNOWN.

ITE PASS-BY RATES

Vehicle Pass-By Rates by Land Use

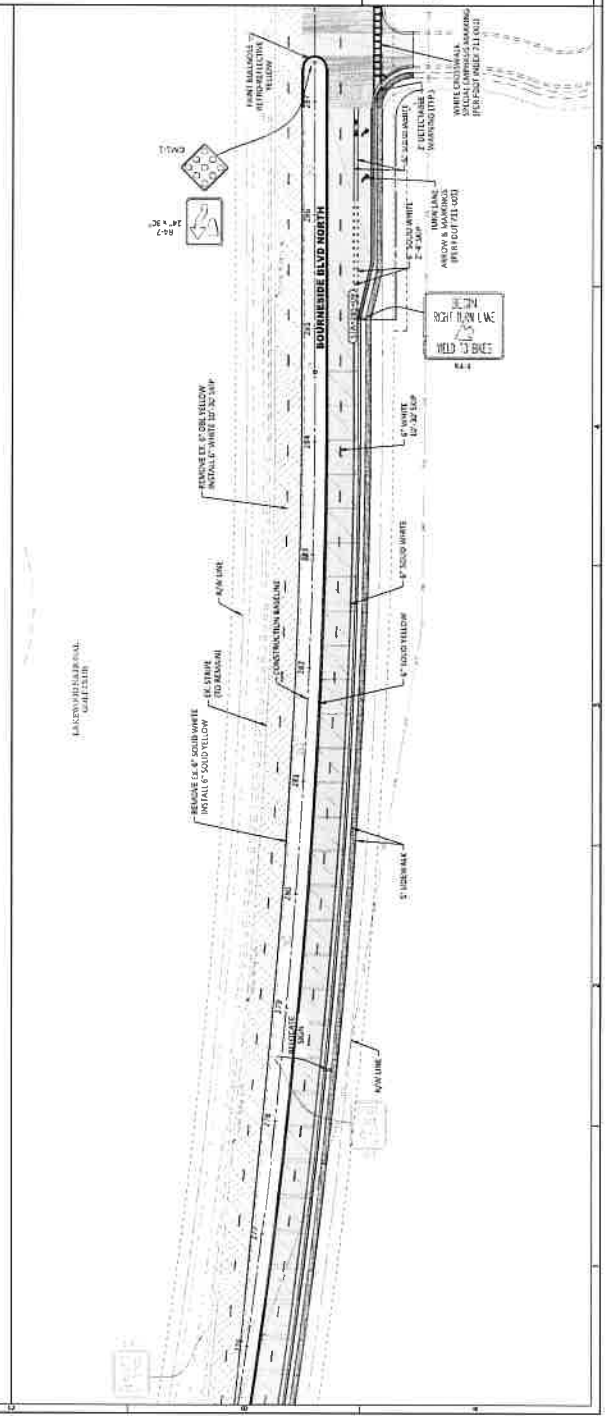
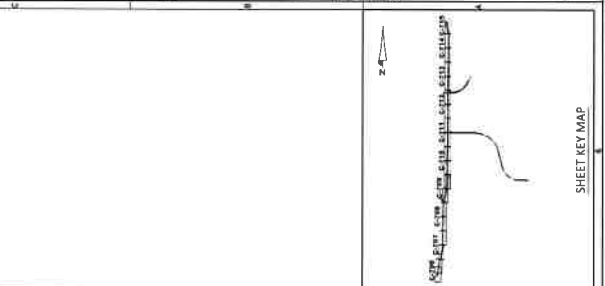
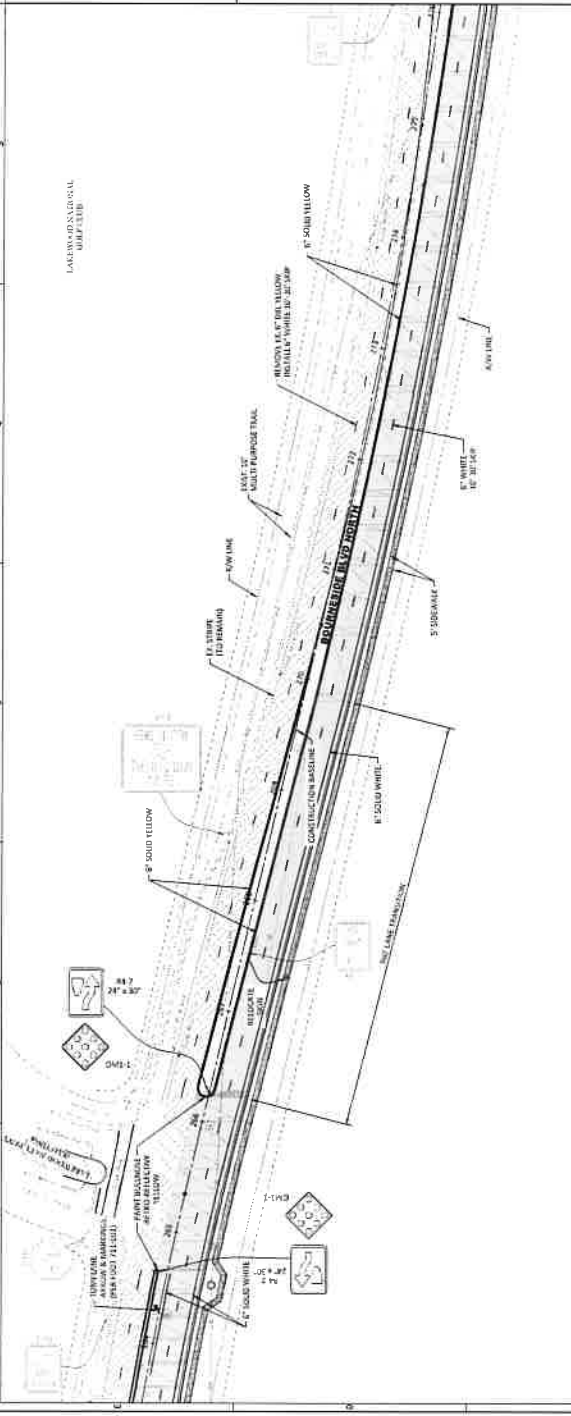
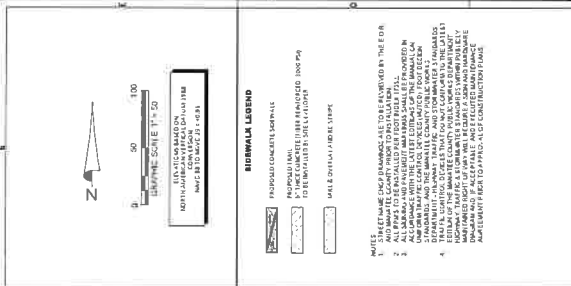
Source: ITE Trip Generation Manual, 11th Edition

Land Use Code	821								
Land Use	Shopping Plaza (40 - 150k)								
Setting	General Urban/Suburban								
Time Period	Weekday PM Peak Period								
# Data Sites	15								
Average Pass-By Rate	40%								
	Pass-By Characteristics for Individual Sites								
					Non-Pass-By Trips				
GLA (000)	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Primary (%)	Diverted (%)	Total (%)	Adj Street Peak Hour Volume	Source
45	Florida	1992	844	56	24	20	44	—	30
50	Florida	1992	555	41	41	18	59	—	30
52	Florida	1995	665	42	33	25	58	—	30
53	Florida	1993	162	59	—	—	41	—	30
57.23	Kentucky	1993	247	31	53	16	69	2659	34
60	Florida	1995	1583	40	38	22	60	—	30
69.4	Kentucky	1993	109	25	42	33	75	1559	34
77	Florida	1992	365	46	—	—	54	—	30
78	Florida	1991	702	55	23	22	45	—	30
82	Florida	1992	336	34	—	—	66	—	30
92.857	Kentucky	1993	133	22	50	28	78	3555	34
100.888	Kentucky	1993	281	28	50	22	72	2111	34
121.54	Kentucky	1993	210	53	30	17	47	2636	34
144	New Jersey	1990	176	32	44	24	68	—	24
146.8	Kentucky	1993	—	36	39	25	64	—	34

**D1RPM PERCENT PROJECT TRIP
DISTRIBUTION MAP**

**BOURNESIDE ROAD WIDENING
CONSTRUCTION PLANS**

PROJECT NO.	W18-0011
DATE	08/20/18
PROJECT NAME	LAKEWOOD RANCH STEWARDSHIP DISTRICT
DESIGNER	HEIDT DESIGN
CHECKED BY	BRUCE L. SMITH
DATE CHECKED	08/20/18



HEIDT DESIGN

**BOURNSIDE BLVD NORTH
PHASE II - WIDENING
SIGNING, PAVEMENT MARKING, &
SIDEWALK PLAN**

PROJECT: LAKWOOD RANCH STEWARDSHIP DISTRICT

DATE	DESCRIPTION

DESIGNED BY: [Name]
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]

STATE OF ILLINOIS
PROFESSIONAL ENGINEER

STRECKLAND T. SMITH
LICENSE NO. 058523

C-715

SHEET KEY MAP

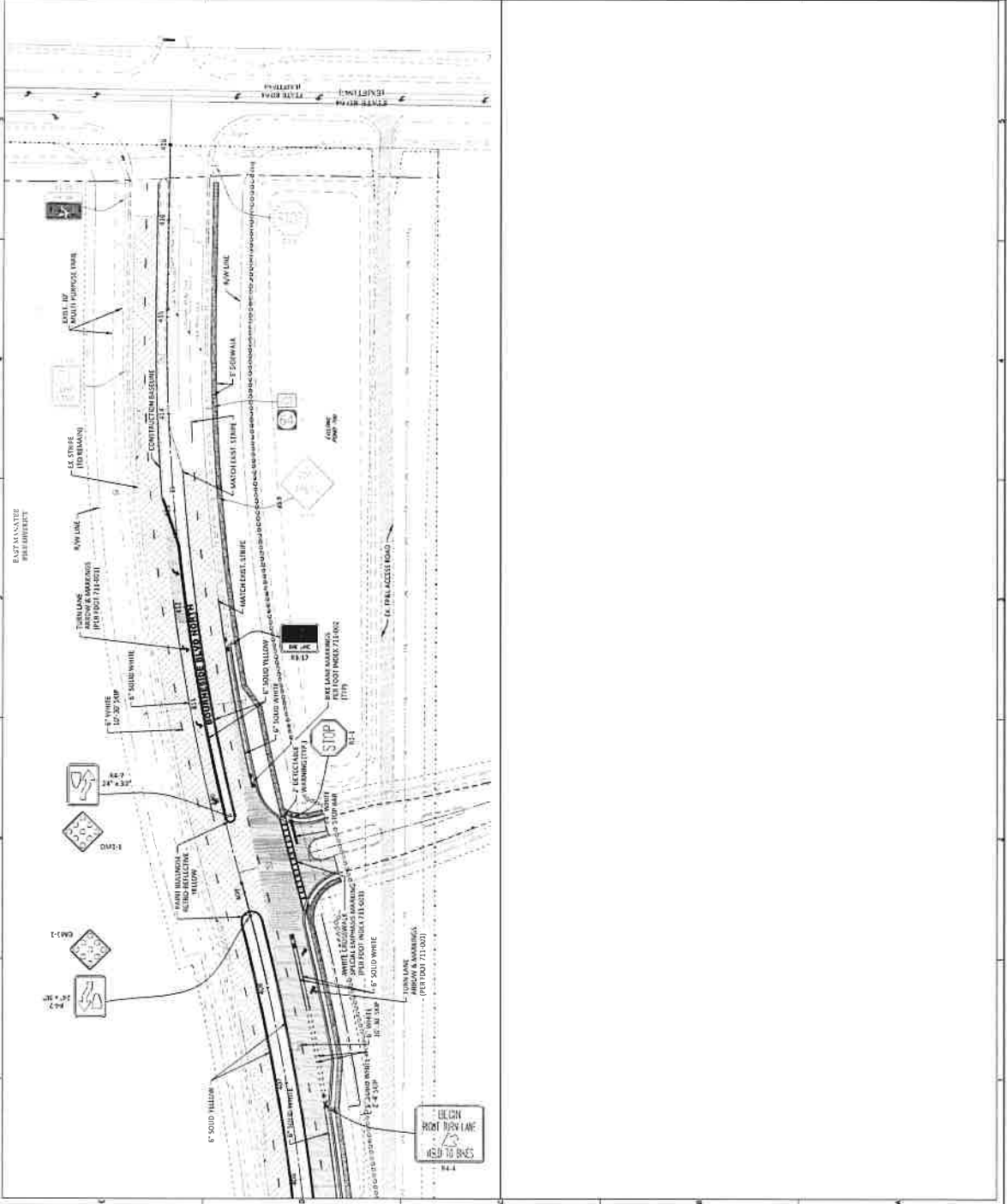
GRAPHIC SCALE 1" = 50'
0 50 100

SIDEWALK LEGEND

- PROPOSED SIDEWALK
- PROPOSED SIDEWALK WITH CONCRETIZED CURB (MINIMUM 4" THICKNESS)
- EXISTING SIDEWALK
- EXISTING SIDEWALK WITH CONCRETIZED CURB (MINIMUM 4" THICKNESS)
- WALK OVERHEAD LABEL STRIPS

NOTES:

- STREETNAME COPY DRAWINGS ARE TO BE REVIEWED BY THE E.O.A.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 2013 EDITION, AND THE ILLINOIS CONSTRUCTION SPECIFICATIONS FOR SIDEWALKS AND CURBS, 2013 EDITION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ILLINOIS CONSTRUCTION SPECIFICATIONS FOR SIDEWALKS AND CURBS, 2013 EDITION, AND THE ILLINOIS CONSTRUCTION SPECIFICATIONS FOR SIDEWALKS AND CURBS, 2013 EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF REVENUE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF REVENUE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND THE ILLINOIS DEPARTMENT OF REVENUE.



MANATEE COUNTY
PROJECT #PJTP25043
CIP KEY #25113

MANATEE COUNTY GOVERNMENT
Capital Improvement Plan
 FY2025 - FY2029

Category: Transportation **Subcategory:** Road Improvements
Project Title: State Road 64 PD&E Study - Lorraine Road to Verna Bethany Road
Department: Public Works
Project Mgr: Jeff Streitmatter
Infra. Sales Tax: -
Project #: PJTP25043 **Status:** Requested

Project Map



Comprehensive Plan Information

CIE Project: Yes
 LOS/Concurrency: Yes
 Project Need: Growth

Project Location

Multi-district SR 64 (Lorraine Road to Verna Bethany Road)

Description and Scope

Complete a Project Development & Environmental Study to expand SR 64 from two-lanes to four-lanes between Lorraine Road and Verna Bethany Road (approximately 7.75 miles). As this is a state road the PD&E study must follow FDOT guidelines and requirements. The study should also evaluate intersections along the corridor including planned roundabouts by FDOT, widening the bridge crossing over the Manatee River at Lake Manatee, and future water and sewer utility extensions or upsizing needs along this corridor.

Rationale

Due to existing and anticipated traffic growth in this area of Manatee County, there is a need to increase capacity on SR 64 by widening it from two lanes to four lanes from the existing four-lane section near the Lorraine Road intersection eastward to Verna Bethany Road. The first step of this project is to complete a Project Development & Environmental (PD&E) study to determine, among other things, the preferred roadway alignment and typical section.

Schedule of Activities

Activity	Start	End	Amount	Category	Fiscal Year	Amount
Design:	10/28	12/29	2,695,000	Personal:	-	-
Land:	-	-	-	Non-Personal:	-	-
Construction:	-	-	-	Operating Capital:	-	-
Equipment:	-	-	-	Operating Total:	-	-
Project Mgt.:	10/28	12/29	188,650	Revenue:	-	-
Total Budgetary Cost Estimate			2,883,650	Net:	-	-
				Initial Year Costs:	-	-

Programmed Funding

Expended to Date	Appropriated to Date	FY2025	FY2026	FY2027	FY2028	FY2029	Future
-	-	-	-	-	2,883,650	-	-

Funding Strategy

SE Impact Fees

Means of Financing

Funding Source

All Prior Funding	-
Impact Fee Funds	2,883,650
Total Funding:	2,883,650

MANATEE COUNTY
PROJECT #PJ6107660
CIP KEY #2048

MANATEE COUNTY GOVERNMENT
Capital Improvement Plan
 FY2025 - FY2029

Category: Transportation
Project Title: Lorraine Road - SR 64 to 59th Ave E
Department: Public Works
Project Mgr: Tony Russo
Infra. Sales Tax: -
Project #: PJ6107660
Status: Existing

Subcategory: Road Improvements



Comprehensive Plan Information

CIE Project: Yes
 LOS/Concurrency: Yes
 Project Need: Growth

Project Location

District 5 Lorraine Rd - SR 64 to 59th Ave E, Bradenton

Description and Scope

This project is part of the county's Comprehensive Plan Future Traffic Circulation Map and includes construction of approximately 2.76 miles of roadway improvements from SR 64 to 59th Avenue East. The proposed widening will include one bridge, four lanes, a median, curb and gutter, bike lanes, sidewalks in each direction, and street lighting.

Rationale

Manatee County intends to widen this section of Lorraine Road to support an anticipated increase in traffic demand and help maintain the county's adopted levels of service for parallel facilities including Lakewood Ranch Boulevard, White Eagle Boulevard, and Uihlein Road.

Schedule of Activities

Activity	Start	End	Amount
Design:	10/21	12/23	5,581,309
Land:	12/21	12/23	8,083,400
Construction:	10/23	10/30	66,275,598
Equipment:	-	-	-
Project Mgt.:	10/21	10/30	7,828,331
Total Budgetary Cost Estimate			87,768,638

Annual Operating Budget Impacts

Category	Fiscal Year	Amount
Personal:	-	-
Non-Personal:	FY2030	88,221
Operating Capital:	-	-
Operating Total:		88,221
Revenue:		-
Net:		88,221
Initial Year Costs:	FY2029	88,221

Programmed Funding

Expended to Date	Appropriated to Date	FY2025	FY2026	FY2027	FY2028	FY2029	Future
6,001,996	11,201,773	-	30,000,000	-	-	-	46,566,865

Funding Strategy

Gas Taxes, Debt

Means of Financing

Funding Source	Amount
All Prior Funding	11,201,773
Debt Proceed Funds - Governmental	76,566,865
Total Funding:	87,768,638

TRIP GENERATION EQUATIONS

Shopping Plaza (40-150k) - Supermarket - Yes (821)

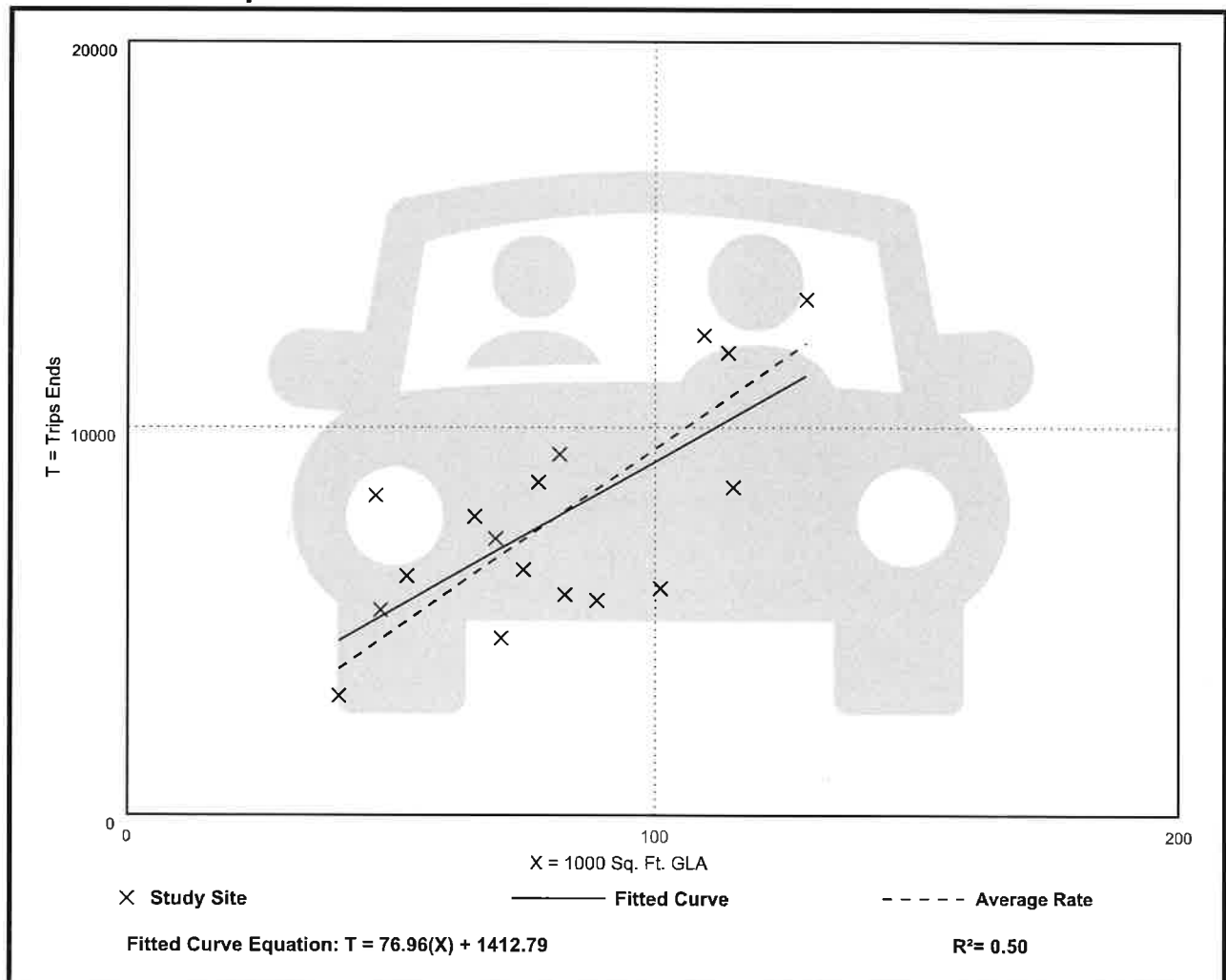
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GLA: 81
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

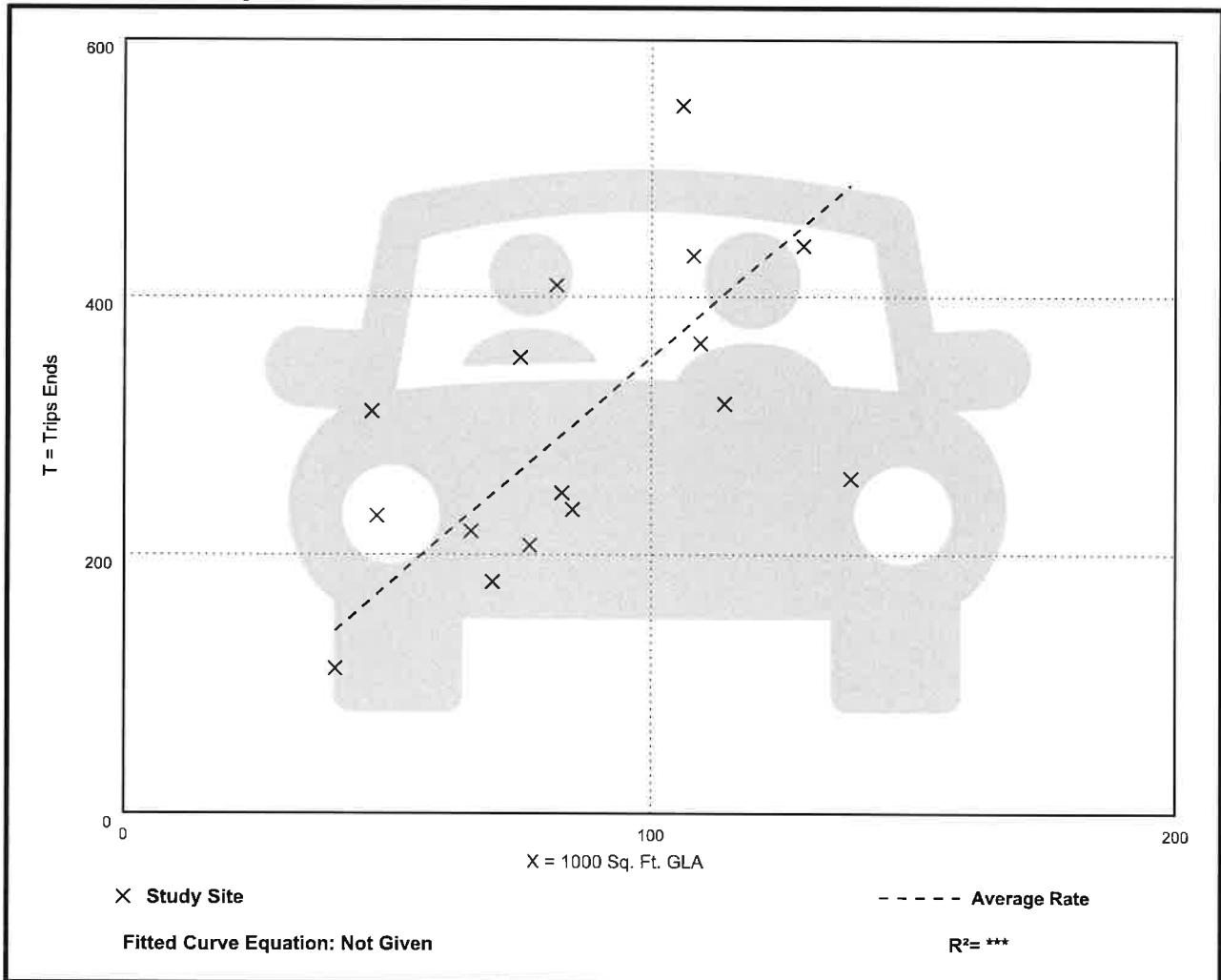
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

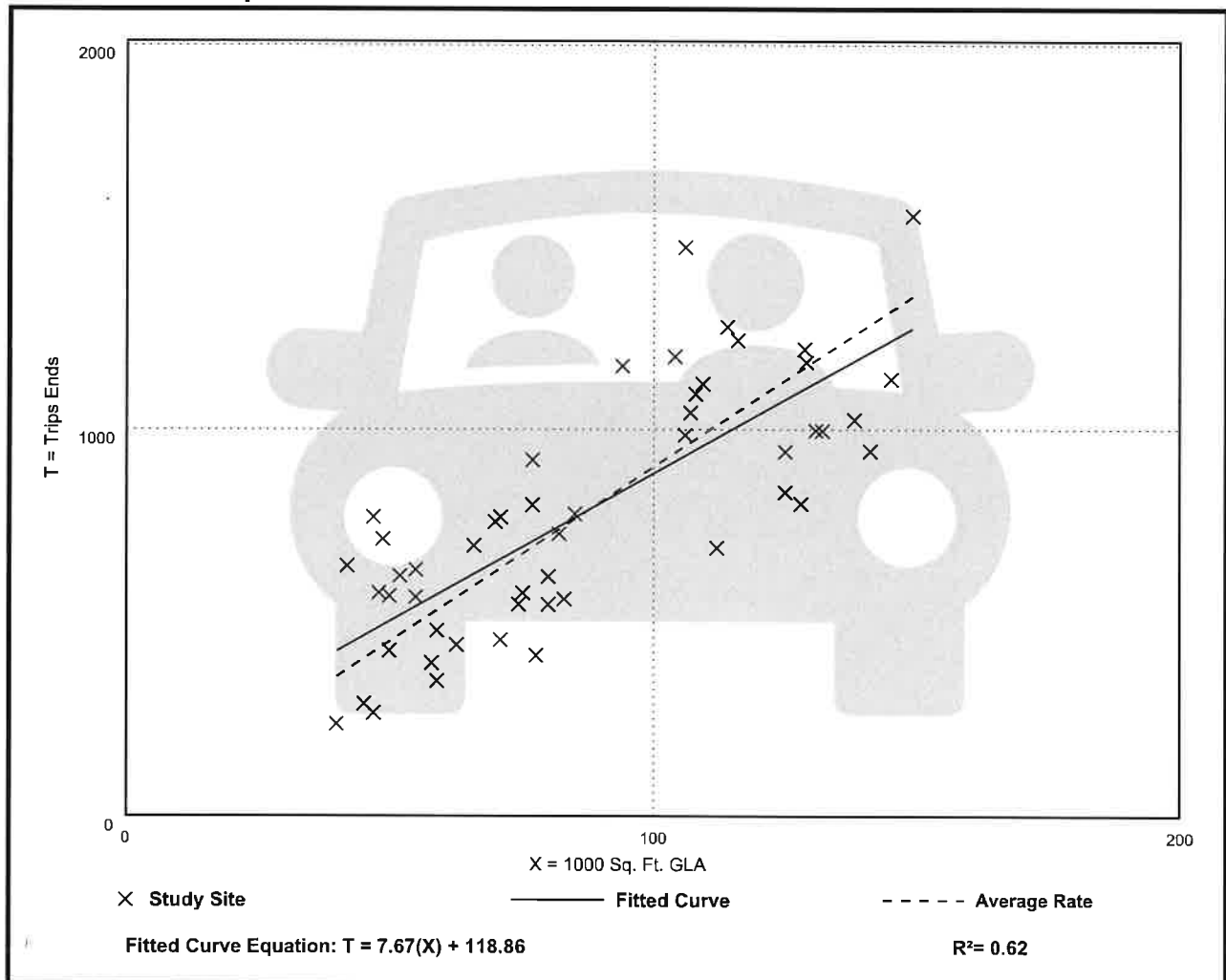
Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - No (821)

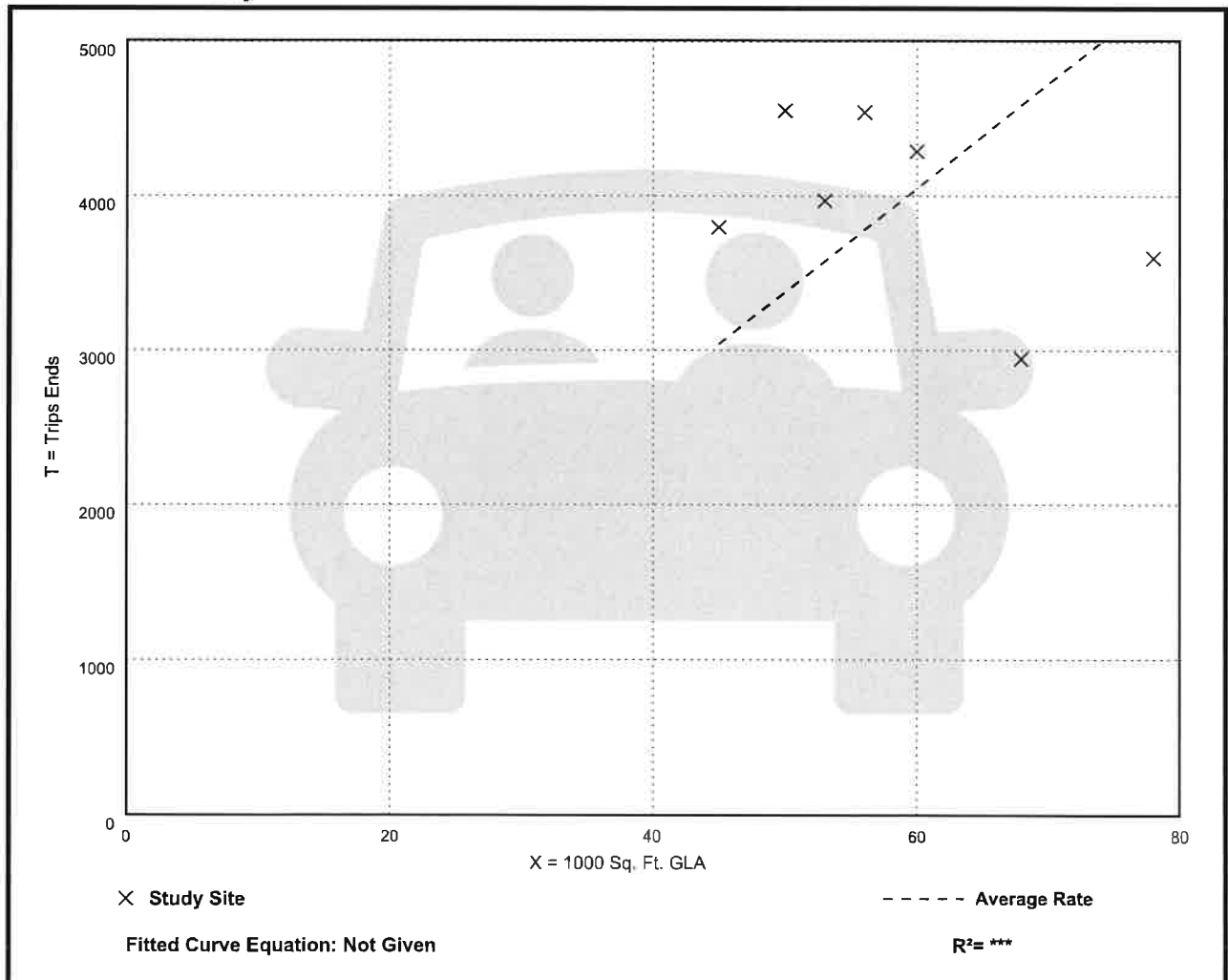
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GLA: 59
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
67.52	43.29 - 91.06	19.25

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

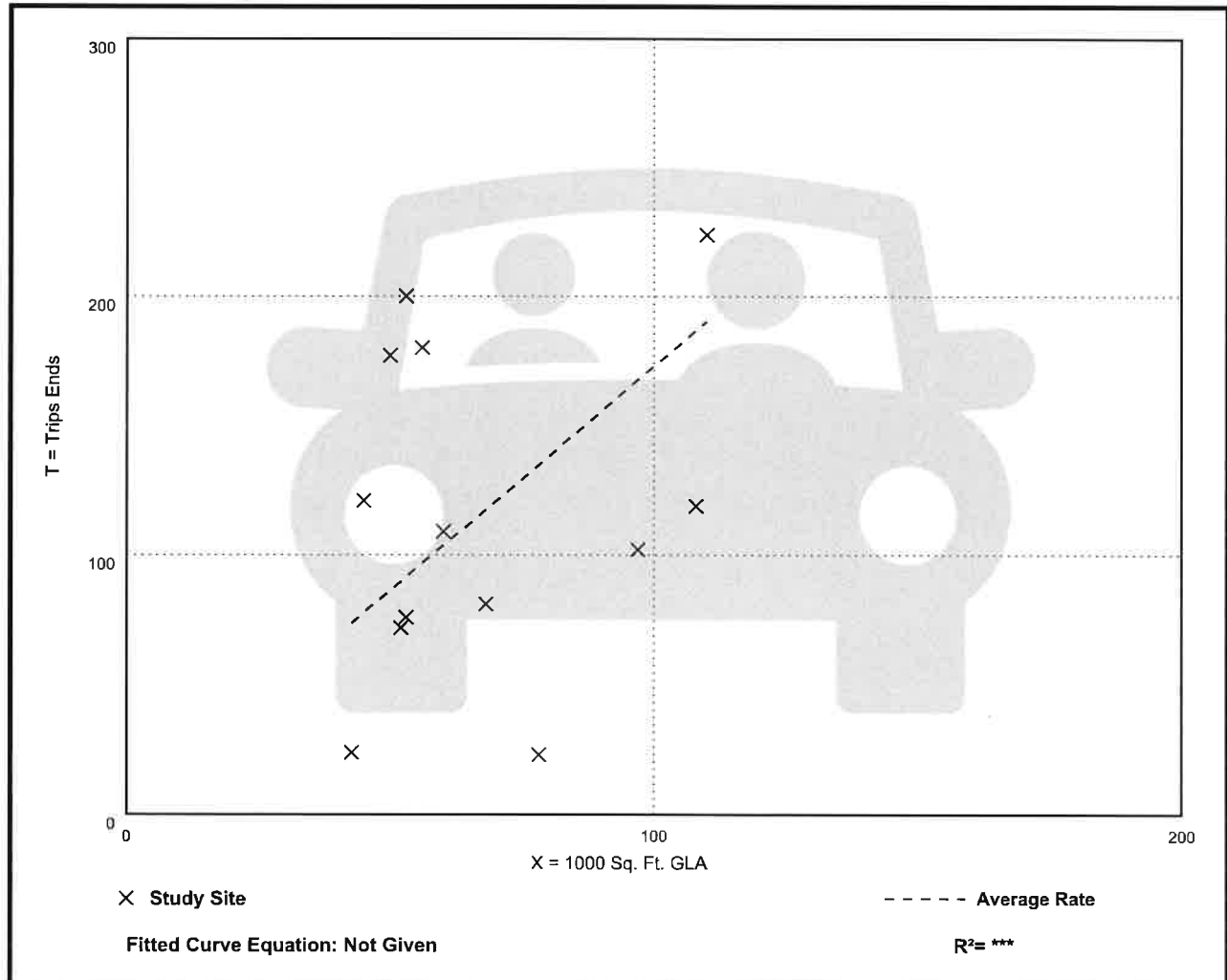
Avg. 1000 Sq. Ft. GLA: 67

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
1.73	0.29 - 3.77	1.06

Data Plot and Equation



Shopping Plaza (40-150k) - Supermarket - No (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

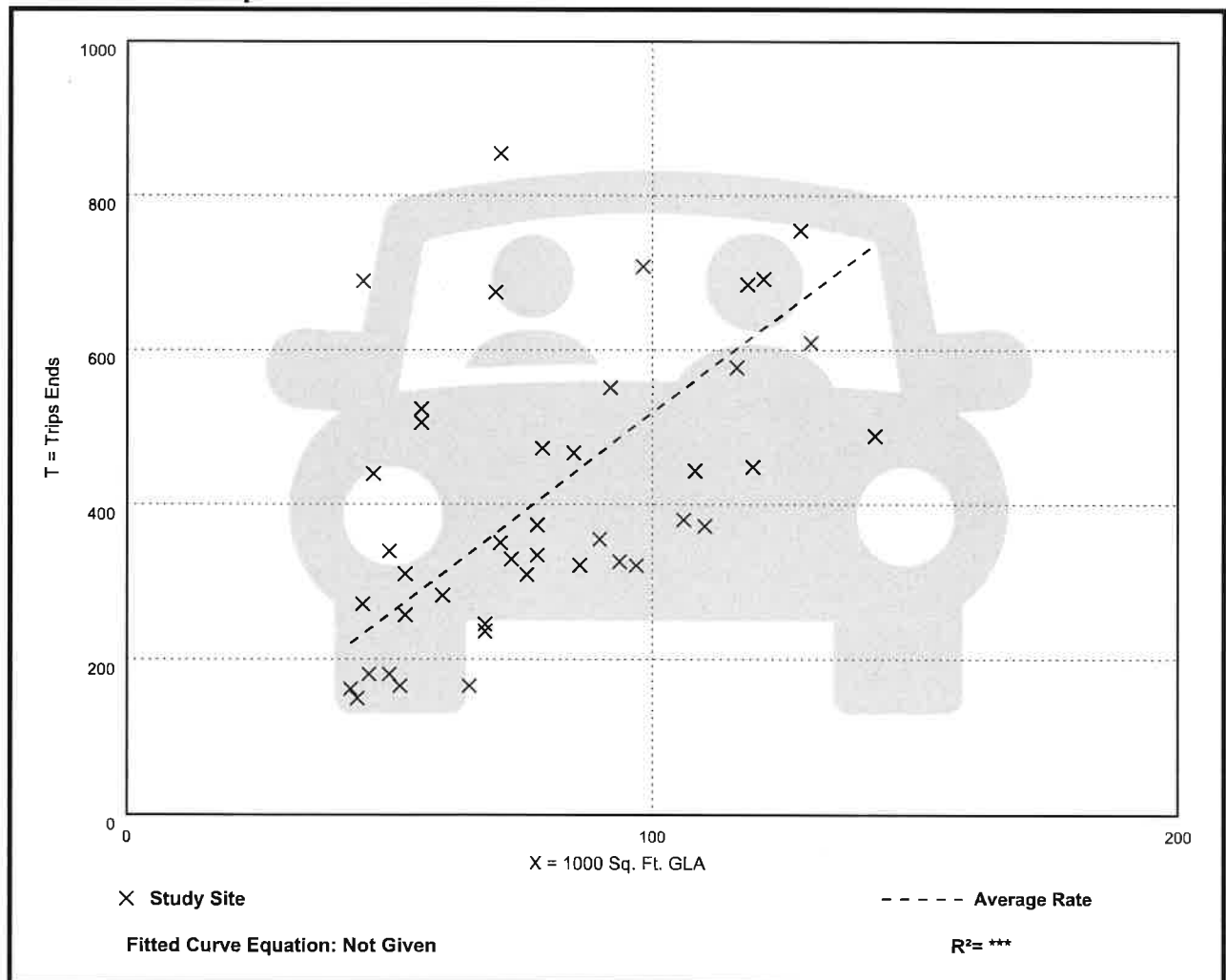
Avg. 1000 Sq. Ft. GLA: 79

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.19	2.55 - 15.31	2.28

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

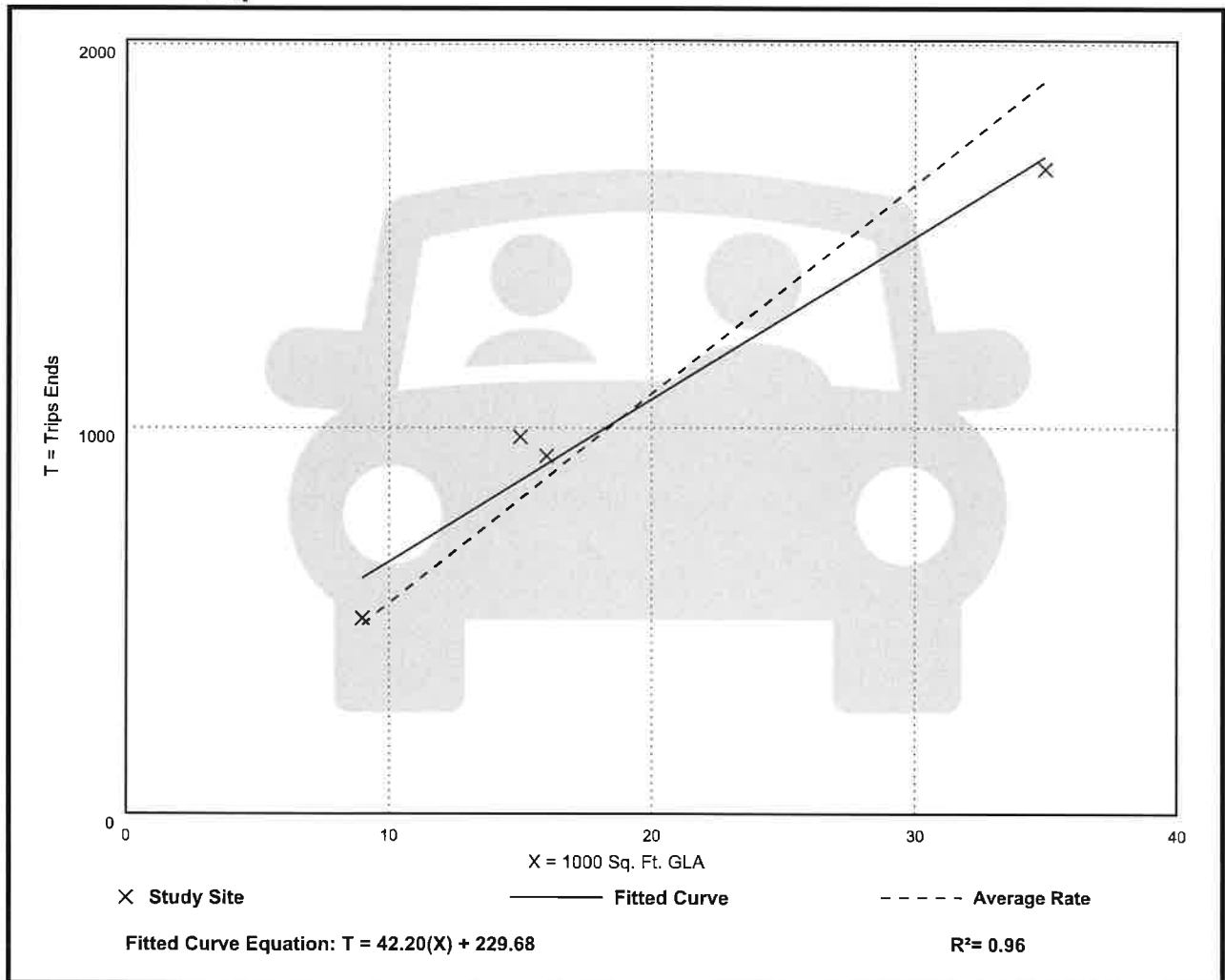
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

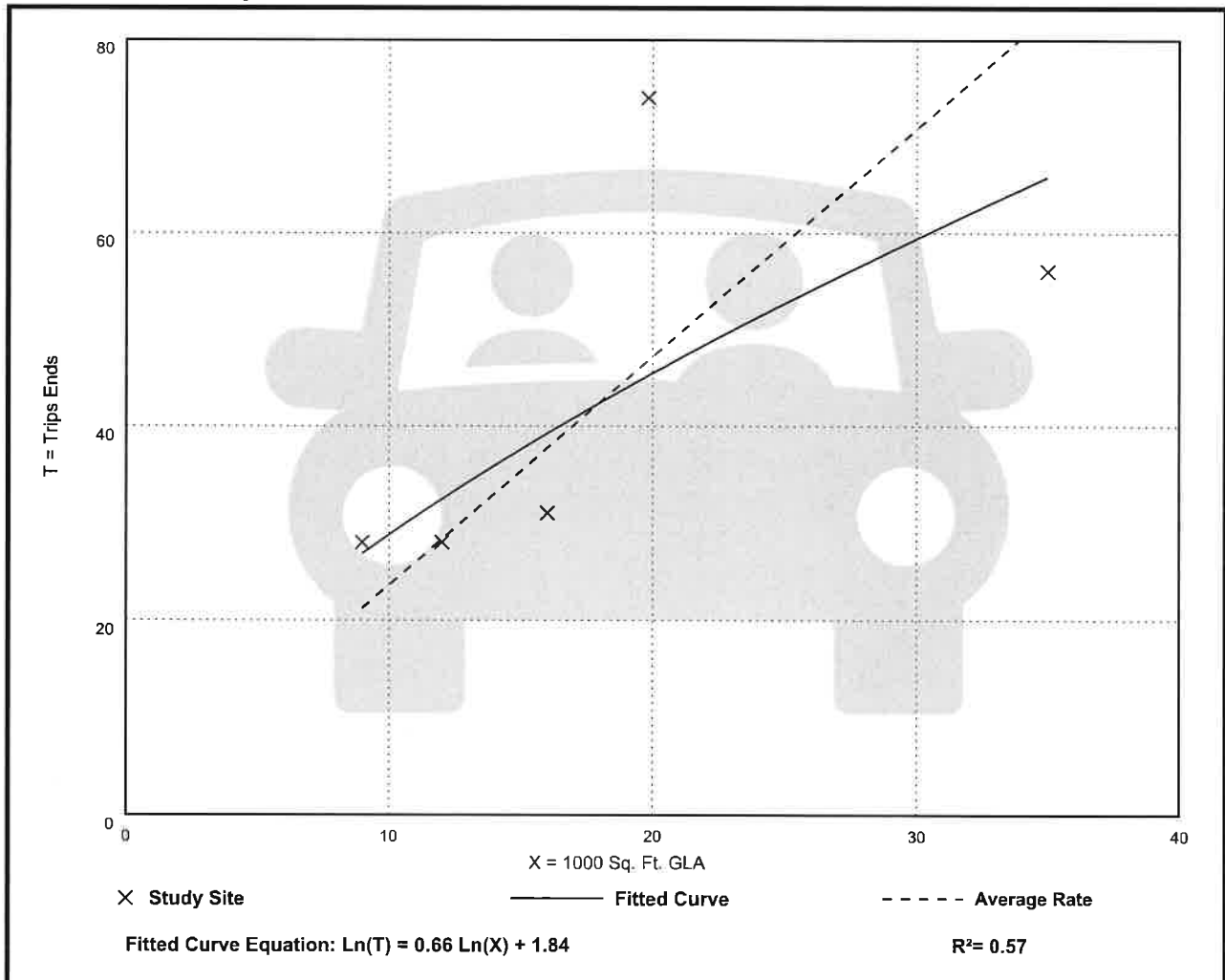
Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Strip Retail Plaza (<40k) (822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

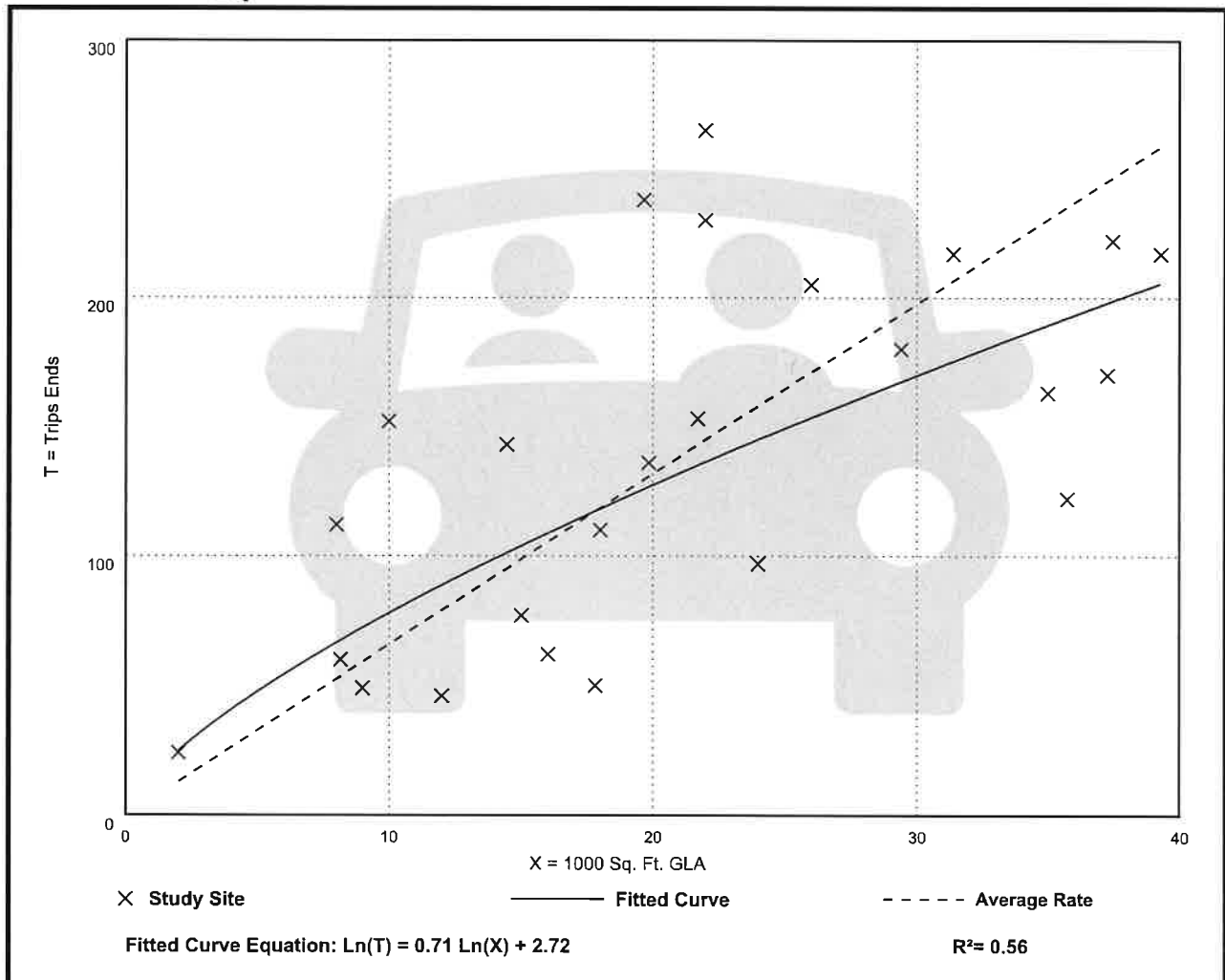
Avg. 1000 Sq. Ft. GLA: 21

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

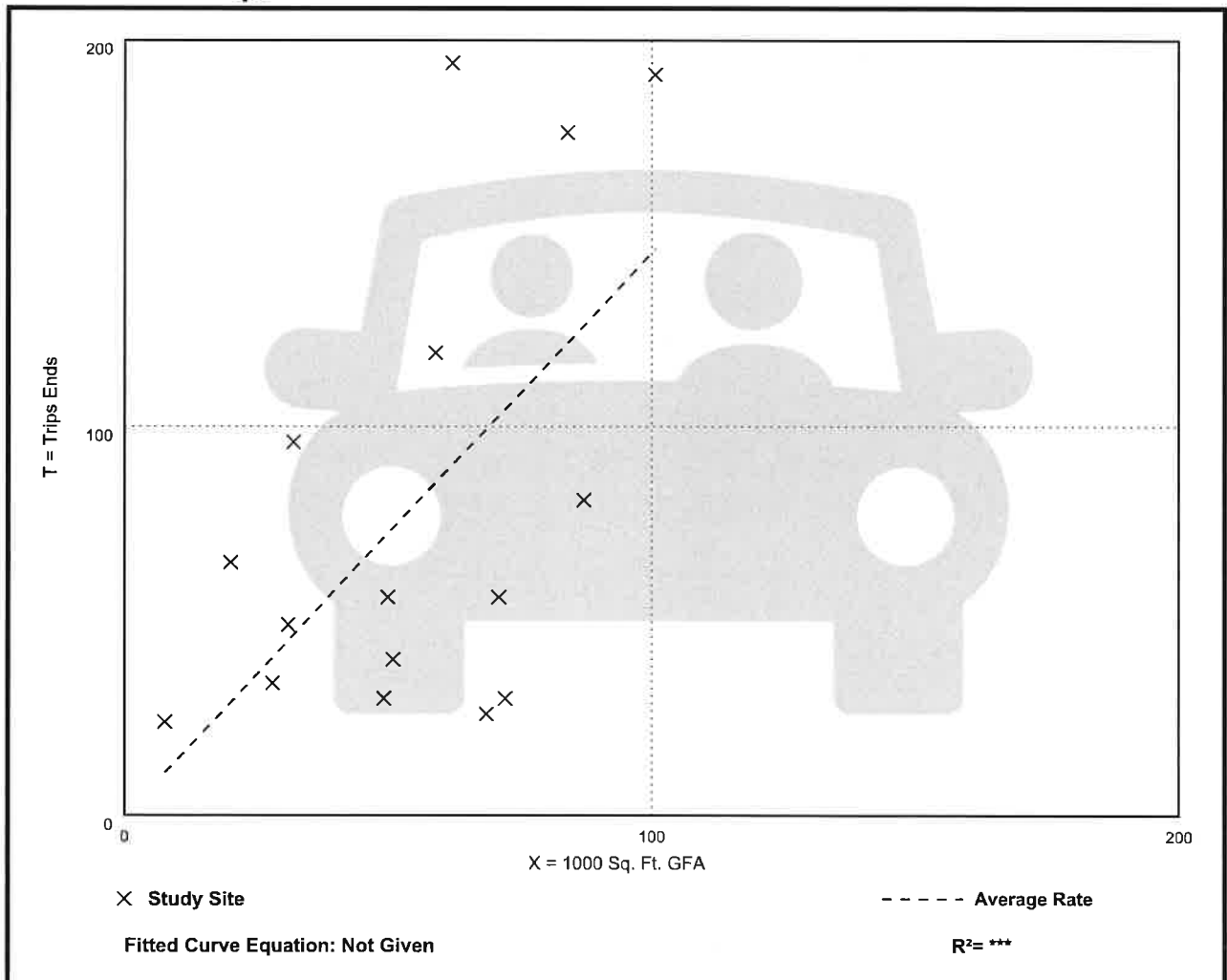
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

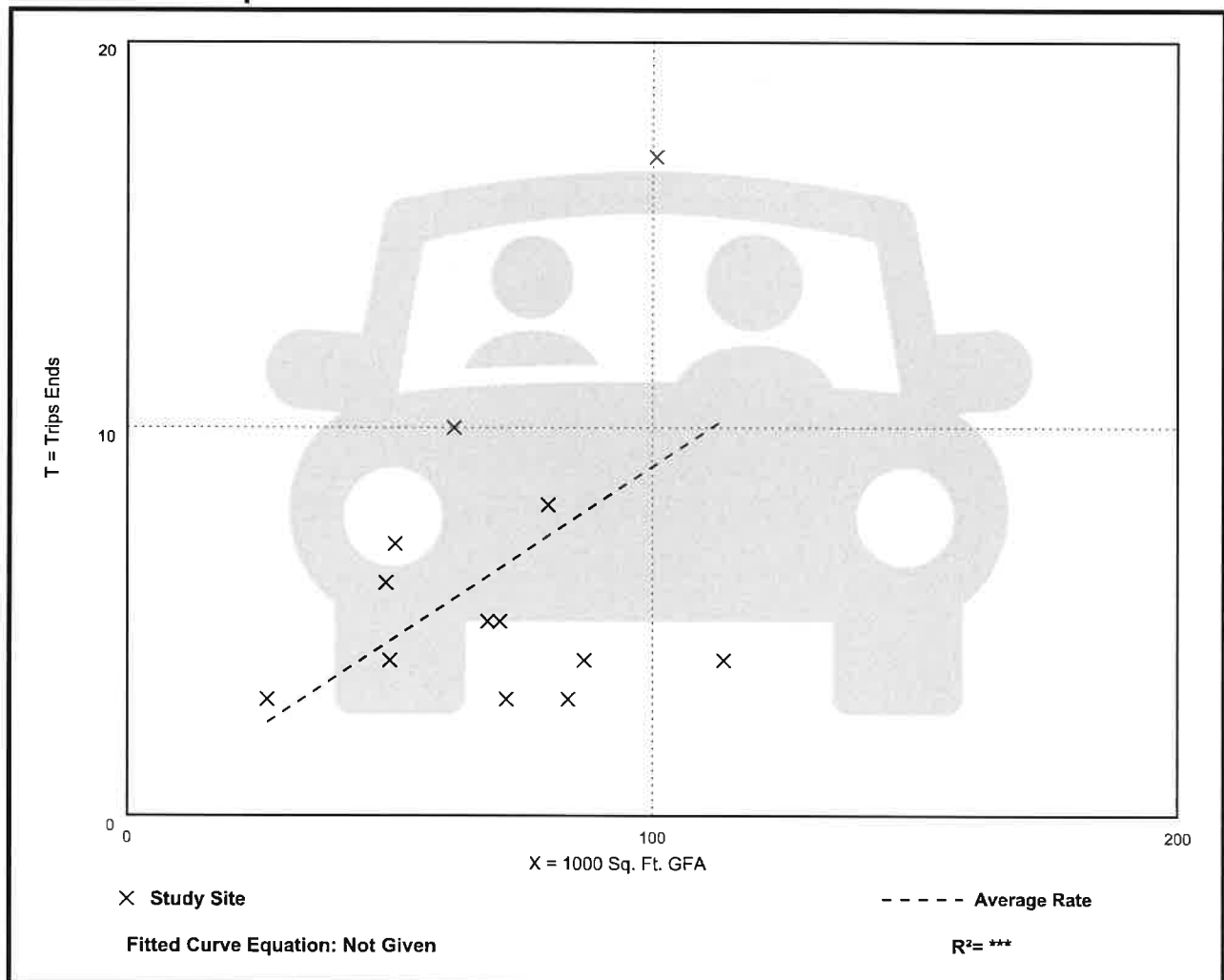
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

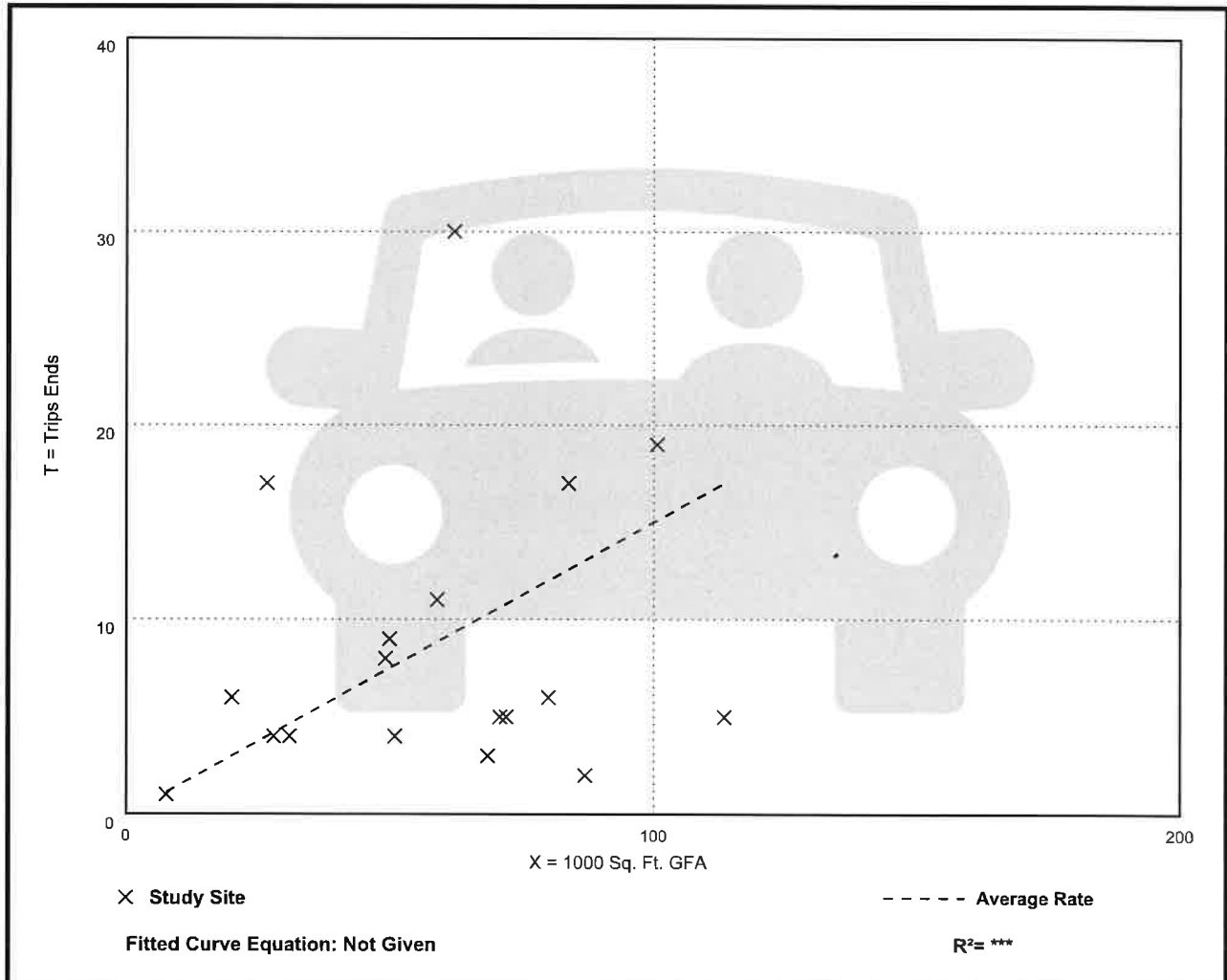
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation





UIHLEIN ROAD & STATE ROAD 64 COMMERCIAL

GENERAL DEVELOPMENT PLAN
ENVIRONMENTAL NARRATIVE

October 2024

Prepared for:
Morris Engineering & Consulting, Inc.
6997 Professional Parkway East, Suite B
Sarasota, Florida 34240

Prepared by:
Ardurra
1523 8th Avenue West, Suite B
Palmetto, FL 34221
941.722.0901 fax 941.722.4931

INTRODUCTION

The following report addresses Sections 705 and 706 of the Manatee County Land Development Code (LDC) pertaining to wildlife and upland habitats for a General Development Plan (GDP) approval of a commercial project. The project is located in north of SR 64 and along the west side of Uihlein Road extension in Section 35, Township 34S, and Range 19E, Manatee County. See attached Location Map.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for identification of habitats, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

SUMMARY

The entire evaluated area consists of uplands that appear to have historically (1940s and prior) consisted of palmetto prairie and ridge scrub. The area was completely converted to row crops and intensively farmed for decades until 2019.

EXISTING CONDITIONS

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999).

Upland Descriptions

Other Shrubs and Brush (FLUCCS 329) – 15.02 acres

The area was completely converted to row crops and intensively farmed for decades until 2019. Since 2019, the area has remained fallow and allow to regrow with ruderal, weedy upland species such as cogon grass (*Imperata cylindrica*), bushy bluestem (*Andropogon glomeratus*), broomsedge (*Andropogon virginicus*), dog fennel (*Eupatorium capillifolium*), hairy indigo (*Indigofera hirsuta*), and ragweed (*Ambrosia artemisiifolia*). Occasional shrubs include wax myrtle (*Morella cerifera*) and saltbush (*Baccharis halimifolia*).

Wetland and Other Surface Water Habitats

There are no jurisdictional wetlands within the project limits.

Streams and Waterways (FLUCCS 510) - 0.28 acres

An excavated agricultural ditch is located along western project limits. This ditch has nearly vertical side slopes and vegetation consists primarily of nuisance exotic species such as primrose willow (*Ludwigia peruviana*).



Off-site Wetland and Upland Habitats

North

Land use to north of the project consists of the same other shrubs and brush (FLUCCS 329) within former row crop areas.

West

The project is bordered to the west by an agricultural facility (FLUCCS 200) with associated row crops (FLUCCS 214), agricultural pond (FLUCCS 534), and agricultural ditches (FLUCCS 510).

South

The project is bordered to the south by State Road 64 (FLUCCS 814). Land uses further south include residential under development (FLUCCS 129) and improved pasture (FLUCCS 211).

East

The project is bordered to the east by Uihlein Road extension (FLUCCS 814), agricultural ditches (510), and other shrubs and brush (FLUCCS 329), and residential under development (FLUCCS 129).

SOILS

According to the current Natural Resources Conservation Service (NRCS) web soil survey for Manatee County, there are three (3) soil types found within the project boundary. Please see the attached NRCS Soils Map. Soils found on site are listed below:

- 11 – Cassia fine sand
- 30 – Myakka fine sand, 0 to 2 percent slopes
- 42 – Pomello fine sand, 0 to 2 percent slopes

Map Units 30 and 42 are associated with flat landscapes covered historically by palmetto prairie or pine flatwoods (upland communities). Map Unit 11 is associated with higher ridges in flatwoods landscapes and often historically included high pine and dry scrub vegetation. The soils and topography of the entire site have been altered by past farming and grading.

LISTED SPECIES

Ardurra has reviewed the project area for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including the Florida Native Areas Inventory (FNAI) Biodiversity Matrix, the USFWS Information for Planning and Consultation (IPaC) tool, the Florida Fish and Wildlife Conservation Commission (FFWWC) bald eagle nest locator, and the Cornell Lab of Ornithology “e-Bird” observations map.

Subsequent to the online database searches, preliminary listed species surveys were conducted by scientists with Ardurra in February 2024. During these site visits, the site was evaluated to determine the



potential for utilization by species such as wood stork (*Mycteria americana*), Florida sandhill crane (*Antigone canadensis pratensis*), bald eagle (*Haliaeetus leucocephalus*), Florida burrowing owl (*Athene cunicularia*), eastern indigo snake (*Drymarchon corais couperi*), southeastern American kestrel (*Falco sparverius paulus*), gopher tortoise (*Gopherus polyphemus*), and others. A tabulation of listed species known to occur in the region is provided in Table 1, along with Ardurra’s determinations of likelihood of occurrence and effect for development within the subject site.

Table 1. List of Potential Listed Species in Vicinity of Project Area (Per USFWS IPaC and FNAI Biodiversity Matrix Unit 27107)

Common Name	Scientific Name	Listing Status	Likelihood of Occurrence	Likelihood of Affect	Additional Details
American Kestrel	<i>Falco sparverius</i>	ST	Observed	Not Likely	One individual observed flying overhead. No potential nesting substrates are present onsite or adjacent to property.
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Bald and Golden Eagle Protection Act	Not Likely	Not Likely	No documented nests within 1 mile. No potential nesting substrates onsite or adjacent to property.
Crested Caracara	<i>Caracara plancus audubonii</i>	FT	Historically Documented	Not Likely	Cornell Lab database includes a vouchered observation onsite in 2021. The site lacks potential nesting substrates (cabbage palm trees).
Eastern Black Rail	<i>Laterallus jamaicensis jamaicensis</i>	FT	Not Likely	Not Likely	Site lacks wetlands.
Eastern Indigo Snake	<i>Drymarchon couperi</i>	FT	Potential (FNAI)*	Not Likely	Not observed. No suitable refugia identified.
Everglades Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	FE	Not Likely	Not Likely	Site lacks wetlands and surface waters.
Florida Burrowing Owl	<i>Athene cunicularia</i>	ST	Low Potential	Not Likely	No burrows identified in February 2024. Site is relatively unsuitable due to overgrowth of nuisance species
Gopher Tortoise	<i>Gopherus polyphemus</i>	ST	Potential (FNAI)*	Not Likely	No burrows identified in February 2024. Site is relatively unsuitable due to overgrowth of nuisance species
Monarch Butterfly	<i>Danaus plexippus</i>	Federal Candidate	Not Likely	Not Likely	No milkweed observed on site. Site is relatively unsuitable due



		(Under Review)			to overgrowth of nuisance species
Wood Stork	<i>Mycteria americana</i>	FT (Delisting Under Review)	Likely (FNAI)*	Not Likely	No wetlands or surface waters on site. Occurrence likely limited to flyovers or use of pond in adjacent property.

*FNAI occurrence probabilities are representative of a square-mile matrix unit encompassing the property, and do not denote a likelihood specific to the property boundary itself.

ST = State-listed Threatened; FT = federally-listed Threatened; FE = federally-listed Endangered

Further details regarding each of the listed species identified through the desktop screening and field re-view are presented below.

(Southeastern) American kestrel (*Falco sparverius paulus*)

The southeastern, resident population of American kestrel is listed as “Threatened” under State rule. Kestrels typically utilize cavities in mature trees (often pine) or large snags excavated by woodpeckers. They often hunt over open fields, where they can be observed hovering midair or perching on trees, poles, or utility lines while they search for prey. In February 2024, Ardurra ecologists observed an American kestrel fly overhead of the subject site. However, the subsequent survey of the property did not reveal any potential nesting cavities or substrates. It is not likely that development would result in adverse effects to the species.

Bald Eagle (*Haliaeetus leucocephalus*)

The bald eagle is currently federally protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d). A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that the closest documented bald eagle nest locations are greater than 1 mile away from the property boundary.

We presume that development activities on the subject site would not require consultation with the U.S. Fish & Wildlife Service (USFWS) related to bald eagle. Should future eagle nesting activity be observed within 660 feet of the project boundary, consultation may become necessary.

Crested Caracara (*Caracara plancus audubonii*)

Audubon’s crested caracara is currently listed as “Threatened” under the Endangered Species Act. Caracara and their nests are also jurisdictional to Florida Fish and Wildlife Conservation Commission (FFWCC) rulemaking authority and State Statute as a Federally-designated threatened species per Ch. 68A-27.003(1)(f)(1), F.A.C.

Caracara prefer to nest in cabbage palm trees surrounded by open habitats, such as pasture. The property contains poor quality habitat due to the prevalence of nuisance species, particularly cogongrass. Further, there are no cabbage palm trees on the subject site. There are a few scattered occurrences of cabbage palm just outside the property boundary.



Review of the Cornell Lab of Ornithology observations map (a resource currently used by the USFWS for federal consultation) revealed that an adult caracara was observed onsite in 2021. The observation was of an in-flight individual, and there is no evidence of nesting utilization of the site or any substrates within 300-meters.

Should future caracara nesting activity be observed within 300 meters of the project boundary, consultation with USFWS may become necessary, and development-related work activities would likely be prohibited between November and April (caracara nesting season).

Eastern Black Rail (*Laterallus jamaicensis jamaicensis*)

The eastern black rail is currently listed as “Threatened” under the Endangered Species Act. This bird is small and highly secretive, and typically inhabits wetlands with dense herbaceous vegetation to provide refugia. There is currently no survey guideline for the eastern black rail, and no individuals were documented during site visits by Ardurra scientists. We presume that since there are no wetlands on the subject site, there is no potential for occurrence of eastern black rail.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is listed as “Threatened” under the Endangered Species Act. The species occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to the FNAI biodiversity matrix, the eastern indigo snake has the “potential” to occur in the vicinity of the project area. During Ardurra’s field reviews, no eastern indigo snakes were observed. Due to the prevalence of nuisance species and lack of refugia (e.g., burrows, holes, root cavities), occurrence is unlikely.

Everglades Snail Kite (*Rostrhamus sociabilis plumbeus*)

The Everglades snail kite is listed as “Endangered” under federal rule, and the USFWS has developed survey guidelines for projects that may occur in snail kite habitat. This species is dependent on large freshwater snails, which typically live and reproduce in large, deep wetlands or along lake and canal edges. There are no suitable habitats onsite.

Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed as “Threatened” under State rule. Due to the relative size and depth of their burrows, gopher tortoises typically require well-drained uplands with significant height of sandy soil above the water table. The uplands in the property do contain suitable soils, particularly the ‘Cassia fine sand’ area on site. However, the complete conversion of the property to row crops and intensity of farming as recently as 2019 likely has precluded any use of the site by tortoises. No tortoises or tortoise burrows were observed by Ardurra in February 2024.



Should any gopher tortoise burrows be identified in the future within 25' of the limits of clearing, a relocation permit from FFWCC will be required to remove all gopher tortoises from those burrows and relocate them to permitted off-site recipient sites.

Monarch Butterfly (*Danaus plexippus*)

The monarch butterfly is currently listed as a “candidate species” for potential future protection under the Endangered Species Act. The candidacy is currently under federal review by the USFWS. Monarch butterflies occur throughout Florida, where they depend on their obligate host plant, milkweed (*Asclepias* spp.). During the February 2024 site visit, no milkweed was observed on-site. There is currently no survey or protection requirement, and we presume it is unlikely that conservation measures will be enforced for commercial use developments any time in the near future.

Wood Stork (*Mycteria americana*) and State-Listed Wading Birds

The wood stork is currently listed as “Threatened” under the Endangered Species Act, although a proposal by USFWS to delist the species is currently pending federal review. Until a final ruling on delisting, developments are recommended to follow USFWS species conservation guidelines to minimize development-related impacts on wood stork. The guidelines outline that for cumulative impacts to wetlands and surface waters greater than 0.5 acres within a wood stork Core Foraging Area (CFA), a hydroperiod and foraging habitat compensation analysis be conducted to assure federal agencies that there is no net loss of foraging habitat for the wood stork as a result of development activities. According to USFWS data, the project falls within the CFA for the “Ayers Point – Dot Dash” nesting colony.

The project site does not contain any wetlands or significant surface waters, so impacts to wood stork are presumed unlikely.

Multiple other wading birds are also listed as “Threatened” under State rule, including little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Platalea ajaja*). As with wood stork, conversion of the existing property to a commercial project is not likely to result in net adverse impacts.

PROPOSED CONDITIONS

Wetlands

Impacts

There are no wetlands located within the project limits.

Wetland Buffers

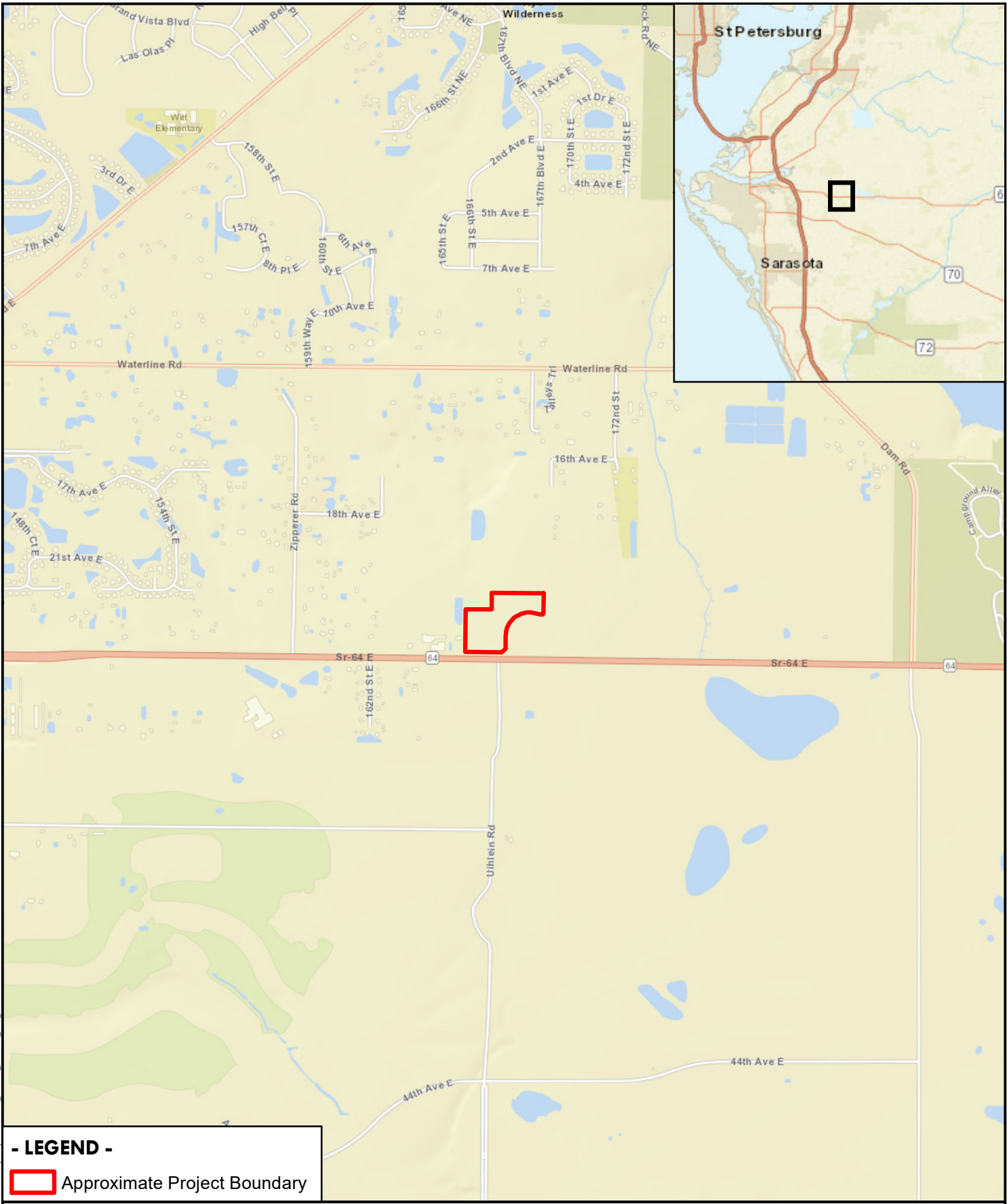
There are no wetlands located within the project limits.




Native Plant Community Preservation

There are no native plant communities located within the project limits.

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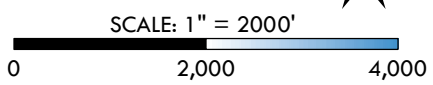


- LEGEND -
 Approximate Project Boundary

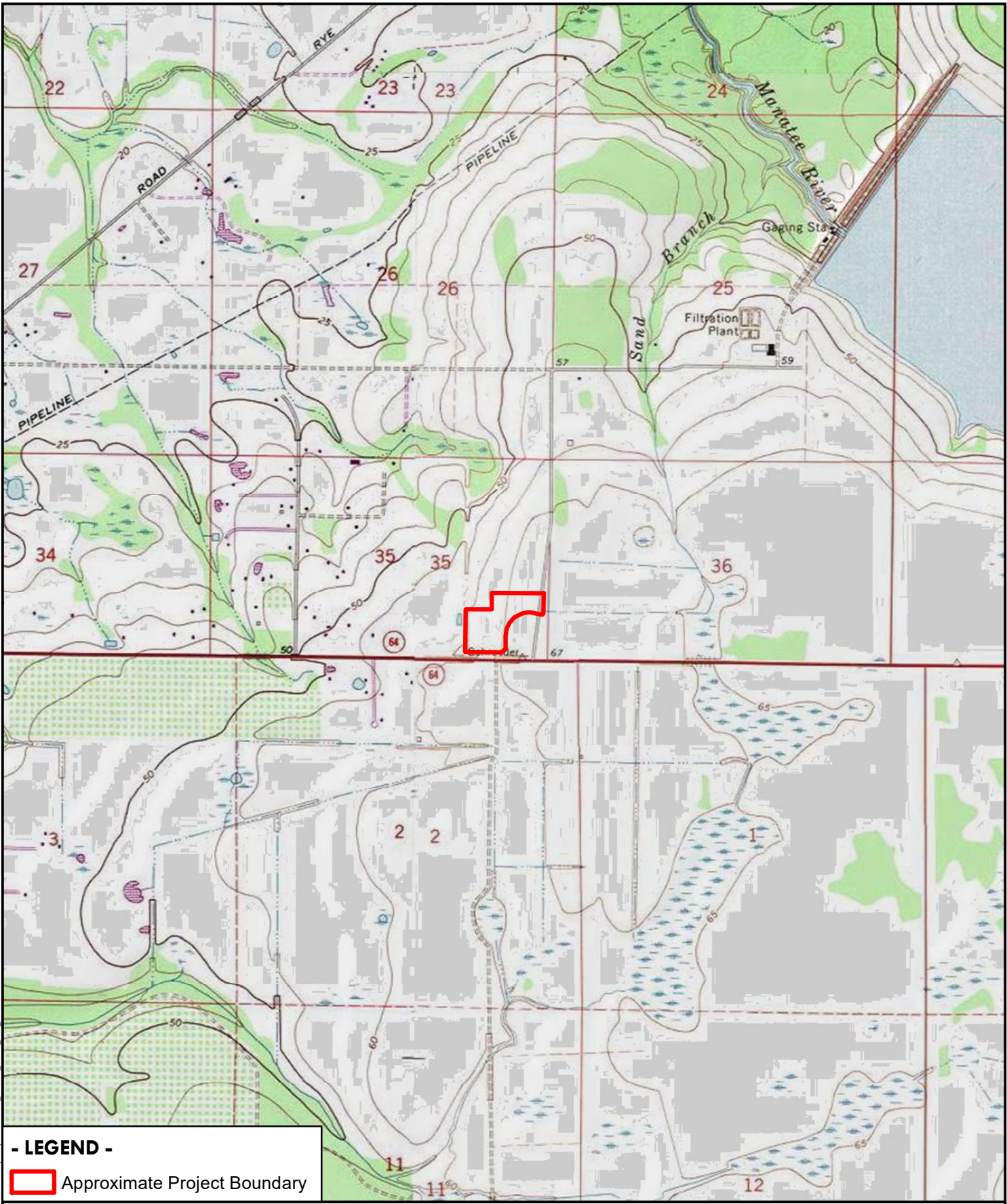


Client: Morris Engineering
Project: Uihlein SR 64 NW, Rezone Parcel
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 35
Title: Location Map
Source: ESRI World Street Map

Drawn By: KS
Date: 10/16/2024
Sheet: 1



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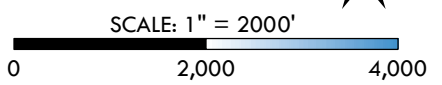
- LEGEND -

 Approximate Project Boundary



Client: Morris Engineering
Project: Uihlein SR 64 NW, Rezone Parcel
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 35
Title: USGS Quad Map
Source: USGS Topo Maps


Drawn By: KS
Date: 10/16/2024
Sheet: 1






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- LEGEND

 Approximate Project Boundary

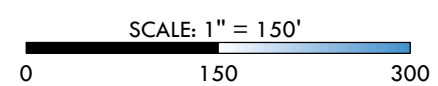
Soil Descriptions

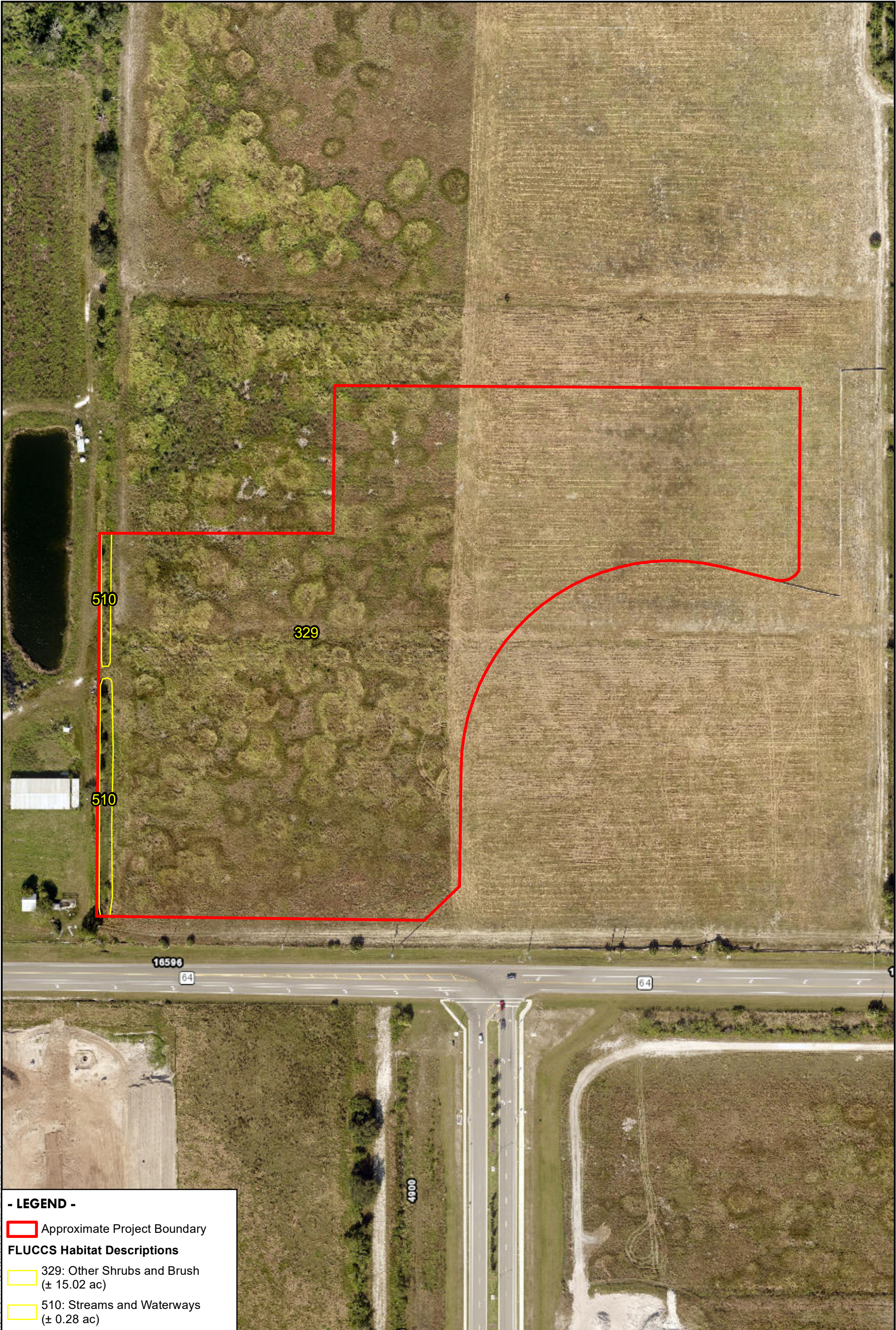
-  11: Cassia fine sand, 0 to 2 percent slopes (± 1.00 ac)
-  30: Myakka-Myakka, wet, fine sands, 0 to 2 percent slopes (± 11.30 ac)
-  42: Pomello fine sand, 0 to 2 percent slopes (± 3.00 ac)




Client: Morris Engineering
Project: Uihlein SR 64 NW, Rezone Parcel
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 35
Title: NRCS Soils Map
Source: Manatee County Imagery (2022), NRCS

Drawn By: KS
Date: 10/16/2024
Sheet: 1







- LEGEND -

 Approximate Project Boundary

FLUCCS Habitat Descriptions

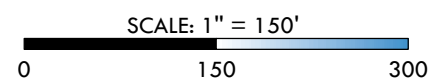
 329: Other Shrubs and Brush
(± 15.02 ac)

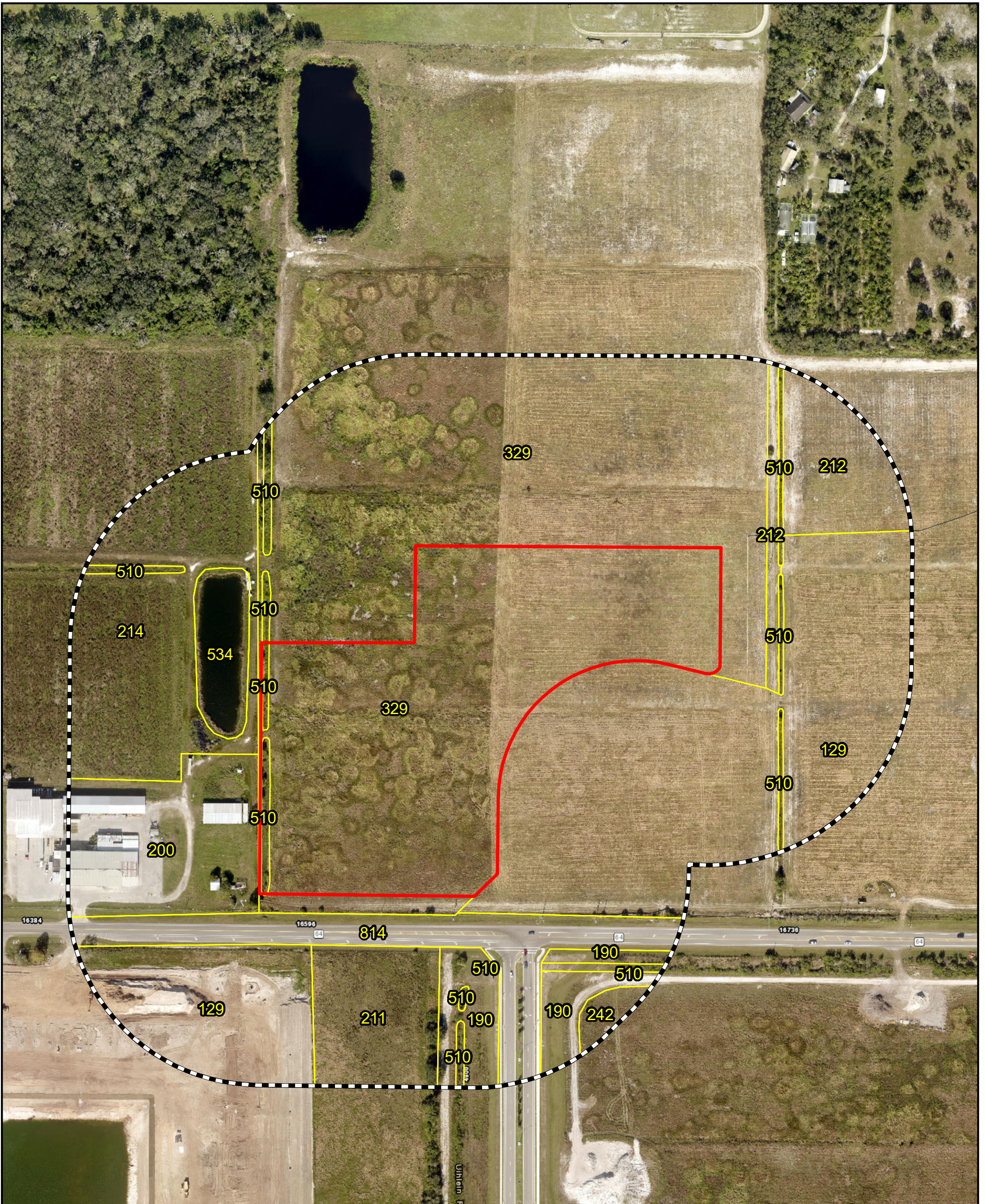
 510: Streams and Waterways
(± 0.28 ac)



Client: Morris Engineering
Project: Uihlein SR 64 NW, Rezone Parcel
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 35
Title: FLUCCS Habitat Map
Source: Manatee County Imagery (2022)

Drawn By: KS
Date: 10/16/2024
Sheet: 1





- LEGEND

Approximate Project 500' Buffer

Approximate Project Boundary

FLUCCS Habitat Descriptions

329 : Other Shrubs and Brush (± 15.02 ac)

510: Streams and Waterways (± 0.28 ac)

FLUCCS Habitat Descriptions (Within 500' Buffer)

129: Residential Medium Density Under Construction

190: Open Land

200:

211: Improved Pasture

212: Unimproved Pasture

214: Row Crops

242: Sod Farms

329: Other Shrubs and Brush

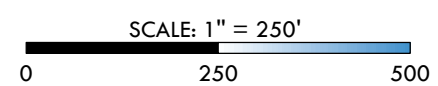
534: Reservoirs less than 10

814: Roads and Highways

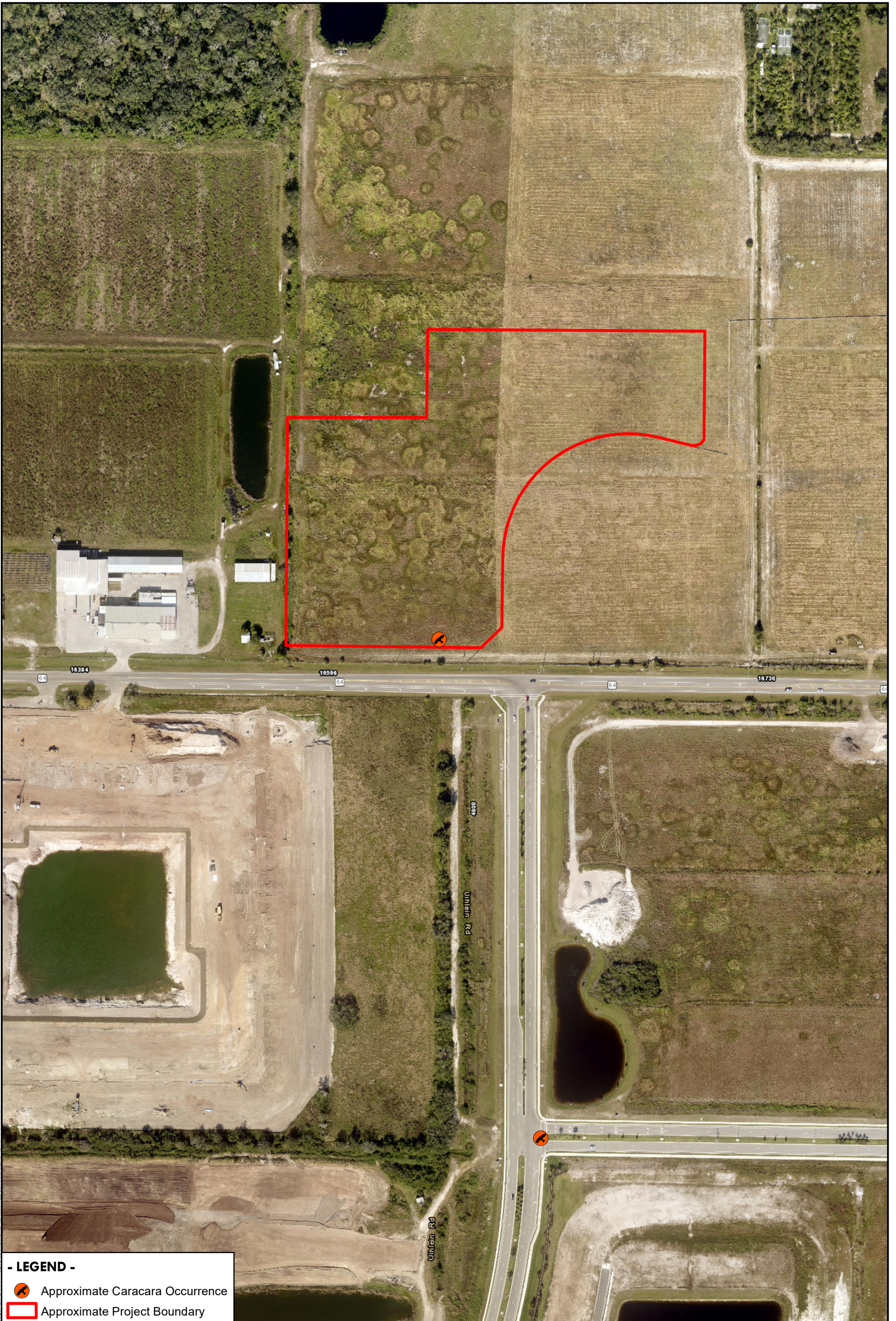


Client: Morris Engineering
Project: Uihlein SR 64 NW, Rezone Parcel
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 35
Title: County FLUCCS Habitat Map
Source: Manatee County Imagery (2022)



Drawn By: KS
Date: 10/16/2024
Sheet: 1



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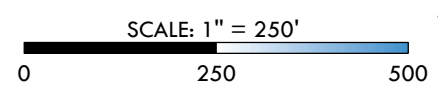
- LEGEND -

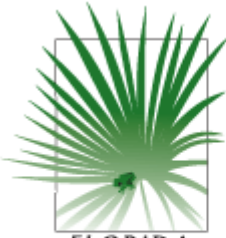
-  Approximate Caracara Occurrence
-  Approximate Project Boundary



Client: Morris Engineering
Project: Uihlein SR 64 NW, Rezone Parcel
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 19E Sec: 35
Title: Caracara Occurrence Map
Source: Manatee County Imagery (2022), FWS

Drawn By: KS
Date: 10/16/2024
Sheet: 1





1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 2/7/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 27107

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 27107

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 27107

17 **Potential** Elements for Matrix Unit 27107

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
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<i>Andropogon arctatus</i> pinewoods bluestem	G3	S3	N	T
<i>Bonamia grandiflora</i> Florida bonamia	G3	S3	T	E
<i>Calopogon multiflorus</i> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Chrysopsis floridana</i> Florida goldenaster	G3	S3	E, PDL	E
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S2?	T	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Pteroglossaspis ecristata</i> giant orchid	G2G3	S2	N	T
<i>Rhynchospora megaplumosa</i> large-plumed beaksedge	G2	S2	N	E
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Project information

NAME

Uihlein Rd & SR 64

LOCATION

Manatee County, Florida



DESCRIPTION

None

Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📞 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St

Suite D-101

Vero Beach, FL 32960-3559

<https://www.fws.gov/office/florida-ecological-services>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of

Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
<p>Crested Caracara (audubon""s) [fl Dps] Caracara plancus audubonii</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8250</p>	Threatened
<p>Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis</p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477</p>	Threatened
<p>Everglade Snail Kite Rostrhamus sociabilis plumbeus</p> <p>Wherever found</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713</p>	Endangered
<p>Whooping Crane Grus americana</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758</p>	EXPN
<p>Wood Stork Mycteria americana</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8477</p>	Threatened

Reptiles

NAME	STATUS
<p>Eastern Indigo Snake Drymarchon couperi</p> <p>Wherever found</p> <p>No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646</p>	Threatened
<p>Green Sea Turtle Chelonia mydas</p> <p>There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/6199</p>	Threatened

Loggerhead Sea Turtle *Caretta caretta* Threatened
There is **final** critical habitat for this species. Your location does not overlap the critical habitat.
<https://ecos.fws.gov/ecp/species/1110>

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Pygmy Fringe-tree <i>Chionanthus pygmaeus</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1084	Endangered

Lichens

NAME	STATUS
Florida Perforate Cladonia <i>Cladonia perforata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7516	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below.

Specifically, please review the ["Supplemental Information on Migratory Birds and Eagles"](#).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

There are bald and/or golden eagles in your project area.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read

["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

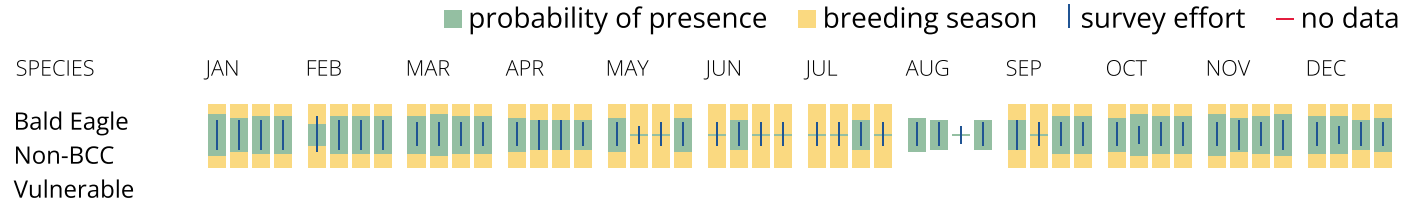
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply). To see a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the [Eagle Act](#) should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON

<p>American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587</p>	<p>Breeds Apr 1 to Aug 31</p>
<p>Bachman's Sparrow <i>Aimophila aestivalis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/6177</p>	<p>Breeds May 1 to Sep 30</p>
<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	<p>Breeds Sep 1 to Jul 31</p>
<p>Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234</p>	<p>Breeds May 20 to Sep 15</p>
<p>Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds Mar 15 to Aug 25</p>
<p>Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Jan 1 to Dec 31</p>
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	<p>Breeds elsewhere</p>
<p>Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Oct 1 to Apr 30</p>
<p>Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds elsewhere</p>

<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds May 10 to Sep 10
<p>Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480</p>	Breeds elsewhere
<p>Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30
<p>Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 5

Probability of Presence Summary

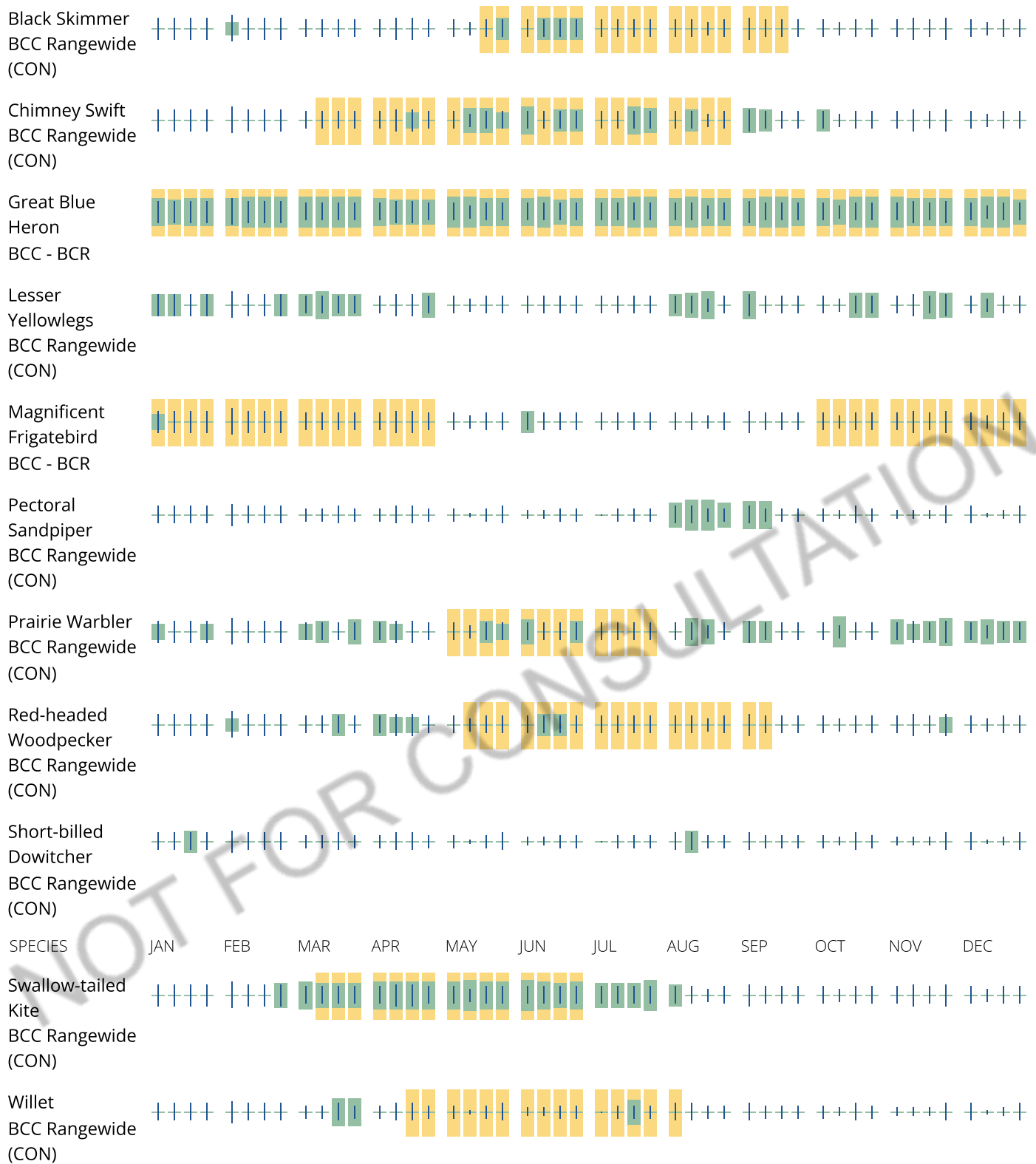
The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure.

To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the [RAIL Tool](#) and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in

offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



S.R. 64 and Uihlein Road Commercial Schedule of Uses

PDC – CURRENT MUNICODE

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	—	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.1	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.1	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.1	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.1	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.1	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.1	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.1	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.1	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														

Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment - 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair— heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X

Equipment sales, rental, leasing, storing and repair-light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED) ⁵	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ¹		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X

Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	—	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	—	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	—	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P

Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X	X
MISCELLANEOUS USES															
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52													
Water Dependent Uses	531.60	X	X	X	X	X	X	P	P	X	X	X	X	X	X
OPEN USE OF LAND - LIGHT															
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P	
Game Preserve	—	X	X	P	X	X	P	X	P	X	X	X	X	X	X
OPEN USE OF LAND - HEAVY															
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X	X
RECREATION USES															
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X	
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X	
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X	
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X	

Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit ⁶	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ¹	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X

Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Holstop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

Form D2 Zoning Disclosure Affidavit

Project Name: SR 70/Uihlein Road Commercial

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applications and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchases below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contact terms involve additional parties list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United States of another country.

<u>NAME, ADDRESS AND OFFICER</u>	<u>PERCENTAGE STOCK, INTERST OR OWNERSHIP</u>
<p>Check if owner (X) or contract purchaser ()</p> <p>See Exhibit "A" for officers of SMR Northeast, LLC, a Florida limited liability company, the Property Owner</p> <hr/>	<p>See Exhibit "B" for principal stockholders of SMR Northeast, LLC, a Florida limited liability company, the Property Owner</p> <hr/>

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

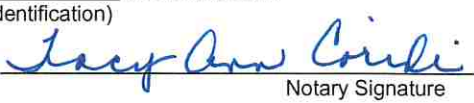
STATE OF FLORIDA
COUTNY OF MANATEE

Signature 
(Applicant): SMR Northeast, LLC

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 13th day of JUNE 2024, by Anthony J. Chiofalo, Vice President of Schroeder-Manatee Ranch, Inc., a Delaware corporation, the sole Member of SMR Northeast, LLC, a Florida limited liability company, on behalf of the company who is personally known to me or proven and attested as identification.



Notary Public
State of Florida
Comm# HH394426
Expires 5/3/2027

(type of identification)

Notary Signature

My Commission Expires: 5/3/2027

Print or type name of Notary

Commission Number: HH 394426

Title or Rank

Exhibit "A"

The following officers of Schroeder-Manatee Ranch, Inc., a Delaware corporation licensed to transact business in the State of Florida, (the sole Member of SMR Northeast, LLC, a Florida limited liability company), hold no ownership interest in the property under consideration for the application.

NAME, ADDRESS AND OFFICERS

Name	Address	Title
Mason G. Ross	14400 Covenant Way Bradenton, FL 34202	Chairman/Director
Robert Gardner	14400 Covenant Way Bradenton, FL 34202	Director
Rex E. Jensen	14400 Covenant Way Bradenton, FL 34202	President/Chief Executive Officer
Anthony Chiofalo	14400 Covenant Way Bradenton, FL 34202	Vice President, Chief Financial Officer, Assistant Secretary, and Treasurer
Laura Cole	14400 Covenant Way Bradenton, FL 34202	Vice President
J. Scott Almand	14400 Covenant Way Bradenton, FL 34202	Vice President
Chuck Calteux	14400 Covenant Way Bradenton, FL 34202	Secretary/Director

Exhibit "B"

Schroeder Manatee Ranch Inc. Principal Shareholders

Majority shareholder groups and official address:	# of Shares	Ownership %
Robert A. Uihlein Jr. Trust #4 f/b/o James I Uihlein 14400 Covenant Way Lakewood Ranch, FL 34202	26,460	4.3976%
Robert A. Uihlein Jr. Trust #4 f/b/o Robin A Uihlein III 14400 Covenant Way Lakewood Ranch, FL 34202	26,460	4.3976%
Paula M. Uihlein Trust #1 f/b/o Paula U Schleichler 14400 Covenant Way Lakewood Ranch, FL 34202	28,980	4.8164%
Paula M. Uihlein Trust #1 f/b/o Elena U Crim 14400 Covenant Way Lakewood Ranch, FL 34202	28,980	4.8164%



Form D2 - Zoning Disclosure Affidavit

Project name: S.R. 64/Uihlein Road Commercial PD-C Rezone

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

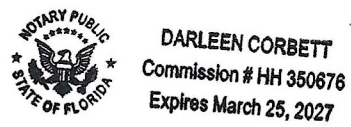
Table with 2 columns: Name, Address and Officer; Percentage Stock, Interest or Ownership. Includes handwritten entries for Albatross 64 Partners, 12524 Highfield Cir LWR, FL, and Managing Member.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Handwritten Signature]
(Applicant): Click or tap here to enter text.

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 17 day of June (month), 2024 (year), by Jon Whi Hemore (name of person acknowledging) who is personally known to me or who has produced (type of identification) as identification.



[Handwritten Signature]
Signature of Notary Public - State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)



Form D2 - Zoning Disclosure Affidavit

Project name: S.R. 64/Uihlein Road Commercial PD-C Rezone

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

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If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

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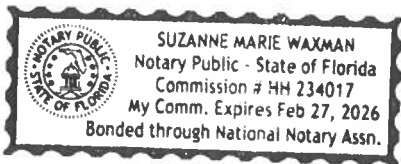
Table with 2 columns: Name, Address and Officer; Percentage Stock, Interest or Ownership. Includes handwritten entries for 'Contract Purchaser' and 'N/A'.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Handwritten Signature]
(Applicant): [Handwritten Name]

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 17 day of June (month) 2024 (year), by Dan Moyer (name of person acknowledging) who is personally known to me or who has produced [] (type of identification) as identification.



[Handwritten Signature]
Signature of Notary Public - State of Florida
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

Suzanne Marie Waxman

CASTO NET LEASE PROPERTIES, LLC, a Florida limited liability company, list of Members, Managers, number of equity participation Units held by each Member

Member	Manager	Number of Equity Participation "Units" held by each Member
Fred Scherneck, Trustee of the Nikitine Ehrgood 2016 Insurance Trust dated October 17, 2016	Vadim A. Nikitine	30
J. Brett Hutchens	J. Brett Hutchens	20
Don M. Casto, III	Don M. Casto, III	19
Anthony A. Martin	Anthony A., Martin	15
Paul G. Lukeman	Paul G. Lukeman	7
Michael Chadwick	n/a (not a manager)	10
Stephany, Inc.	n/a (not a manager)	5
	TOTAL UNITS	106

Neighborhood Workshop Summary

S.R. 64/UIHLEIN ROAD PDC REZONE WITH GDP (PLN2407-0031)

Workshop Time and Location

- Monday, January 6th, 2025, from 5:00pm, ended at 5:15pm.
- Zoom meeting ID 899 7166 6921 Passcode: 193900

The mailing list was created using information from the Manatee County's Property Appraisers Office. The notice was mailed to six (6) property owners within 500' of the subject property by the Applicant.

Workshop Attendance

The online workshop had eight persons attend, eight (8) were affiliated with the project.

Applicant Presentation

For the workshop, the applicant had prepared a 16-slide presentation that included a map and aerial of the area, property overview, development in the surrounding area, the specifics of the requested rezone including the proposed General Development Plan, and the next steps in the approval process (slideshow attached).

Meeting Summary

As there were no attendees from the general public, the Applicant closed the meeting at 5:15pm.

Attachments:

- Copy of the mailed notice sent to Property Owners
- List of Property Owners that received the Mailed Notice
- Slideshow



**NOTICE OF VIRTUAL NEIGHBORHOOD MEETING
S.R. 64/UIHLEIN ROAD COMMERCIAL PDC REZONE WITH GDP - PLN2407-0031**

December 10, 2024

Dear Property Owner:

Albatros 64 Partners, LLC and Casto Net Properties, LLC, the Applicant of the proposed S.R. 64/Uihlein Road Commercial Planned Development, is holding a Virtual Neighborhood Meeting prior to public hearings with Manatee County for the proposed rezone application. The subject property is ±15.3 acres in size, located to the northwest corner of the intersection of S.R. 64 and Uihlein Road in Lakewood Ranch (see attached location map). It is identified as one (1) parcel – PID 570300409 as well as portions of PIDs 570300259 and 570300459. This is in regard to an application to rezone the subject property from General Agricultural (A) to Planned Development Commercial (PDC) with a General Development Plan (GDP) to allow for the development of a maximum of 195,000 SF of commercial uses on the subject property.

The purpose of the meeting is to discuss the proposed rezone application with the community and address any questions or concerns.

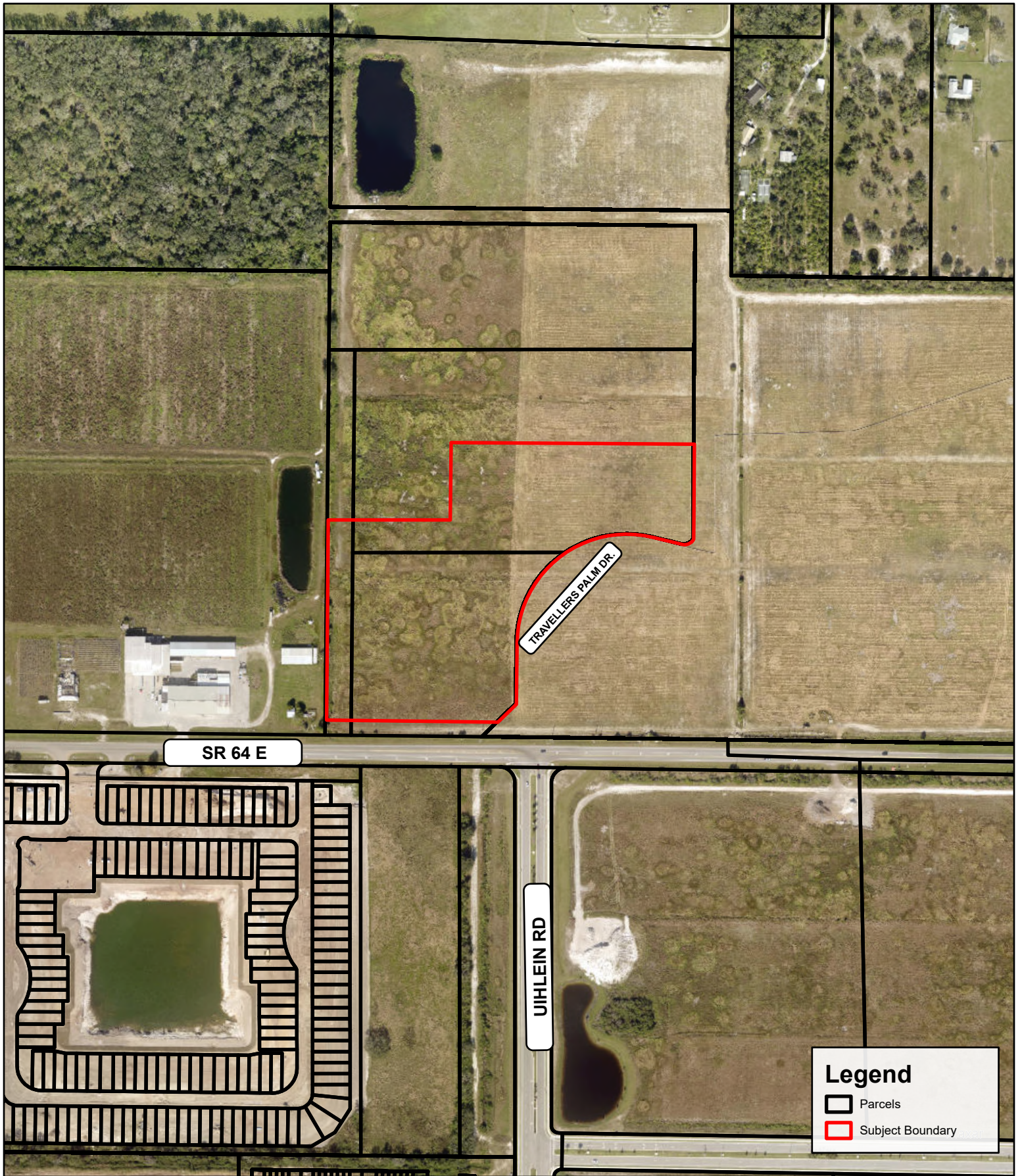
The Neighborhood Meeting will be held on **Monday, January 6, 2025, at 5:00 p.m.** online through Zoom.

To join, please visit www.zoom.us, click on “Join” in the top right corner, and enter:

Meeting ID: 899 7166 6921

Passcode: 193900

Your input matters! For questions please contact:
RVi Planning + Landscape Architecture, Inc. c/o Rhea Hunter
8725 Pendery Place, Suite 101, Bradenton, FL 64201
(607) 216-2390 OR rhunter@rviplanning.com



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S.R. 64 UIHLEIN ROAD COMMERCIAL • AERIAL MAP

📍 Manatee County, FL



📅 08/16/2024

24000263

👤 Casto Net Lease Properties, LLC

28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

Legend

-  Parcels
-  Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA
LLC

16513 COASTAL CREST PL

LAKWOOD RANCH, FL 34211

DETWILER FARMS LLC

16505 SR 64 E

BRADENTON, FL 34212

RANCLAND INVESTORS LLC

16955 TRAVELLERS PALM DR

BRADENTON, FL 34212

SMR NORTHEAST LLC

14400 CONVENANT WAY

LAKWOOD RANCH, FL 34202

NAP MCEAST LLC

16600 SR 64 E

BRADENTON, FL 34212

MANATEE COUNTY

1112 MANATEE AVENUE WEST

BRADENTON, FL 34205

S.R. 64/UIHLEIN ROAD COMMERCIAL

PDC REZONE WITH GDP

Neighborhood Meeting

- ❖ Property Owner:
SMR Northeast, LLC

- ❖ Applicant:
Matt Kezar, Albatros Partners, LLC
Dan Moyer & Matt Drews, Casto Net Lease Properties, LLC

- ❖ Land Use Attorney:
Kyle W. Grimes, Grimes Hawkins Gladfelter & Galvano, P.L.

- ❖ Project Engineer:
Matt Morris, Morris Engineering & Consulting, LLC.

- ❖ Traffic Consultant:
Yury Bykau, T.R. Transportation Consultants, Inc.

- ❖ Environmental Consultant:
Joel Christian, Ardurra, LLC

- ❖ Land Use Planner:
Rhea Hunter, RVi Planning + Landscape Architecture



PROJECT TEAM

PLN2407-0031

A background image of a Zoom meeting grid with many participants, blurred to focus on the text overlay.

ZOOM TUTORIAL

Welcome to our *VIRTUAL ZOOM*
Neighborhood Meeting!

Please keep your audio on *MUTE* during our brief presentation

Following the presentation, we will open the meeting for Q&A

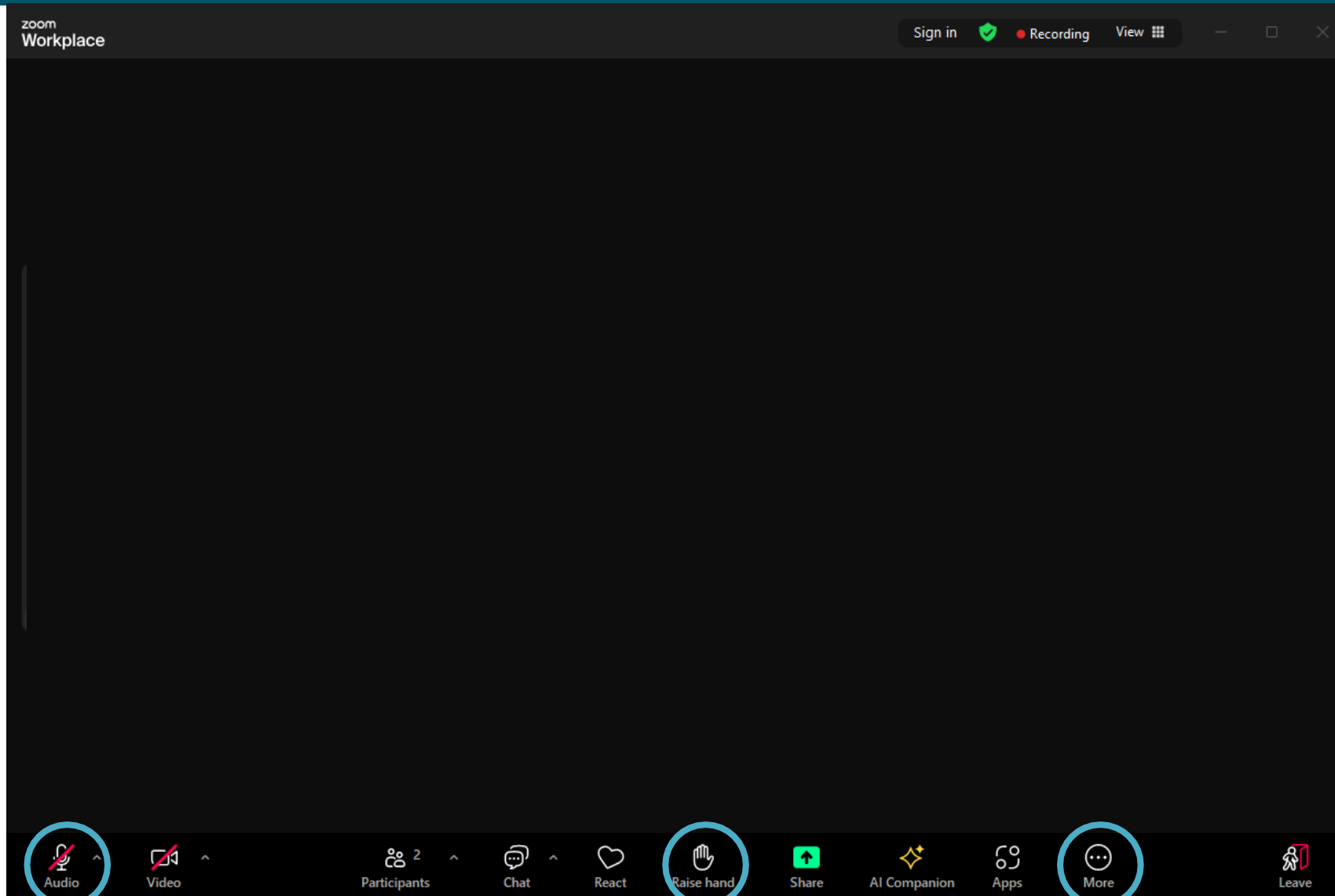
Please type in questions using the "Q&A" Tool – we will read these aloud and respond

Please use the "raise hand" tool to indicate desire to speak after we go through written questions

ZOOM TUTORIAL

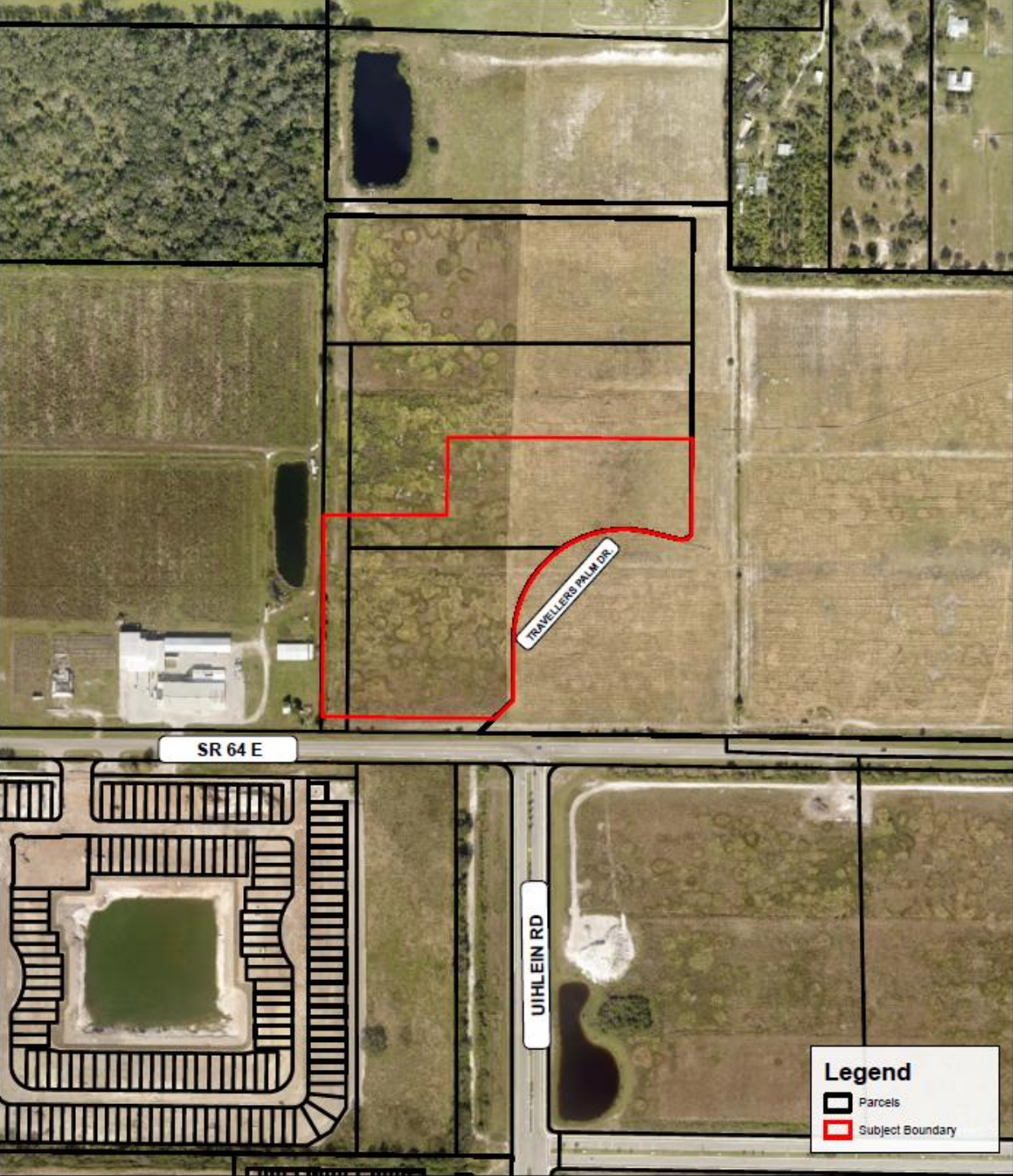
The screenshot displays the Zoom Workplace interface. At the top left, the text "zoom Workplace" is visible. The top right corner features a status bar with "Sign in" (with a green checkmark), "Recording" (with a red dot), and "View" (with a grid icon). A central white notification box contains the text "Zoom Workplace" at the top, followed by "This meeting is being recorded." in bold, and "Anyone with access to the recording may view or share it with others." in a smaller font. A blue "OK" button is located at the bottom right of the notification box, with a blue arrow pointing to it. The bottom of the screen shows a toolbar with icons for Audio, Video, Participants (with a '2'), Chat, React, Raise hand, Share, AI Companion, Apps, More, and Leave.

ZOOM TUTORIAL



ZOOM TUTORIAL

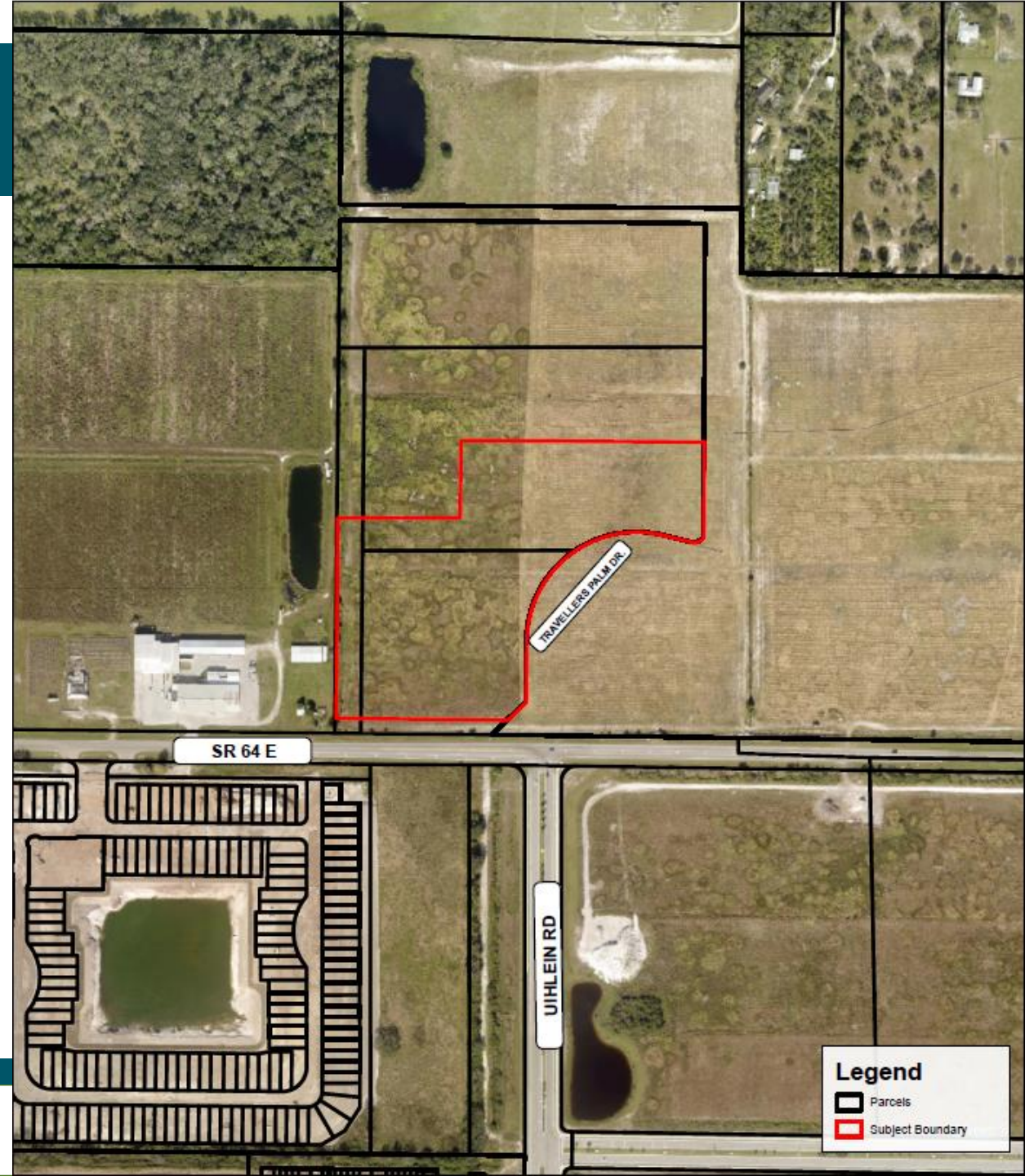
The screenshot displays the Zoom Workplace interface. At the top left, it says "zoom Workplace". On the top right, there are status indicators: "Sign in" with a green checkmark, "Recording" with a red dot, and "View" with a grid icon. The main content area is a white window titled "Question and answer" with a "zm" icon in the top left corner. Inside this window, the text reads: "Welcome to Q&A" followed by "Questions you ask will show up here. Only host and co-host will be able to see all questions." At the bottom of the window is a text input field with the placeholder "Type your question here..." and a dropdown menu labeled "Who can see your questions?". A blue arrow points to the input field. At the bottom of the Zoom interface is a toolbar with icons for Audio, Video, Participants (2), Chat, React, Raise hand, Share, AI Companion, Apps, Q&A, More, and Leave.



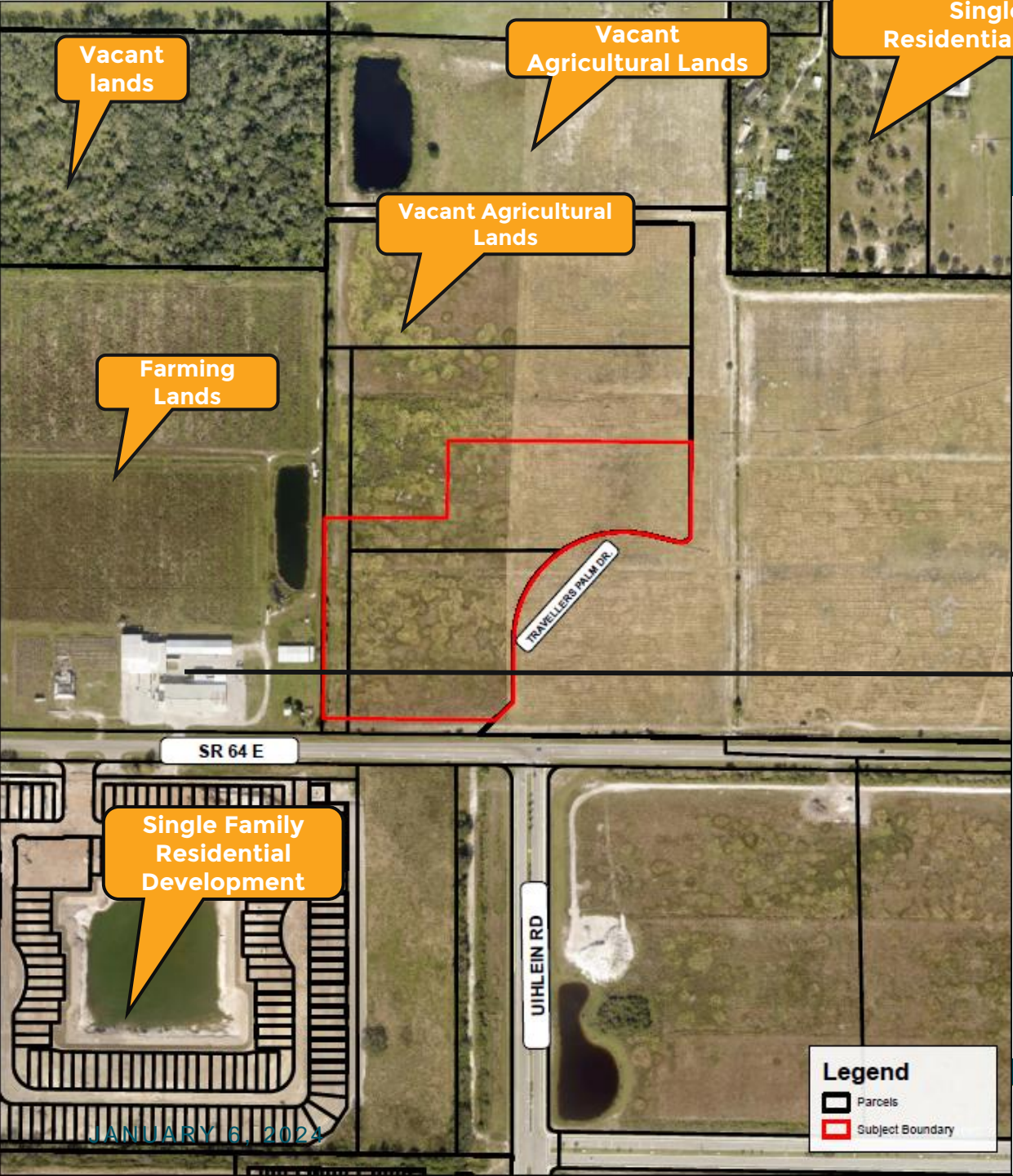
PROJECT LOCATION

SITE OVERVIEW

- ±15.3 acres
- Frontage on S.R. 64 & Travellers Palm Drive
- FLU: Mixed Use Community/Residential (MU-C/R) & Residential 1 du/acre (RES-1)
- Existing Zoning: General Agricultural (A)
- Currently Vacant



SURROUNDING USES



Farming Warehouse

Legend

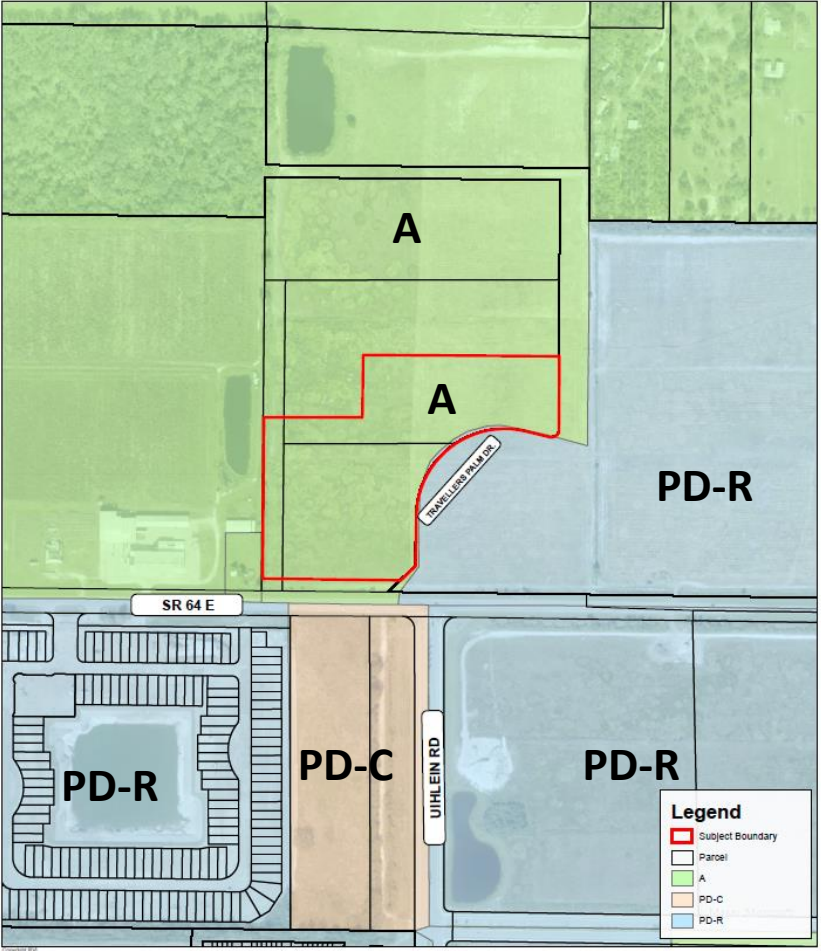
- Parcels
- Subject Boundary

SURROUNDING PD'S

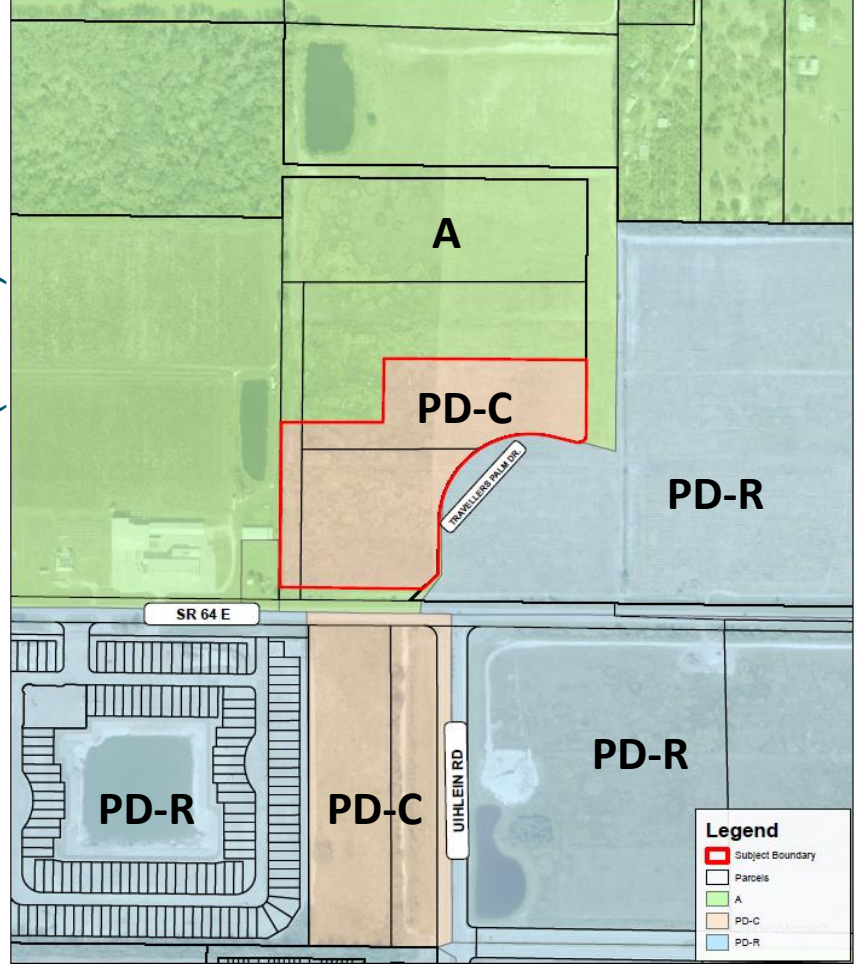


REZONE REQUEST

Existing Zoning: General Agriculture (A)

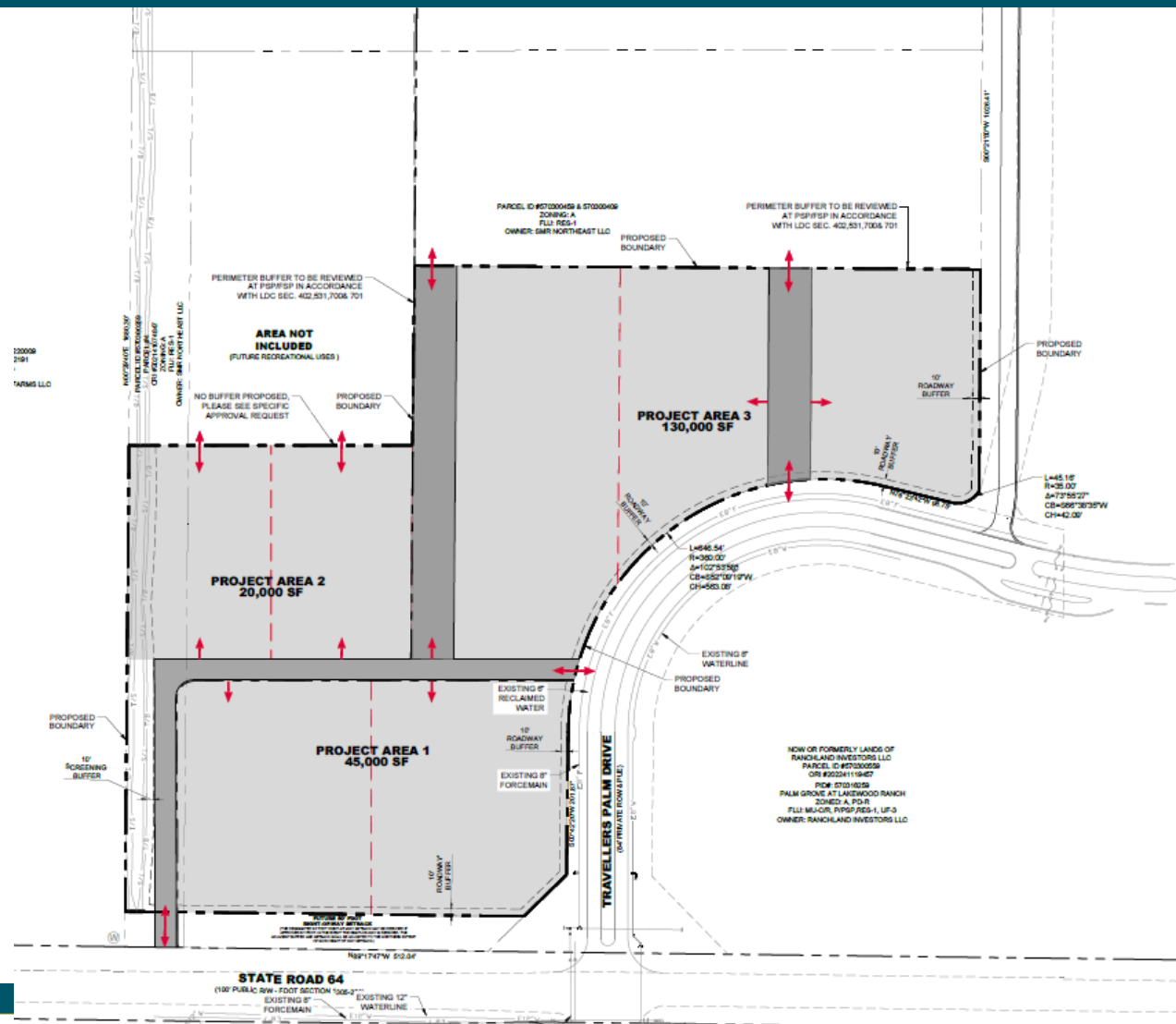


Proposed Zoning: Planned Development Commercial (PD-C)



DESIGN & DEVELOPMENT STANDARDS

- Open Space: 20%
- Setbacks and Perimeter Buffering per LDC
- Sensitive Site Design – Meets Code Requirements

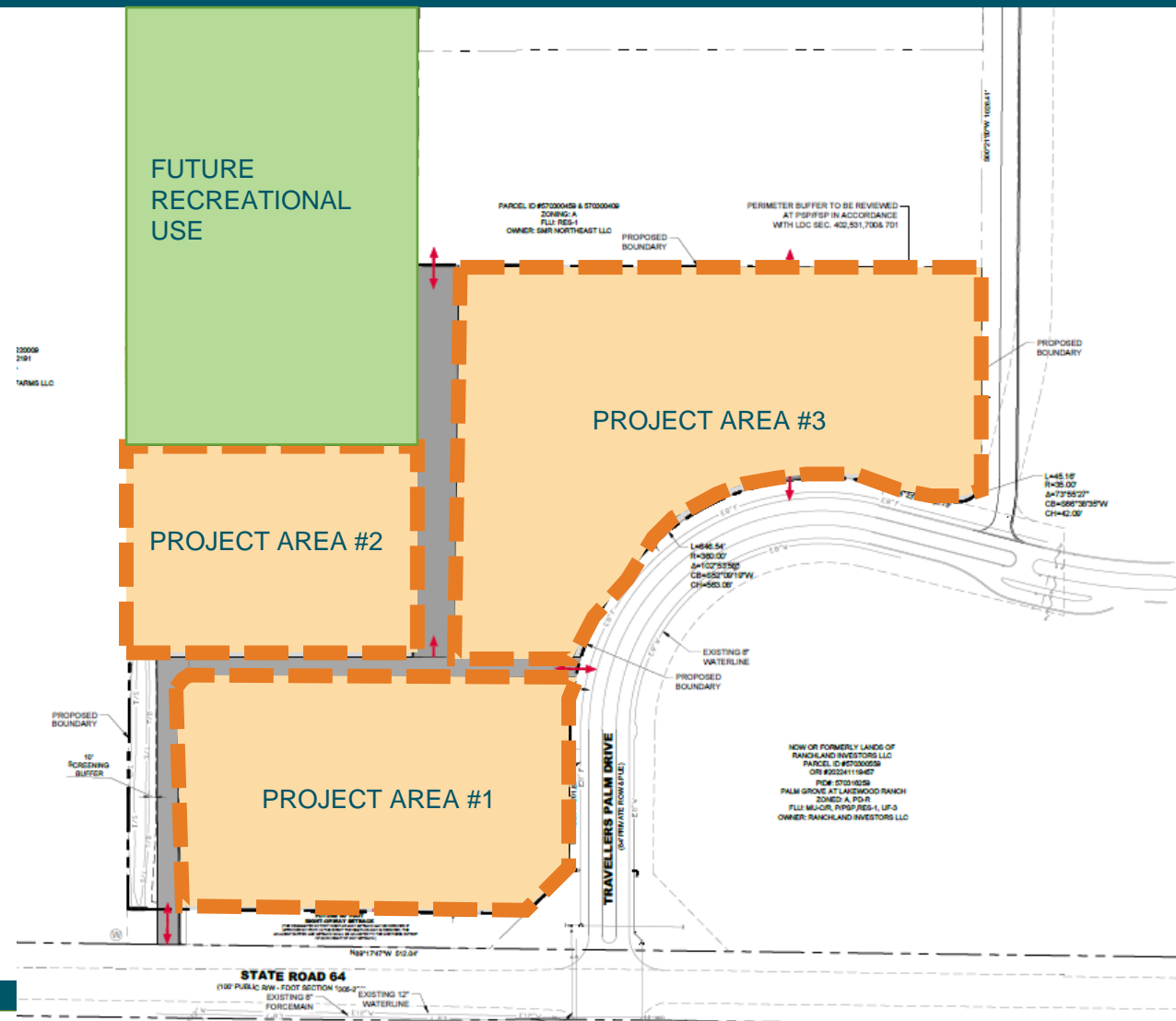


PROJECT AREA DETAILS

- Project Area 1
 - Grocery Store Permitted

- Project Area 2
 - Complementary use to Future Recreational Use to the north

- Project Area 3
 - Self-storage up to 130,000 SF
 - All other commercial uses up to 90,000 SF



NEXT STEPS

- ✓ Application Submittal
- Staff Review
- Public hearings before the Planning Commission & BoCC
- Preliminary Site Plan/Final Site Plan
- Building Permits

THANK YOU!

QUESTIONS?

RHUNTER@RVIPLANNING.COM

Neighborhood Workshop Summary

S.R. 64/UIHLEIN ROAD COMMERCIAL (PLN2407-0031)

Workshop Time and Location

- Tuesday, August 5th, 2025, from 5:00pm, ended at 5:15pm.
- Zoom meeting ID 881 5359 6702 Passcode: 077931

The mailing list was created using information from the Manatee County's Property Appraisers Office. The notice was mailed to twenty-eight (28) property owners, including homeowners' associations, within 1,400' of the subject property by the Applicant. Please see **Exhibits A & B** for the mailed notice and list of property owners/HOAs that received notice.

Workshop Attendance

The online workshop had 10 persons attend, seven (7) were affiliated with the project. The Sign-in Sheet is attached as **Exhibit C**.

Applicant Presentation

For the workshop, the Applicant had prepared a 14-slide presentation that included a map and aerial of the area, property overview, development in the surrounding area, the specifics of the requested rezone, and the next steps in the approval process. The Applicant presentation is attached as **Exhibit D**.

Meeting Summary

Rhea Hunter, the Land Use Planner, started the meeting with a brief introduction to the project team. She then provided a brief tutorial on the Zoom Webinar platform and the tools that attendees could use to engage in the workshop. She then gave an overview of the S.R. 64/Uihlein Road project. The project involves rezoning to Planned Development Commercial (PDC) for a 15.3-acre site, proposing a development maximum of 195,000 SF of neighborhood-commercial uses, allocated in three (3) project areas. The proposed rezone will provide convenient neighborhood-serving commercial uses in close proximity to the new neighborhoods coming into the area, as well as the existing residential communities.

Mrs. Hunter explained the current status of the rezone application, and next anticipated steps prior to any construction activity beginning. Once the presentation was concluded, opened the meeting up for any questions or comments from the audience. A summary of the Q&A session is provided as **Exhibit E**. Mrs. Hunter thanked the attendees for their time prior to concluding the meeting.

Exhibits:

- Exhibit A – Mailed Notice
- Exhibit B – List of Property Owners/HOA to receive notice
- Exhibit C – Sign-in Sheet
- Exhibit D – Applicant Presentation
- Exhibit E – Q&A Summary

EXHIBIT A – MAILED NOTICE



**NOTICE OF VIRTUAL NEIGHBORHOOD MEETING
S.R. 64/UIHLEIN ROAD COMMERCIAL PDC REZONE WITH GDP - PLN2407-0031**

July 22, 2025

Dear Property Owner:

Albatros 64 Partners, LLC and Casto Net Lease Properties, LLC, the Applicants of the proposed S.R. 64/Uihlein Road Commercial Planned Development, are holding a second Virtual Neighborhood Meeting prior to a final public hearing before the Manatee County Board of County Commissioners for the proposed rezone application. The subject property is ±15.3 acres in size, located to the northwest corner of the intersection of S.R. 64 and Uihlein Road in Lakewood Ranch (see attached location map). It is identified as one (1) parcel –570300709. This is in regard to an application to rezone the subject property from General Agricultural (A) to Planned Development Commercial (PDC) with a General Development Plan (GDP) to allow for the development of a maximum of 195,000 SF of commercial uses on the subject property.

The purpose of the meeting is to discuss the proposed rezone application with the community and address any questions or concerns.

The Neighborhood Meeting will be held on **Tuesday, August 5, 2025, at 5:00 p.m.** online through Zoom.

To join, please visit www.zoom.us, click on “Join” in the top right corner, and enter:

Meeting ID: 881 5359 6702

Passcode: 077931

Your input matters! For questions please contact:
RVi Planning + Landscape Architecture, Inc. c/o Rhea Hunter
8725 Penderly Place, Suite 101, Bradenton, FL 34201
(607) 216-2390 OR rhunter@rviplanning.com



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S.R. 64/UIHLEIN ROAD COMMERCIAL • AERIAL MAP

📍 Manatee County, FL


📅 7/21/2025


24000263

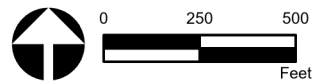
👤 Casto Net Lease Properties, LLC

8725 Pendency Pl
Suite 101
Bradenton, FL 34201
Tel: 941.379.8400
www.rviplanning.com

Legend

State of  Subject Boundary

 Parcels



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

EXHIBIT B – LIST OF PROPERTY OWNERS/HOA TO RECEIVE NOTICE

SOUTHWEST FLORIDA BUILD TO RENT II LLC
4800 N SCOTTSDALE RD STE 2900
SCOTTSDALE, AZ 85251
USA

NEAL COMMUNITIES OF SOUTHWEST FLORIDA
LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240
USA

BUCHANAN MARGAUX W
17160 WATERLINE RD
BRADENTON, FL 34212-9294
USA

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION
PO BOX 1249
BARTOW, FL 33831
USA

WEAVER DAVID C
2203 162ND ST E
BRADENTON, FL 34211-9711
USA

MORAN FAMILY LAND LLC
22107 26TH AVE E
BRADENTON, FL 34211
USA

BOERSMA DEVIN PHILLIP
2123 ZIPPERER RD
BRADENTON, FL 34212
USA

DETWILER FARMS LLC
7425 16TH ST E STE 101
SARASOTA, FL 34243
USA

DOVE CHARISMATIC MINISTRIES INC
17202 WATERLINE RD
BRADENTON, FL 34212-9295
USA

RANCLAND INVESTORS LLC
5800 LAKEWOOD RANCH BLVD
SARASOTA, FL 34240
USA

MANATEE COUNTY
PO BOX 1000
BRADENTON, FL 34206
USA

KULL JAMES JR
2111 ZIPPERER RD
BRADENTON, FL 34212
USA

BOLESTA TARA
PO BOX 110499
BRADENTON, FL 34211
USA

SINKLER JONATHAN S
17000 WATERLINE RD
BRADENTON, FL 34212
USA

HENSON MAMIE G
7801 SEVILLE CIR
BRADENTON, FL 34209-3359
USA

COFFEY SHEILA M
2107 162ND ST E
BRADENTON, FL 34211-9342
USA

SCHOOL BOARD OF MANATEE COUNTY
215 MANATEE AVE W
BRADENTON, FL 34205-8897
USA

SL IV MARISOL REALTY COMPANY LLC
277 PARK AVENUE 9TH FLOOR
NEW YORK, NY 10172
USA

NAP MCEAST LLC
12561 NEW BRITTANY BLVD
FORT MYERS, FL 33907
USA

SORELLA HOLDINGS LLC
22904 75TH AVENUE EAST
BRADENTON, FL 34211
USA

ALBATROS 64 PARTNERS LLC
12524 HIGHFIELD CIR
LAKEWOOD RANCH, FL 34202
USA

HATCH KENT A
2119 ZIPPERER RD
BRADENTON, FL 34212
USA

BORDEN GREGORY J
17010 WATERLINE RD
BRADENTON, FL 34212-9293
USA

SMR NORTHEAST LLC
14400 COVENANT WAY
BRADENTON, FL 34202
USA

WHITE JOE R JR
2103 162ND ST E
BRADENTON, FL 34211-9342
USA

EXHIBIT C – SIGN-IN SHEET

Name	Contact Information (If Provided)
Applicant Team	
Rhea Hunter	rhunter@rviplanning.com
Marie D'Addario	mdaddario@rviplanning.com
Kyle Grimes	kgrimes@grimesgalvano.com
Yury Bykau	yury@trtrans.net
Matt Kezar	matt@ian-black.com
Matt Morris	mmorris@morrisengineering.net
Jon Whittemore	jwhittemore2000@gmail.com

Attendees	Contact Information (If Provided)
John Barnott	
David	
Mark Bruce	

EXHIBIT D – APPLICANT PRESENTATION

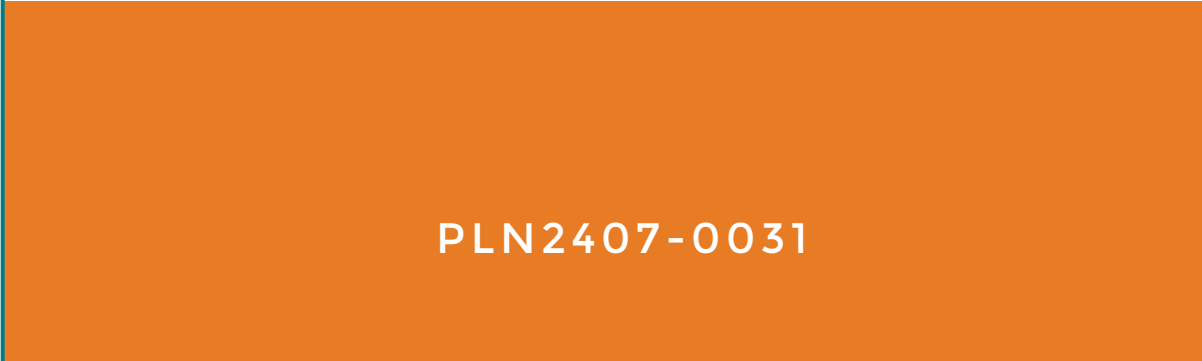
S.R. 64/UIHLEIN ROAD COMMERCIAL

PDC REZONE WITH GDP

NEIGHBORHOOD WORKSHOP MEETING



- ❖ **Property Owner:**
Albatros Partners, LLC
- ❖ **Applicant:**
Matt Kezar, Albatros Partners, LLC
Dan Moyer, Casto Net Lease Properties, LLC
- ❖ **Land Use Attorney:**
Kyle W. Grimes, Grimes, Hawkins Gladfelter & Galvano, P.L.
- ❖ **Civil Engineer:**
Matt Morris, Morris Engineering & Consulting, LLC.
- ❖ **Transportation Consultant:**
Yury Bykau, T.R. Transportation Consultants, Inc.
- ❖ **Environmental Consultant:**
Joel Christian, Ardurra, LLC
- ❖ **Land Planners:**
Rhea Hunter, RVi Planning + Landscape Architecture



PLN2407-0031



ZOOM TUTORIAL

Welcome to our *VIRTUAL ZOOM*
Neighborhood Meeting!

Please keep your audio on *MUTE* during our brief presentation

Following the presentation, we will open the meeting for Q&A

Please type in questions using the "Q&A" Tool – we will read these aloud and respond

Please use the "raise hand" tool to indicate desire to speak after we go through written questions

ZOOM TUTORIAL

The screenshot shows a Zoom meeting window with a dark theme. At the top left, it says "zoom Workplace". At the top right, there are icons for "Sign in" (with a green checkmark), "Recording" (with a red dot), and "View" (with a grid icon). The main area is mostly black, with a white notification box in the center. The notification box has a "zm" icon and the text "Zoom Workplace". Below that, it says "This meeting is being recorded." in bold, followed by "Anyone with access to the recording may view or share it with others." and a blue "OK" button. A blue arrow points to the "OK" button. At the bottom, there is a toolbar with icons for Audio, Video, Participants (2), Chat, React, Raise hand, Share, AI Companion, Apps, More, and Leave.

zoom Workplace

Sign in Recording View

zm Zoom Workplace

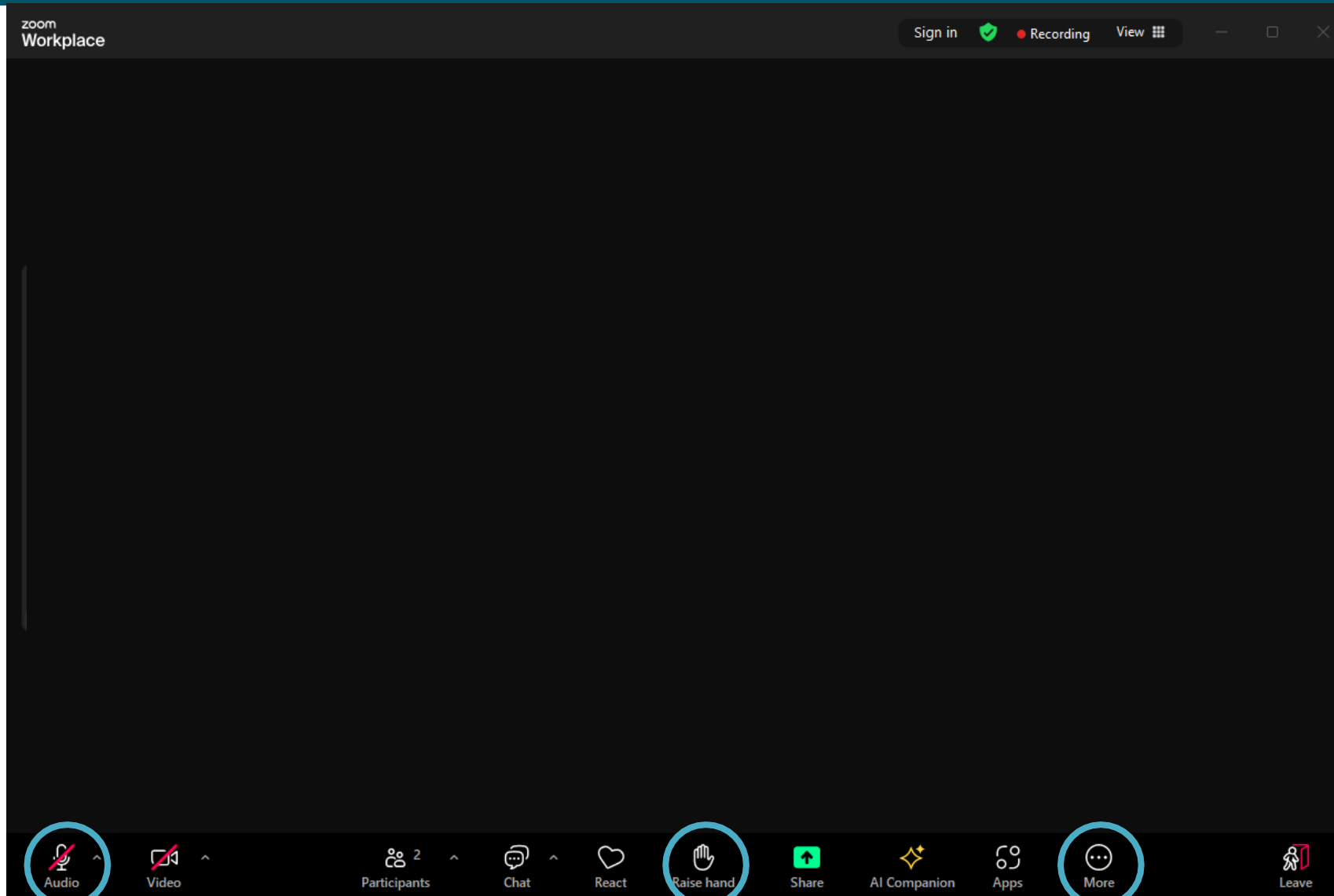
This meeting is being recorded.

Anyone with access to the recording may view or share it with others.

OK

Audio Video Participants 2 Chat React Raise hand Share AI Companion Apps More Leave

ZOOM TUTORIAL



ZOOM TUTORIAL

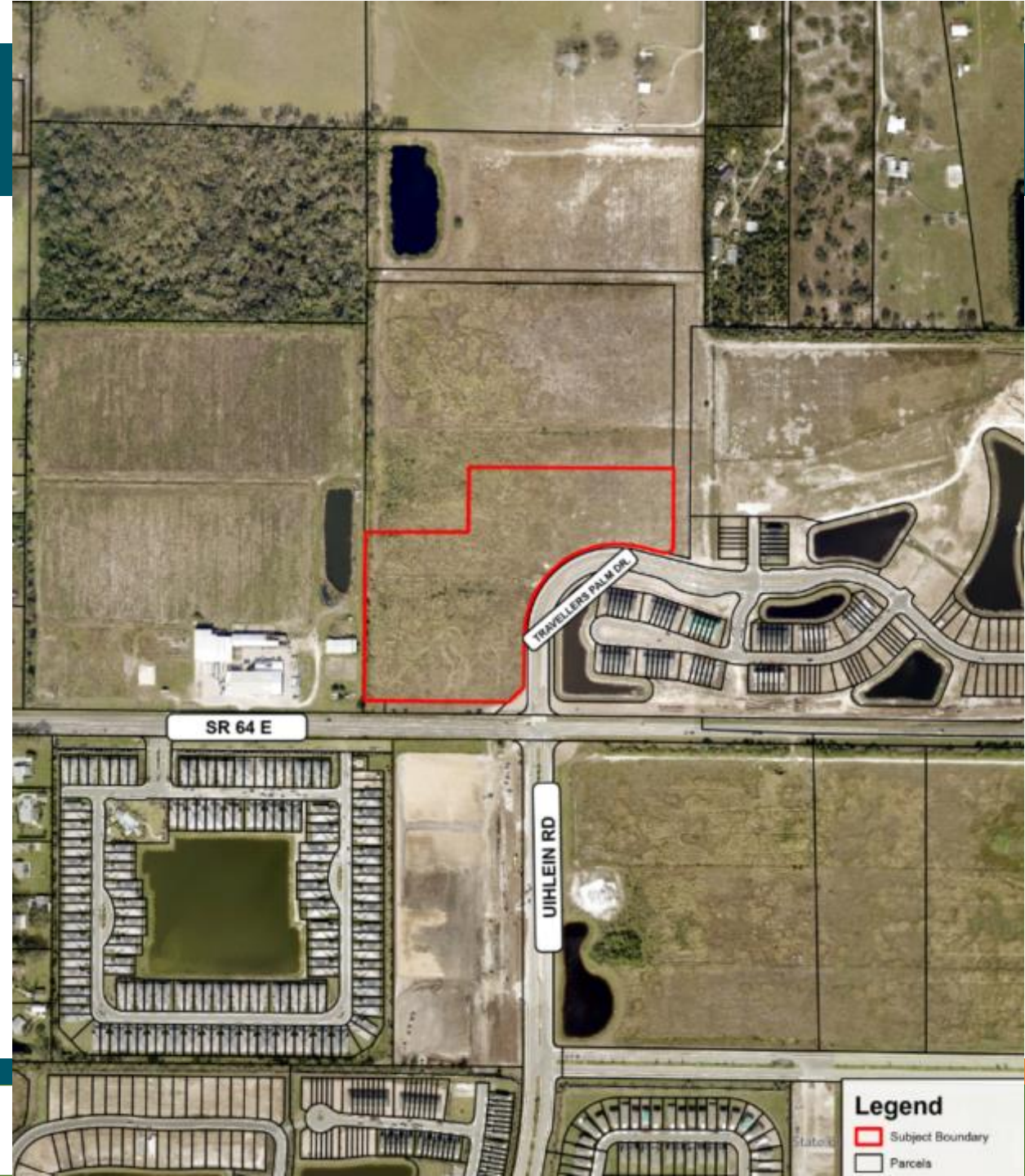
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Welcome to Q&A
Questions you ask will show up here. Only host and co-host will be able to see all questions.

At the bottom of this window is a text input field with the placeholder "Type your question here..." and a dropdown menu labeled "Who can see your questions?". A blue arrow points to the input field. The bottom of the screen shows the Zoom toolbar with icons for Audio, Video, Participants (2), Chat, React, Raise hand, Share, AI Companion, Apps, Q&A, More, and Leave.

SITE INFORMATION

- ±15.3 acres
- Located within an Activity Node at S.R. 64 & Uihlein Road
- Frontage on S.R. 64 & Travellers Palm Drive
- FLU: Mixed Use Community/Residential (MU-C/R) & Residential 1 du/acre (RES-1)
- Existing Zoning: General Agricultural (A)
- Currently Vacant

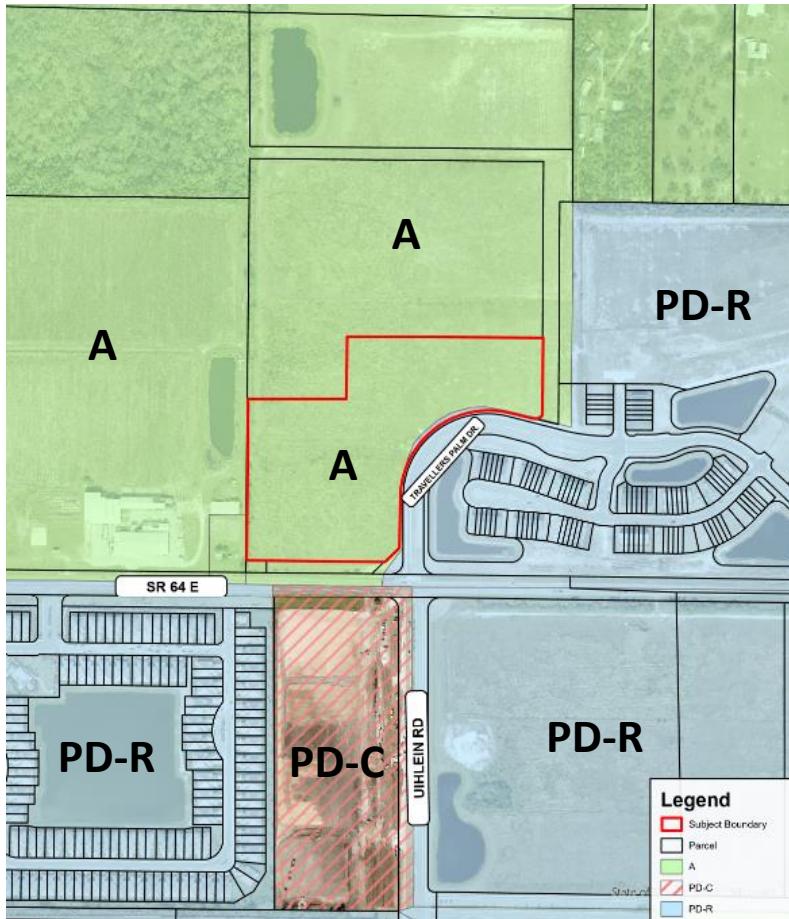


SURROUNDING GROWTH

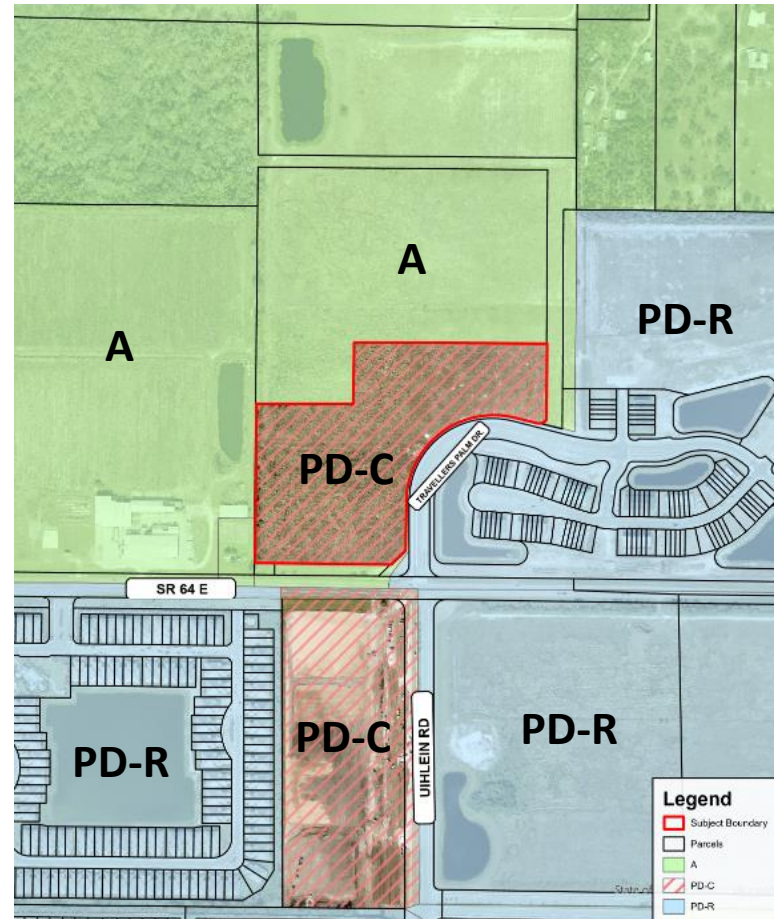


REZONING REQUEST

CURRENT



PROPOSED



CURRENT

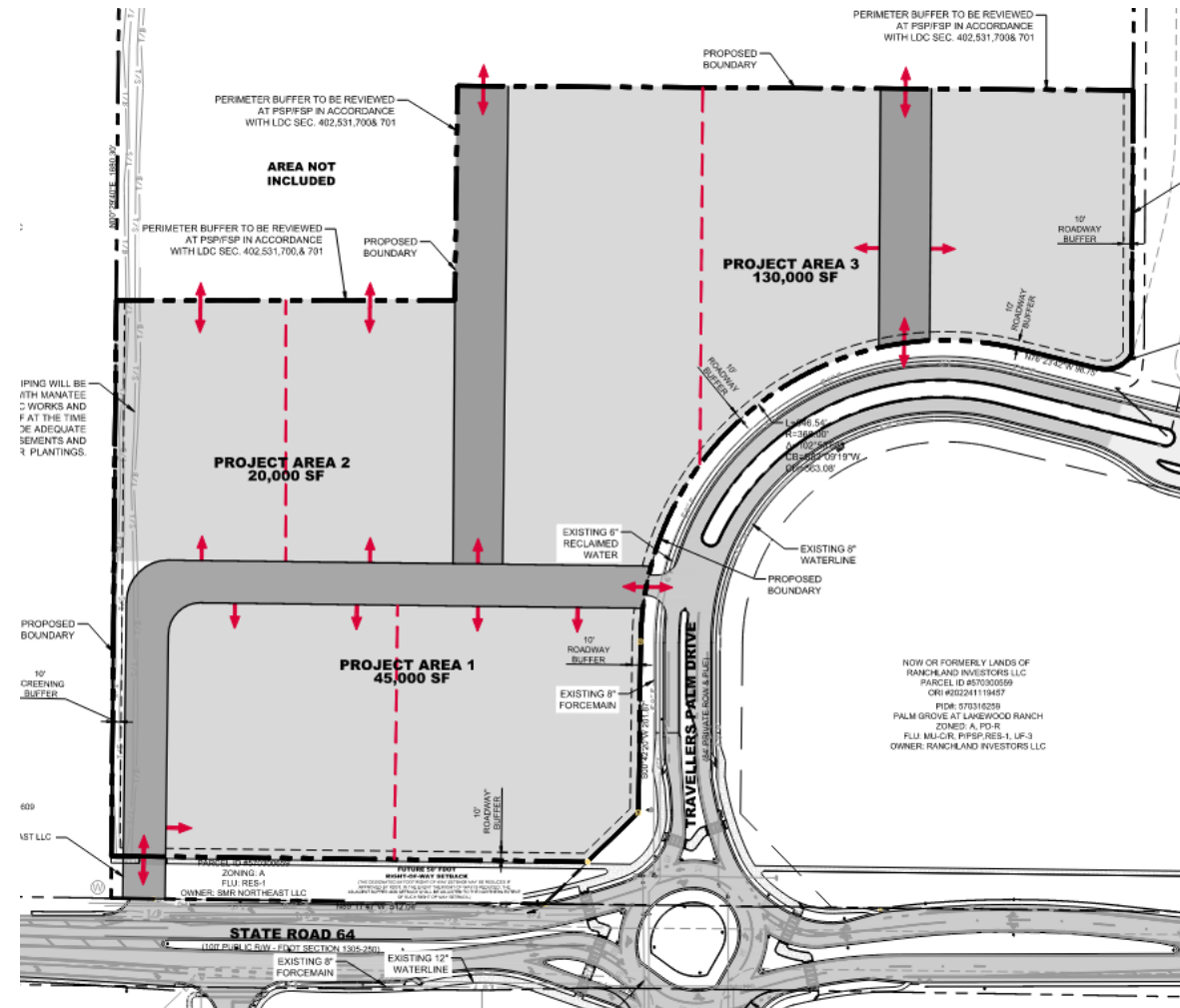
- General Agricultural, A

PROPOSED

- Planned Development Commercial, PDC
- 195,000 SF of commercial uses

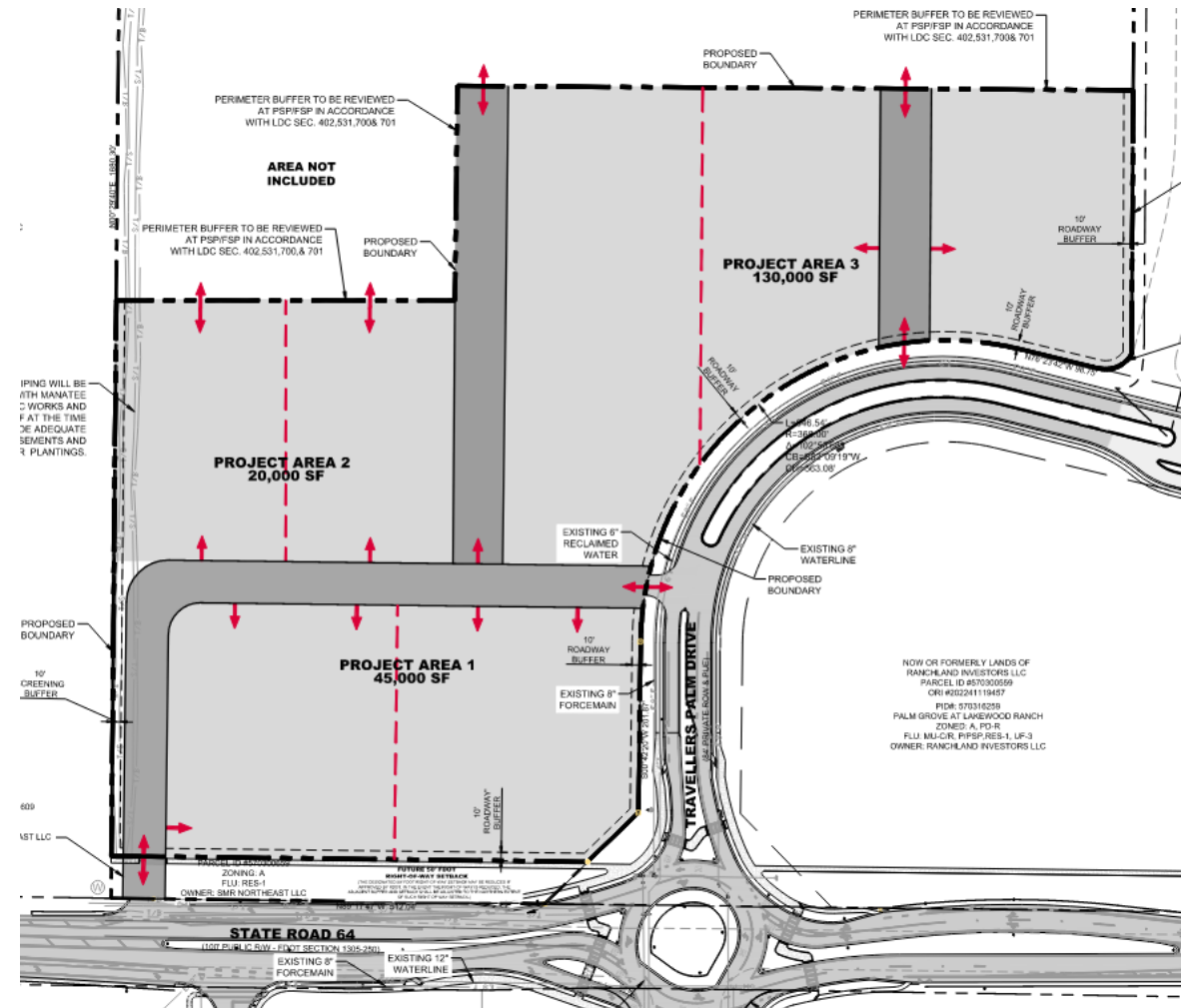
REQUEST SUMMARY

- Rezone to Planned Development – Commercial
- General Development Plan
- Access to S.R. 64 & Travellers Palm Drive
- Maximum of 195,000 SF of commercial uses
- Three (3) Project Areas:
 - Project Area 1: 45,000 SF
 - Project Area 2: 20,000 SF
 - Project Area 3: 130,000 SF
- Proffered Schedule of Uses



DESIGN & DEVELOPMENT STANDARDS

- Open Space: 20%
- Setbacks and Perimeter Buffering per LDC
- Internal Cross Connectivity Between Project Areas



NEXT STEPS

- ✓ Application sufficiency
- ✓ Public Hearing before the Planning Commission
- Public Hearing before the Board of County Commissioners
(9/4, starting at 9:00am)
- Preliminary Site Plan/Final Site Plan
- Building Permits

THANK YOU!

QUESTIONS?

RHUNTER@RVIPLANNING.COM

EXHIBIT E – Q&A SUMMARY



SR 64/UIHLEIN ROAD COMMERCIAL Q&A Summary

1. Hi, my name is Mark Bruce, and I live in the neighboring community of Mill Creek, just to the west of this project. Is it safe to say that the services and commercial aspects of this project on this 15-acres is really meant to service those that live in that eastern corridor of Uihlein, Bourneside and SR 64, so that its more convenient for them to go that commercial outlet on the eastern side of Lorraine Road as oppose to driving west towards Lorraine Road and SR 64 so it will lessen the burden of traffic going west?

RESPONSE: Yes, in the eastern portion of the County, there are very few areas that are suitable for commercial development, and this is one of those locations. It is the intention of the development to provide convenient service and commercial opportunities to all new neighborhoods coming into this area. With the closest commercial node located at the intersection of White Eagle Blvd. and SR 64., residents are traveling larger distances to access commercial services. It is the goal to have commercial opportunities in closer proximity, thereby, reducing time travel to access those services.

In terms of uses on site, the uses are anticipated to be neighborhood-serving commercial uses such as a grocery store and a restaurant. The scale and type of uses are directed towards serving the residential communities.

2. Good afternoon, my name is David, and I am a Manatee County Resident. Just so I have an understanding, what are the limitations with Planned Development, PDC, zoning versus general commercial?

RESPONSE: With a Planned Development, you're committing to a site plan up front where the site plan is reviewed and approved by the Board. As such with the Site Plan, we're making commitments up front in how the site is laid out, such as access points, general allocation of square footage, as well as higher standards for open space, and buffering. Thereby, there is a higher degree of commitment with a Planned Development District.

Further, with a Planned Development district, the applicant has the flexibility to proffer changes to the schedule of uses. What we have done is to review the schedule of uses permitted in the PDC district, struck out uses that would not be neighborhood-serving and narrowed down the schedule of uses to neighborhood-commercial medium uses. It is the intention of the schedule of uses to provide a commercial use that is neighborhood-serving and will be compatible with the surrounding community.

In the General Commercial district, you can have any of the allowable uses in the district and develop the use in accordance with the LDC.

3. [David] So, there is more stipulation and leg work you have to go through for a Planned Development Commercial versus a General Commercial district?

RESPONSE: Yes, definitely.

4. Mrs. Hunter, this is John Barnott, a developer in the area. Did you say some of the commercial

is going to be neighborhood commercial?

RESPONSE: Yes, all of the uses will be neighborhood-serving. We proffered a schedule of uses, which restrict the list of uses down to what would be permitted in neighborhood-commercial medium. Gas stations and self-storage are permitted with neighborhood-commercial medium uses with a special use permit.

5. [John Barnott] Have you encountered the County about the reservation of future Right-of-Way expansion of SR 64?

RESPONSE: Yes, we have depicted that on our General Development Plan and we have done work with the County and FDOT regarding the ROW reservation required on SR 64. The boundary for this rezone is outside of the ROW reservation with the understanding the area will be acquired for SR 64. Additionally, the deeds for this dedication are with FDOT.

Neighborhood Workshop Summary

S.R. 64/UIHLEIN ROAD PDC REZONE WITH GDP (PLN2407-0031)

Workshop Time and Location

- Monday, January 6th, 2025, from 5:00pm, ended at 5:15pm.
- Zoom meeting ID 899 7166 6921 Passcode: 193900

The mailing list was created using information from the Manatee County's Property Appraisers Office. The notice was mailed to six (6) property owners within 500' of the subject property by the Applicant.

Workshop Attendance

The online workshop had eight persons attend, eight (8) were affiliated with the project.

Applicant Presentation

For the workshop, the applicant had prepared a 16-slide presentation that included a map and aerial of the area, property overview, development in the surrounding area, the specifics of the requested rezone including the proposed General Development Plan, and the next steps in the approval process (slideshow attached).

Meeting Summary

As there were no attendees from the general public, the Applicant closed the meeting at 5:15pm.

Attachments:

- Copy of the mailed notice sent to Property Owners
- List of Property Owners that received the Mailed Notice
- Slideshow



**NOTICE OF VIRTUAL NEIGHBORHOOD MEETING
S.R. 64/UIHLEIN ROAD COMMERCIAL PDC REZONE WITH GDP - PLN2407-0031**

December 10, 2024

Dear Property Owner:

Albatros 64 Partners, LLC and Casto Net Properties, LLC, the Applicant of the proposed S.R. 64/Uihlein Road Commercial Planned Development, is holding a Virtual Neighborhood Meeting prior to public hearings with Manatee County for the proposed rezone application. The subject property is ±15.3 acres in size, located to the northwest corner of the intersection of S.R. 64 and Uihlein Road in Lakewood Ranch (see attached location map). It is identified as one (1) parcel – PID 570300409 as well as portions of PIDs 570300259 and 570300459. This is in regard to an application to rezone the subject property from General Agricultural (A) to Planned Development Commercial (PDC) with a General Development Plan (GDP) to allow for the development of a maximum of 195,000 SF of commercial uses on the subject property.

The purpose of the meeting is to discuss the proposed rezone application with the community and address any questions or concerns.

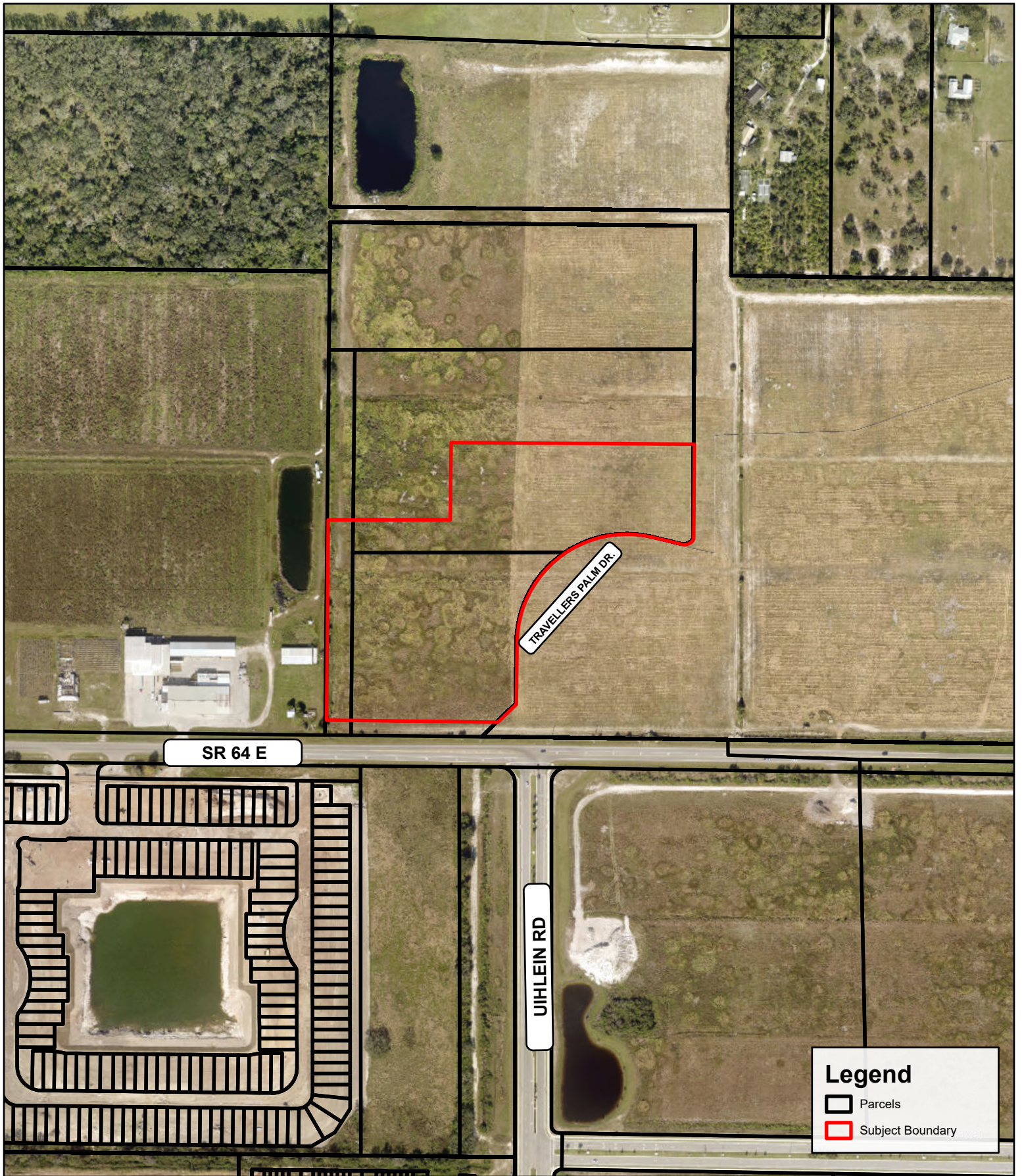
The Neighborhood Meeting will be held on **Monday, January 6, 2025, at 5:00 p.m.** online through Zoom.

To join, please visit www.zoom.us, click on “Join” in the top right corner, and enter:

Meeting ID: 899 7166 6921

Passcode: 193900

Your input matters! For questions please contact:
RVi Planning + Landscape Architecture, Inc. c/o Rhea Hunter
8725 Pendery Place, Suite 101, Bradenton, FL 64201
(607) 216-2390 OR rhunter@rviplanning.com



Copyright RVI



S.R. 64 UJHLEIN ROAD COMMERCIAL • AERIAL MAP

📍 Manatee County, FL

📅 08/16/2024

24000263

👤 Casto Net Lease Properties, LLC

28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

Legend

- Parcels
- Subject Boundary



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

NEAL COMMUNITIES OF SOUTHWEST FLORIDA
LLC

16513 COASTAL CREST PL

LAKWOOD RANCH, FL 34211

DETWILER FARMS LLC

16505 SR 64 E

BRADENTON, FL 34212

RANCLAND INVESTORS LLC

16955 TRAVELLERS PALM DR

BRADENTON, FL 34212

SMR NORTHEAST LLC

14400 CONVENANT WAY

LAKWOOD RANCH, FL 34202

NAP MCEAST LLC

16600 SR 64 E

BRADENTON, FL 34212

MANATEE COUNTY

1112 MANATEE AVENUE WEST

BRADENTON, FL 34205

S.R. 64/UIHLEIN ROAD COMMERCIAL

PDC REZONE WITH GDP

Neighborhood Meeting

- ❖ Property Owner:
SMR Northeast, LLC
- ❖ Applicant:
Matt Kezar, Albatros Partners, LLC
Dan Moyer & Matt Drews, Casto Net Lease Properties, LLC
- ❖ Land Use Attorney:
Kyle W. Grimes, Grimes Hawkins Gladfelter & Galvano, P.L.
- ❖ Project Engineer:
Matt Morris, Morris Engineering & Consulting, LLC.
- ❖ Traffic Consultant:
Yury Bykau, T.R. Transportation Consultants, Inc.
- ❖ Environmental Consultant:
Joel Christian, Ardurra, LLC
- ❖ Land Use Planner:
Rhea Hunter, RVi Planning + Landscape Architecture



PROJECT TEAM

PLN2407-0031

A background image showing a grid of blurred video feeds from a Zoom meeting. The feeds show various people in different settings, some with their hands raised, indicating an active meeting.

ZOOM TUTORIAL

Welcome to our *VIRTUAL ZOOM*
Neighborhood Meeting!

Please keep your audio on *MUTE* during our brief presentation

Following the presentation, we will open the meeting for Q&A

Please type in questions using the "Q&A" Tool – we will read these aloud and respond

Please use the "raise hand" tool to indicate desire to speak after we go through written questions

ZOOM TUTORIAL

The screenshot shows a Zoom meeting window with a dark theme. At the top left, it says "zoom Workplace". At the top right, there are icons for "Sign in" (with a green checkmark), "Recording" (with a red dot), and "View" (with a grid icon). The main area is mostly black, with a white notification box in the center. The notification box has a "zm" icon and the text "Zoom Workplace". Below that, it says "This meeting is being recorded." in bold, followed by "Anyone with access to the recording may view or share it with others." and a blue "OK" button. A blue arrow points to the "OK" button. At the bottom, there is a toolbar with icons for Audio, Video, Participants (with a '2'), Chat, React, Raise hand, Share, AI Companion, Apps, More, and Leave.

zoom Workplace

Sign in Recording View

zm Zoom Workplace

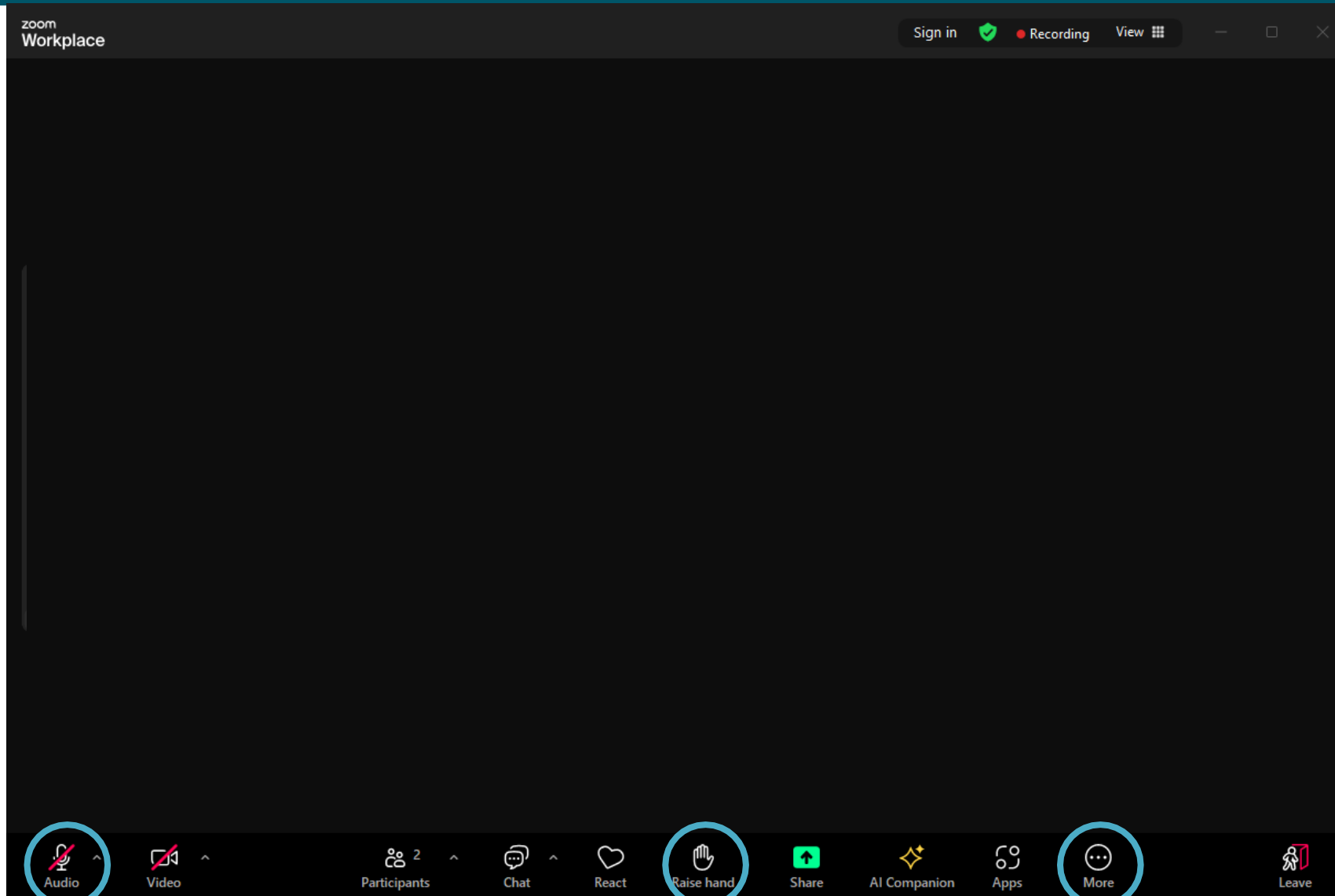
This meeting is being recorded.

Anyone with access to the recording may view or share it with others.

OK

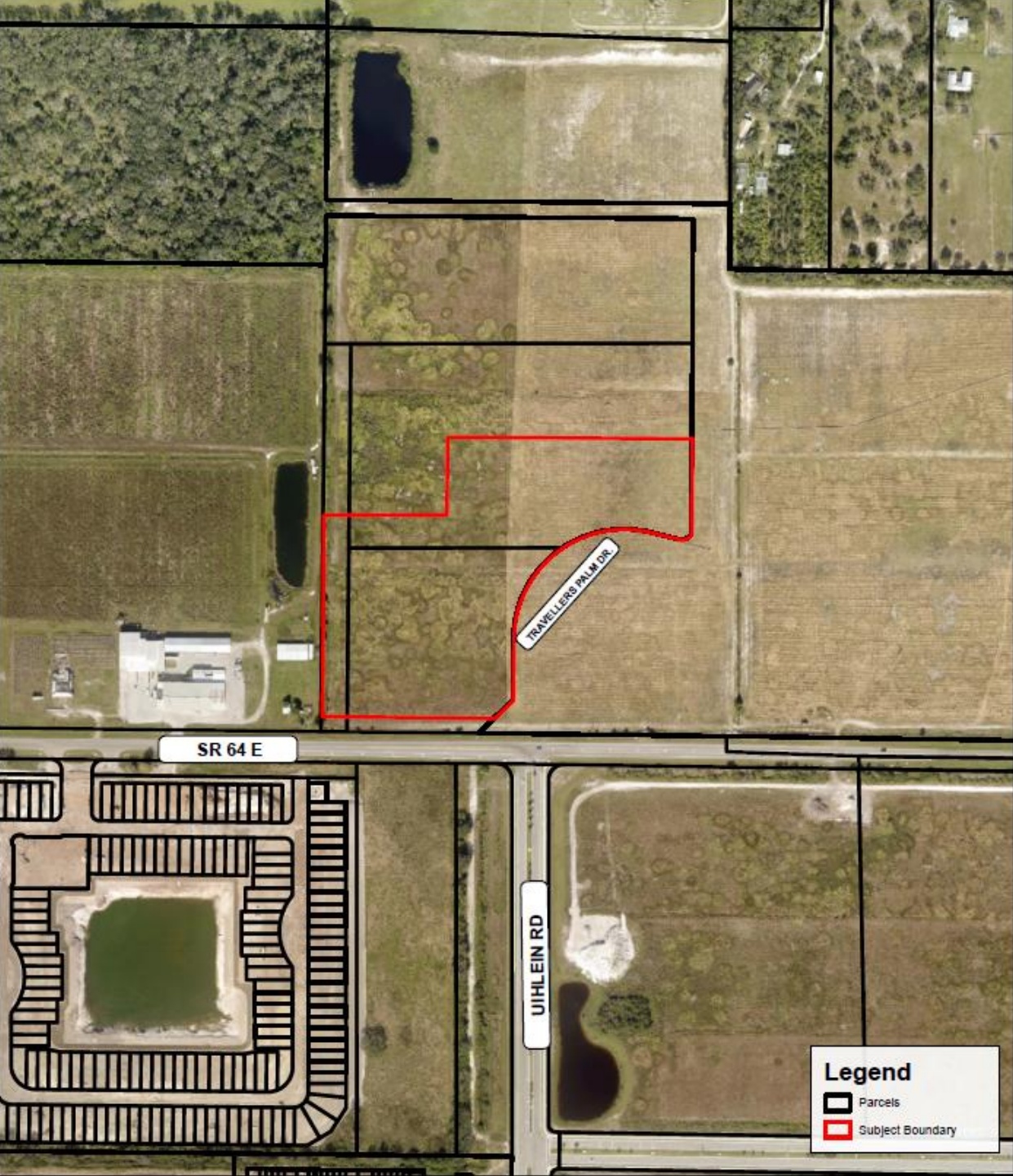
Audio Video Participants 2 Chat React Raise hand Share AI Companion Apps More Leave

ZOOM TUTORIAL



ZOOM TUTORIAL

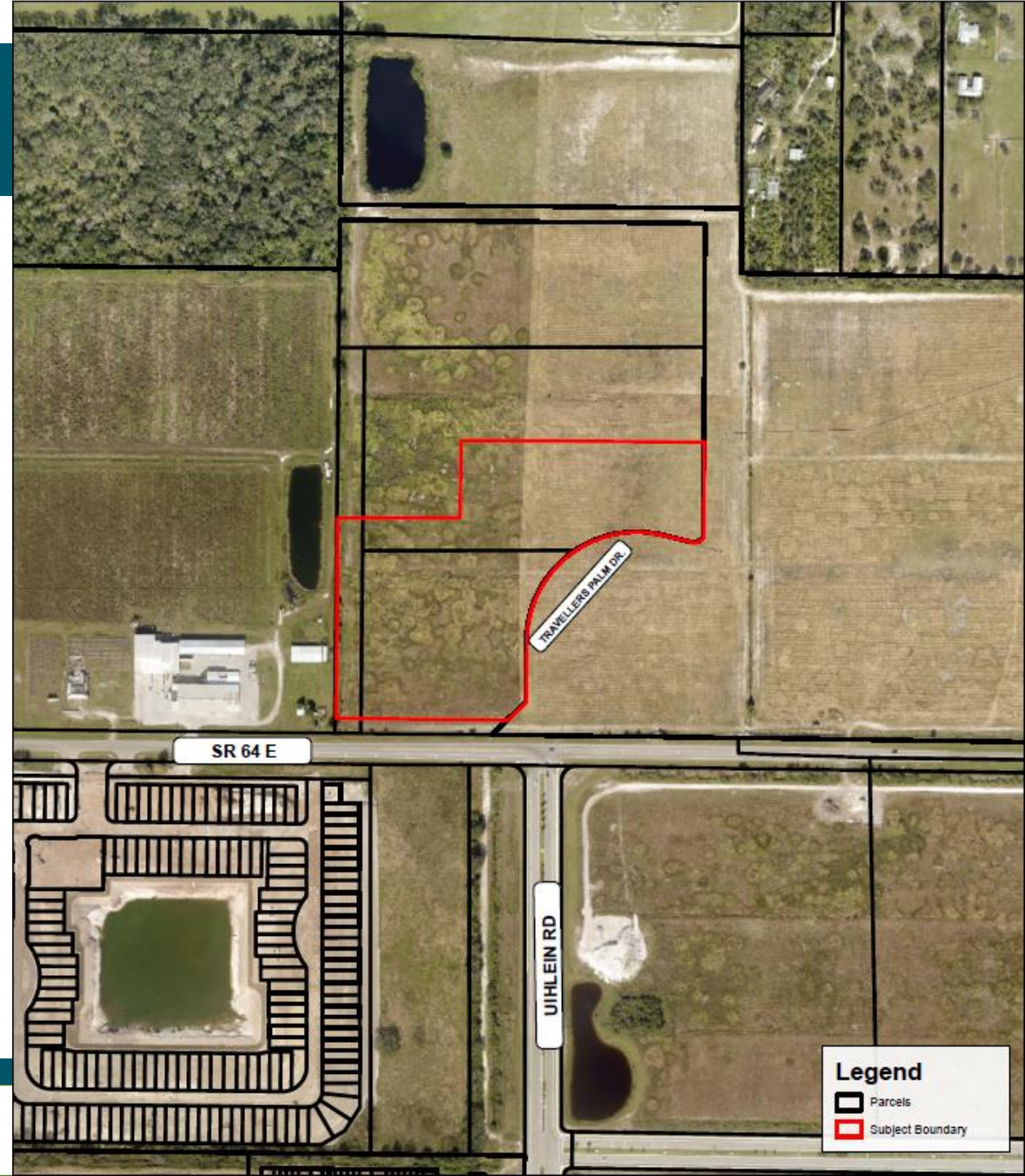
The screenshot displays the Zoom Workplace interface. At the top left, it says "zoom Workplace". On the top right, there are buttons for "Sign in" (with a green checkmark), "Recording" (with a red dot), and "View" (with a grid icon). Below this is a window titled "Question and answer" with a close button (X) and a share icon. The main content of the window reads: "Welcome to Q&A" followed by "Questions you ask will show up here. Only host and co-host will be able to see all questions." At the bottom of the window is a text input field with the placeholder "Type your question here..." and a dropdown menu labeled "Who can see your questions?". A blue arrow points to the input field. At the very bottom of the Zoom interface is a toolbar with icons for Audio, Video, Participants (2), Chat, React, Raise hand, Share, AI Companion, Apps, Q&A, More, and Leave.



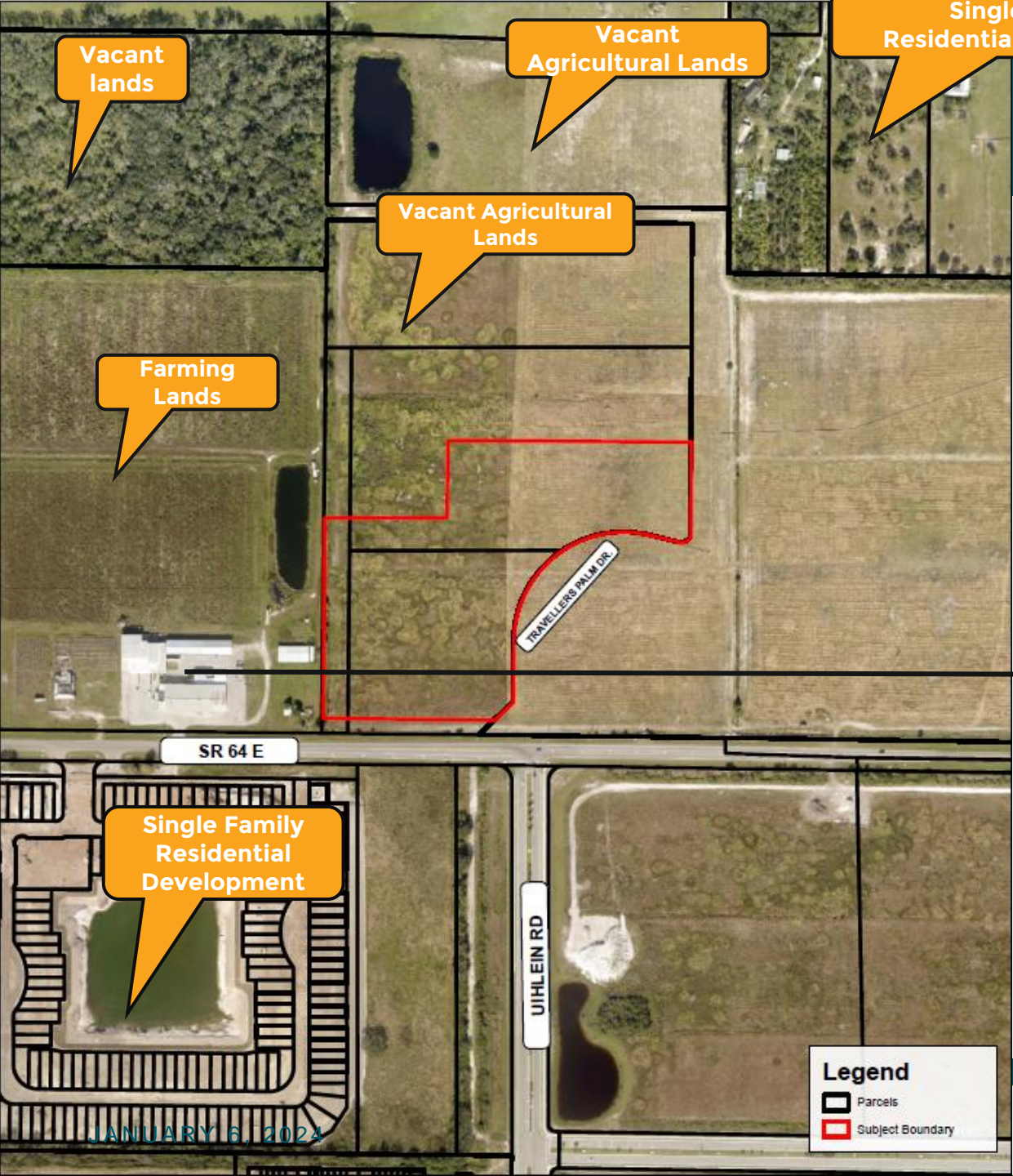
PROJECT LOCATION

SITE OVERVIEW

- ±15.3 acres
- Frontage on S.R. 64 & Travellers Palm Drive
- FLU: Mixed Use Community/Residential (MU-C/R) & Residential 1 du/acre (RES-1)
- Existing Zoning: General Agricultural (A)
- Currently Vacant



SURROUNDING USES



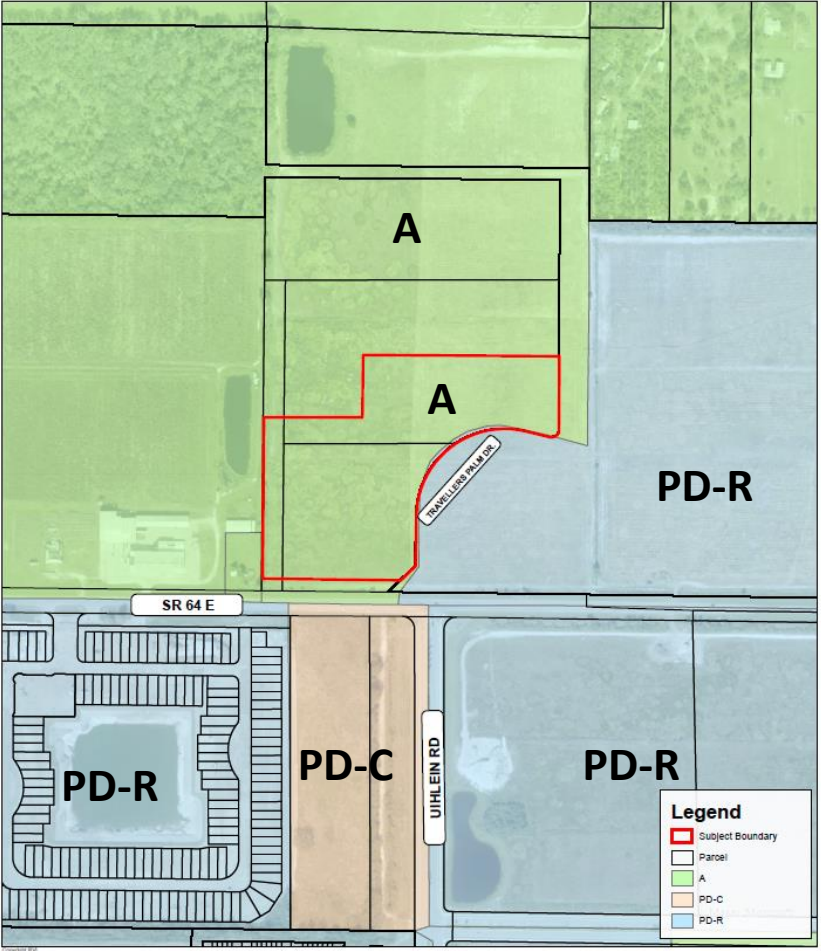
Farming Warehouse

SURROUNDING PD'S

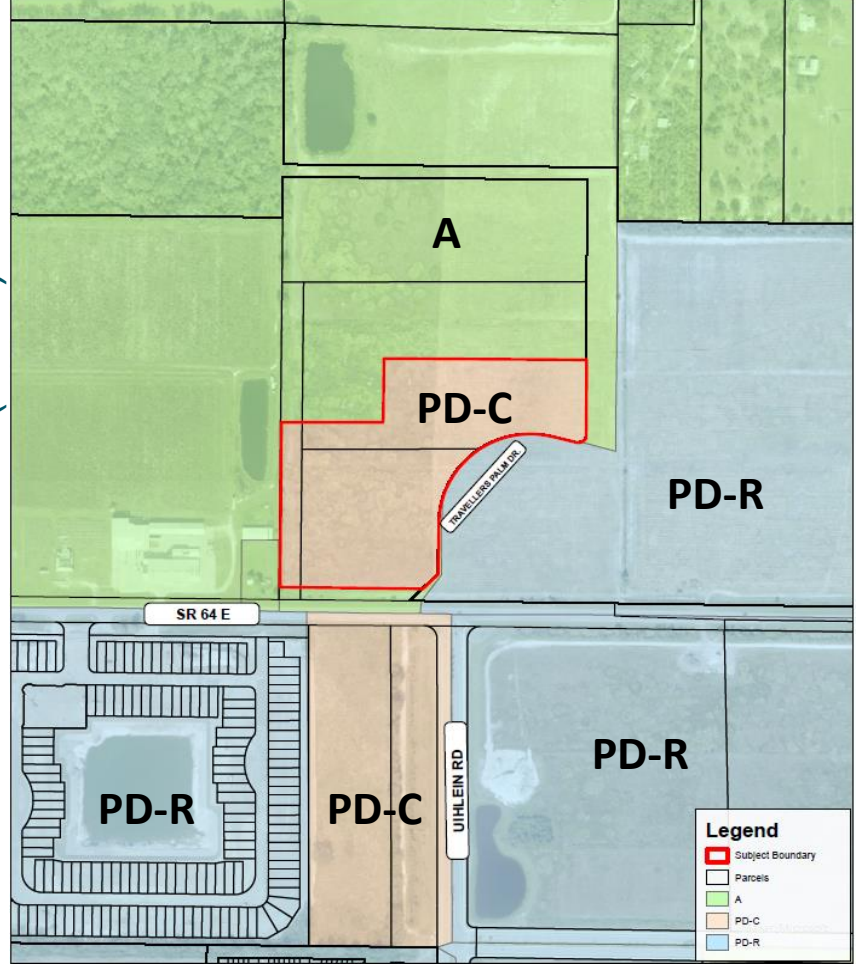


REZONE REQUEST

Existing Zoning: General Agriculture (A)

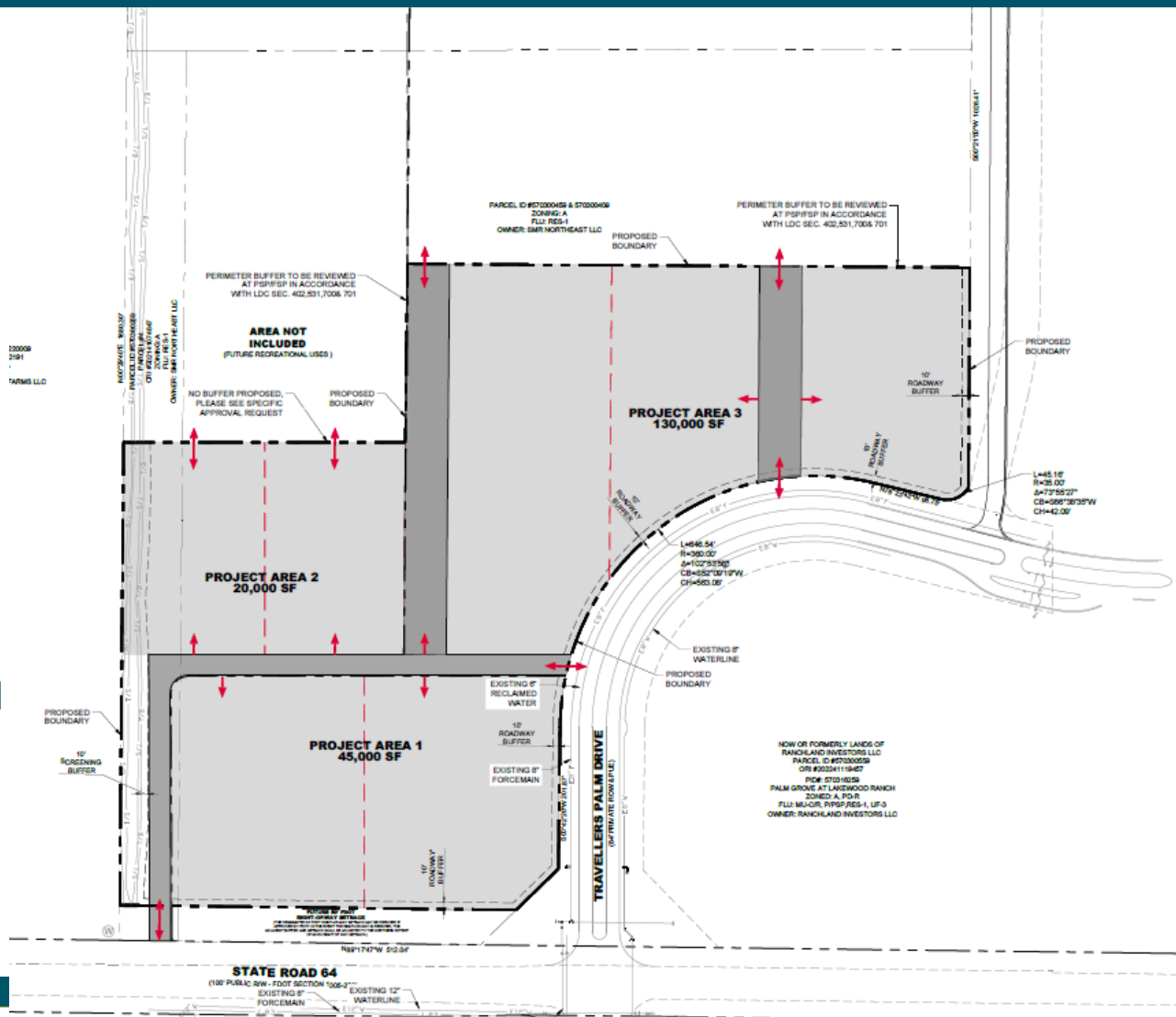


Proposed Zoning: Planned Development Commercial (PD-C)



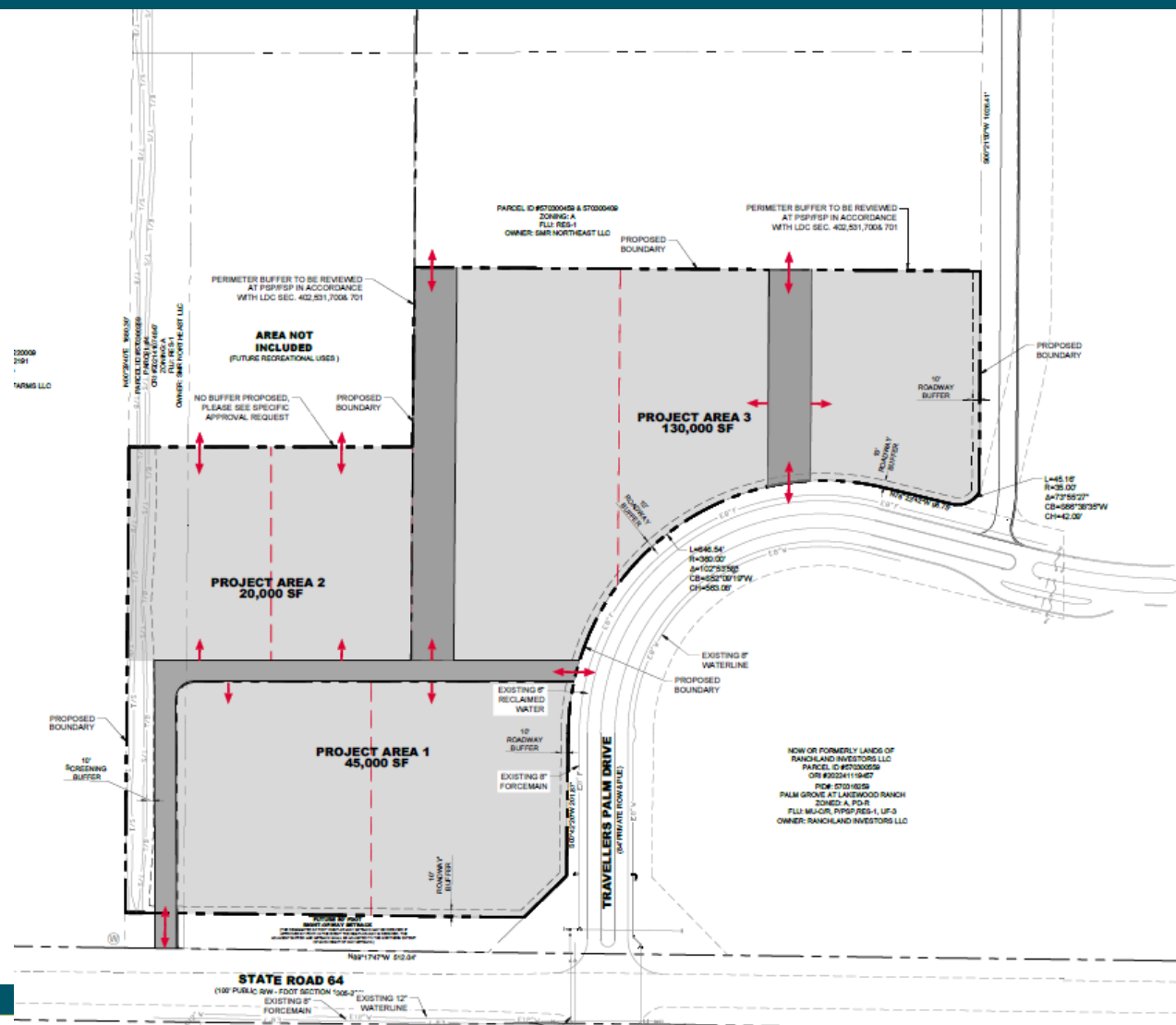
REQUEST SUMMARY

- Rezone to Planned Development – Commercial
- General Development Plan
- Access to S.R. 64 & Travellers Palm Drive
- Maximum of 195,000 SF of commercial uses
- Three (3) Project Areas:
 - Project Area 1: 45,000 SF
 - Project Area 2: 20,000 SF
 - Project Area 3: 130,000 SF
- Proffered Schedule of Uses – Neighborhood Commercial Uses Only



DESIGN & DEVELOPMENT STANDARDS

- Open Space: 20%
- Setbacks and Perimeter Buffering per LDC
- Sensitive Site Design – Meets Code Requirements

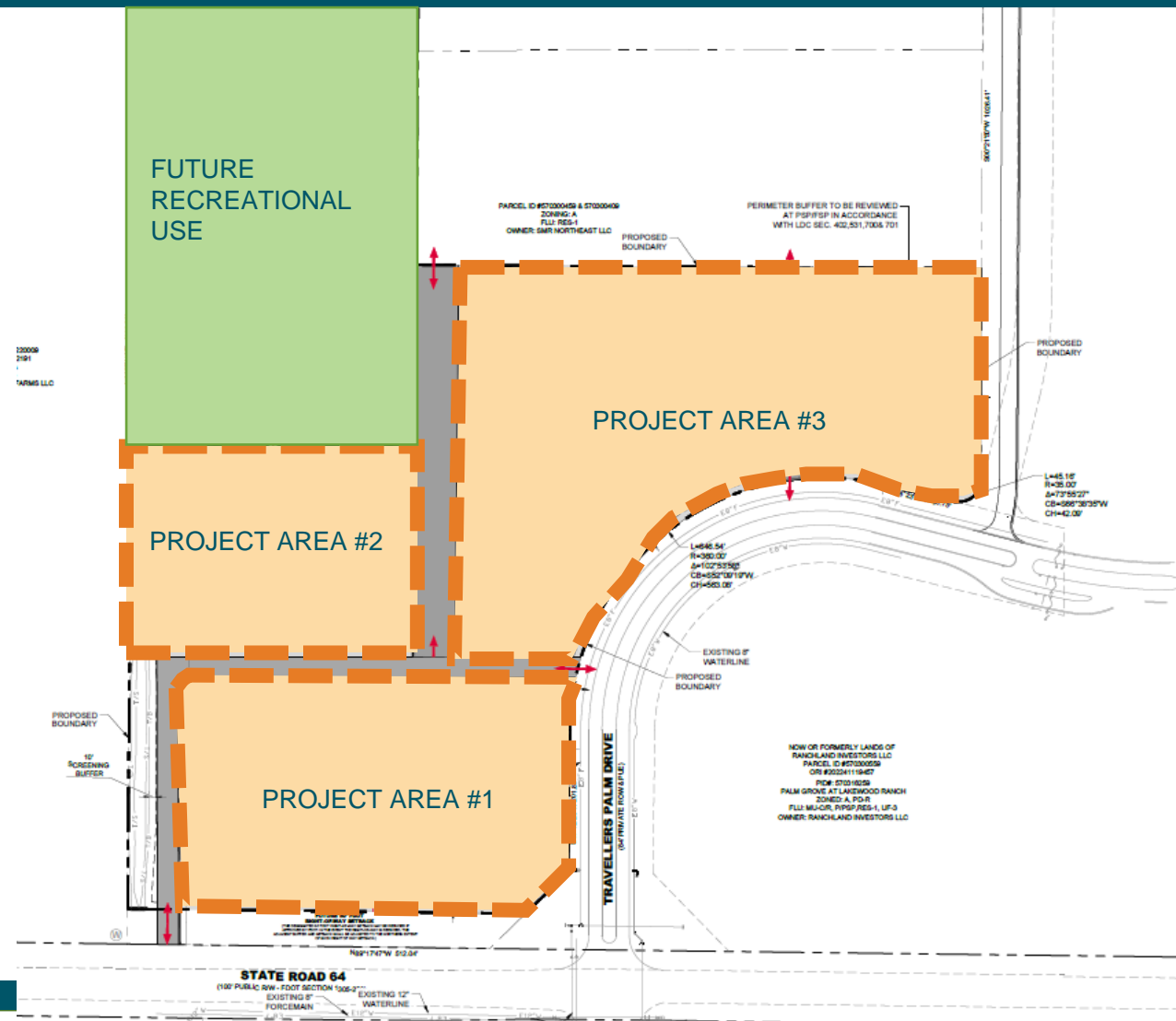


PROJECT AREA DETAILS

- Project Area 1
 - Grocery Store Permitted

- Project Area 2
 - Complementary use to Future Recreational Use to the north

- Project Area 3
 - Self-storage up to 130,000 SF
 - All other commercial uses up to 90,000 SF



NEXT STEPS

- ✓ Application Submittal
- Staff Review
- Public hearings before the Planning Commission & BoCC
- Preliminary Site Plan/Final Site Plan
- Building Permits

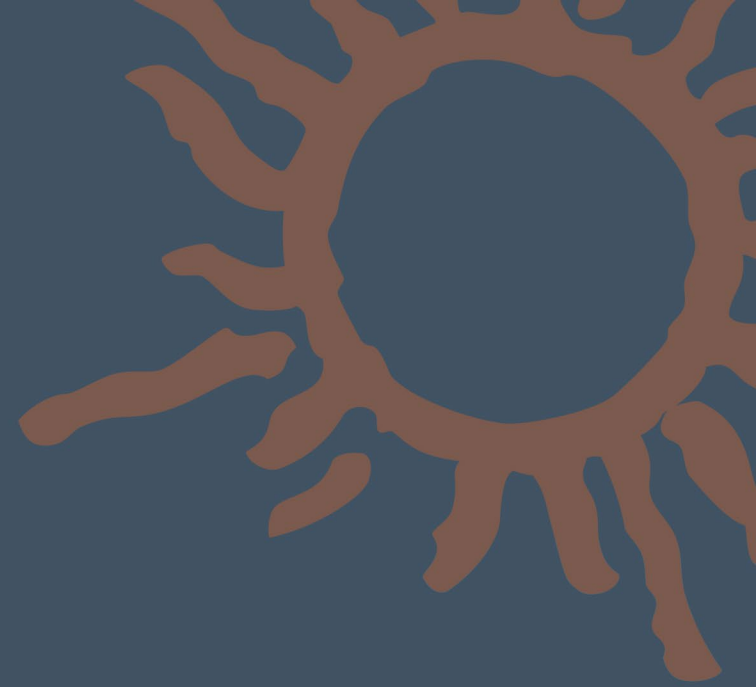
THANK YOU!

QUESTIONS?

RHUNTER@RVIPLANNING.COM

SR 64 / Uihlein Road Commercial

**PDC-27-17(Z)(G)
PLN2407-0031**

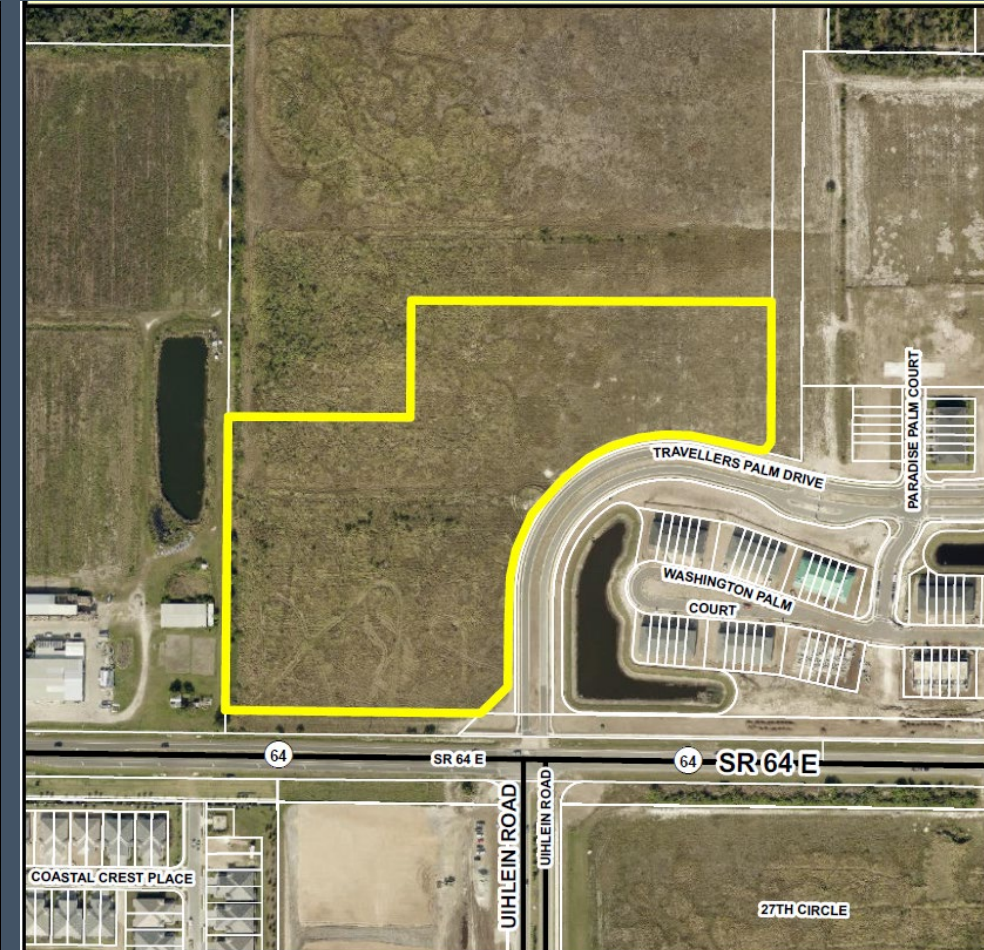
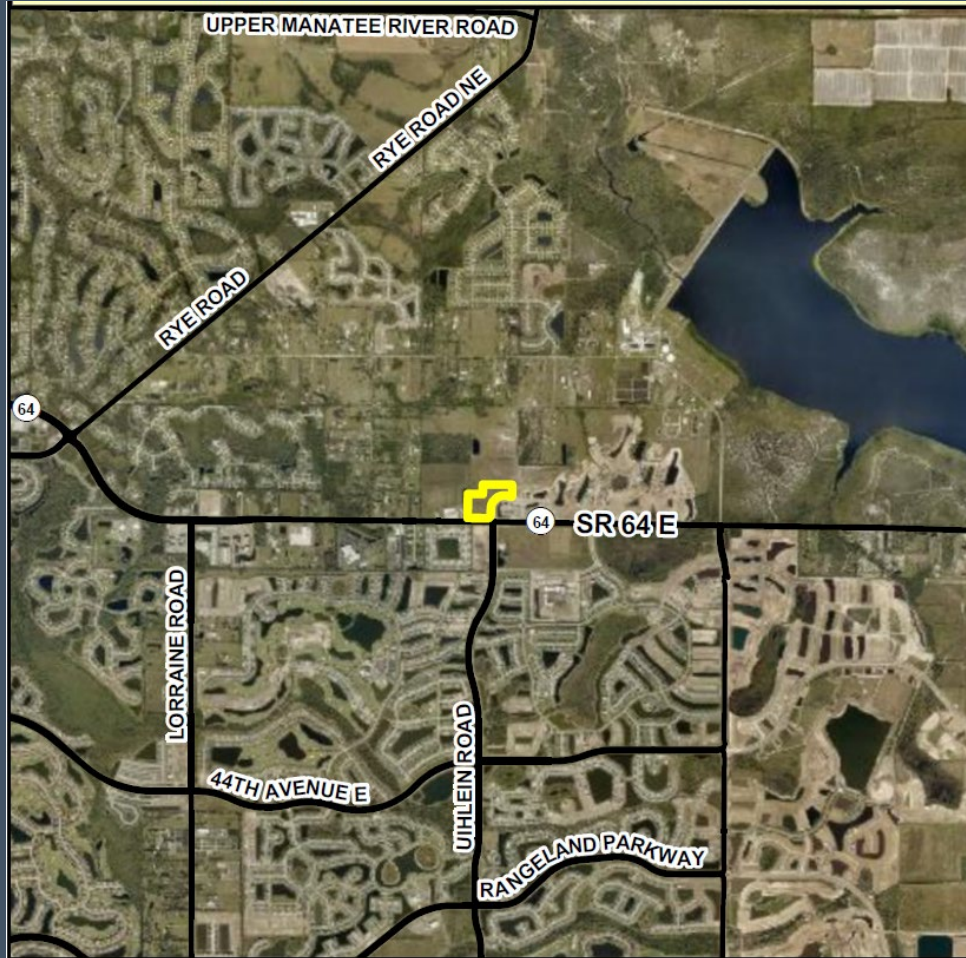


**CJ Mills
Planner II
Board of County Commissioners
April 23, 2026**

Site Location

General Location:
North side of SR 64,
at the intersection
with Uihlein Road,
Manatee County.

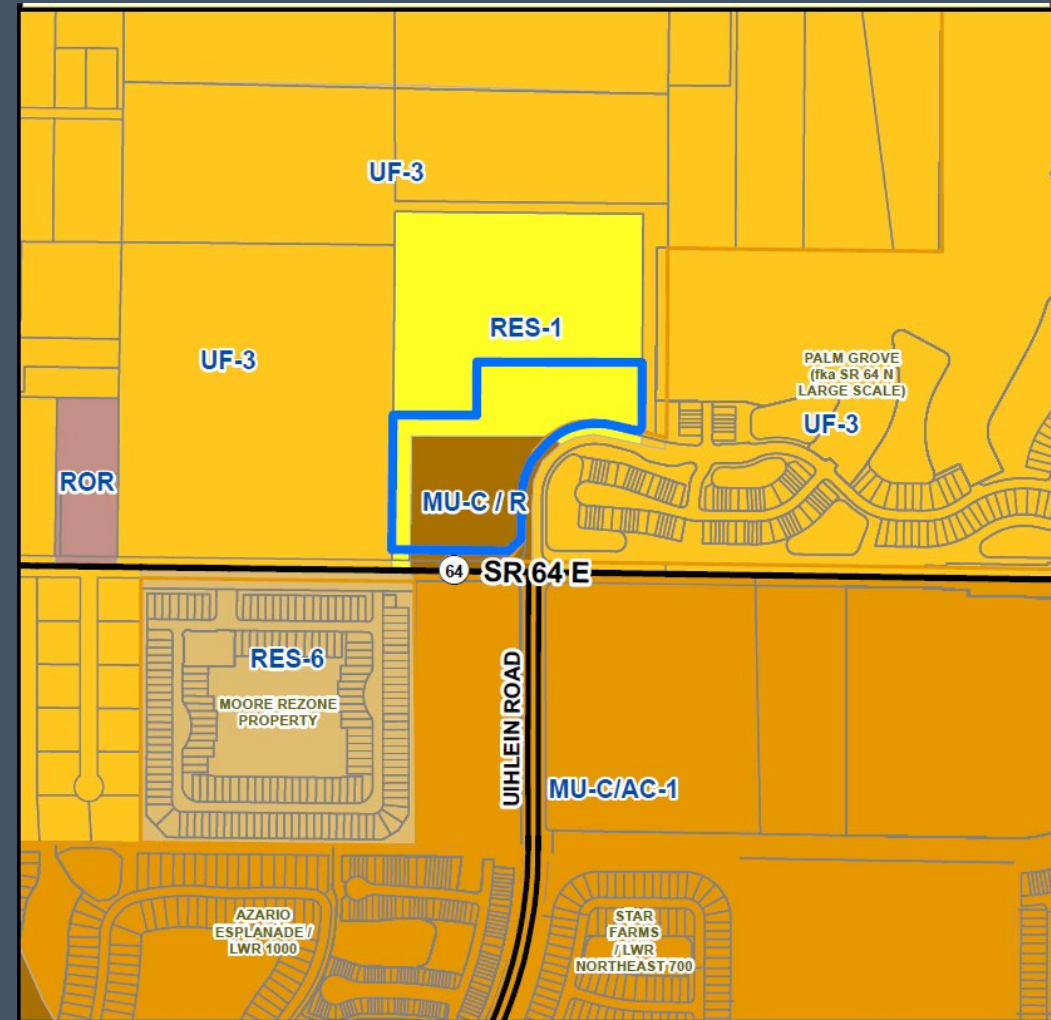
Project Area:
15.3 acres of a
37.3 acre parcel



Source: Manatee County GIS

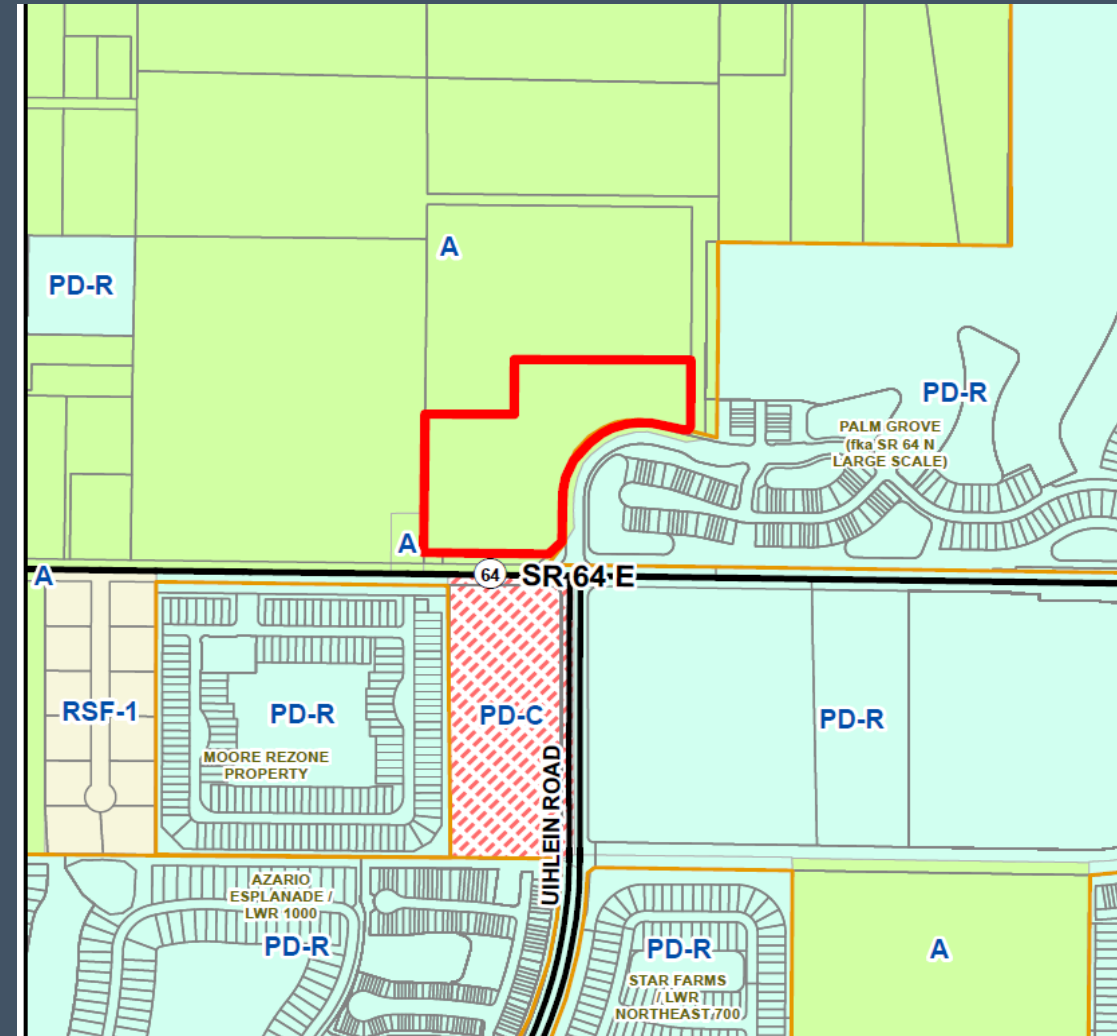
Future Land Use Category

	MU-C/R	RES-1
Range of Potential Uses	Residential uses + integrated support uses serving the neighborhood	<ul style="list-style-type: none"> ▪ Low density suburban residential uses ▪ Support neighborhood commercial ▪ Public/semi public ▪ Recreation ▪ School uses
Intensity	<ul style="list-style-type: none"> ▪ FAR: 0.23 	<ul style="list-style-type: none"> ▪ FAR: 0.23 / 0.35 at activity node



Zoning District

<p>Existing A General Agriculture</p>	<p>Proposed PDC Planned Development Commercial</p>
<ul style="list-style-type: none"> Preserve agricultural lands, promote general agricultural economic activity & allow for other uses consistent with agricultural activities. Protect agricultural areas from the encroachment of incompatible uses. 	<ul style="list-style-type: none"> Provide for development of commercial centers in scale with surrounding market areas, at appropriate locations.



Source: Manatee County GIS

Request

- Approval of a rezone of 15.3-acre site of a larger parcel (37.3 acres) from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District.
- Approval of a GDP for:
 - 195,000 sq. ft. of commercial uses, distributed in three commercial areas (project Area 1, 2, & 3)
 - Approving Exhibit B: Schedule of Permitted and Prohibited Uses, as voluntarily proffered by the applicant.



General Development Plan

- Three project commercial areas:
 - Project Area 1: 45,000 sq. ft.
 - Project Area 2: 20,000 sq. ft.
 - Project Area 3: 130,000 sq. ft.
- One access point from SR64 and two more from Travellers Palm Drive
- 10-foot roadway buffer along SR 64 and Travellers Palm Drive
- 10-foot screening buffer – west property line
- Perimeter buffer – north to be reviewed at time of the PSP/FSP (LCD Sections 402, 531, 700, and 701)



Source: Applicant

Specific Project Area Use Restrictions

- A grocery store only permitted in Commercial Project Area 1 (up to 45,000 sq. ft.)
- Self-storage only permitted in Commercial Project Area 3 (up to 130,000 sq. ft.)
- If self storage is not built, only 90,000 sq. ft. of other commercial uses could be developed there; remaining 40,000 sq. ft. could not be allocated to the other project areas (1 or 2)
- Project Area 2 is intended for a restaurant



Neighborhood Workshop

- **Location: Virtual**
- **Date:** January 6 and August 5, 2025
- **Summary of Issues and Concerns:**
 - Communities to be served
 - Planned Development Commercial vs General Commercial
 - Neighborhood commercial uses
 - ROW reservation on SR64
- **Applicant held one neighborhood workshop prior to the memo issued by the Development Services Director, and another afterward.**



Public Facilities

- Potable Water

Existing 12" County water main south of SR 64 along east side of Uihlein Rd.

- Wastewater Infrastructure

Existing 10" County force main south of SR 64 along the west side of Uihlein Rd.

- Reclaimed Water

Project appears to lie within the Braden River Utilities service area. As such, they will need to coordinate with them regarding any permissions and/or requirements.



Stormwater

- Project is within the Mill Creek Watershed and the project will be required to use the Mill Creek Water Management Plan which utilizes NOAA Atlas 14 thus the outfall constraints will utilize the best available information.
- The applicant has proffered to use the NOAA Atlas 14 for the onsite design.
- This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Mill Creek Watershed.



Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS (WITH PROJECT)
SR 64	3070	C	B	F*
Uihlein Rd	6400	D	C	D
Uihlein Rd	6410	D	C	C

*Future LOS (with project) is anticipated to be **LOS C** if SR64 is widened from 2-lanes to 4-lanes according to the 2045 Traffic Circulation Map (Table 5-1)



Consistency with Comprehensive Plan

- Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
- Policy 2.1.2.2. Prohibit urban sprawl east of Future Development Area Boundary (FDAB).
- Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development compatible with existing, future, and expansions of existing development.
- Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment compatible with existing, future, and expansions of existing development.



Consistency with Comprehensive Plan

- Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
- Policy 2.2.1.28.5. Mixed Use - Community/Residential (MU-C/R)
- Policy 2.2.1.9. RES-1: Establish the Residential-1
- Policy 2.10.1.2. Promote the development of commercial uses in nodes, and discourage scattered, incremental commercial development.
- Policy 2.10.3.1. Require that access to commercial uses be established on at least one roadway classified as a collector or higher and operating at, or better than, the adopted LOS.



Compliance with the Land Development Code

- § 312.6 - Neighborhood Workshops
- § 342.4 – Review Criteria for Zoning Map Amendments
- § 401.5 – Building Height Compatibility
- § 402.6 - General Design Requirements for All Planned Development Site Plans
- § 402.11 - Planned Development Commercial



Positive Aspects

- The site is at a commercial node with frontage on SR 64.
- The proposed uses will address the commercial needs of the surrounding residential developments.
- Traveling distance for shopping could be reduced and potentially lower vehicular trip lengths and durations on other segments for customers and employees.
- Public facilities are available to serve the development.

Negative Aspects and Proposed Mitigating Measures

- Project will add 289 pm peak hour trips to SR 64 (from Lorraine Road to Rutland Road), which is projected to be deficient in terms of level of service due to vested trips.
 - **Mitigating Measure:** None

Planning Commission

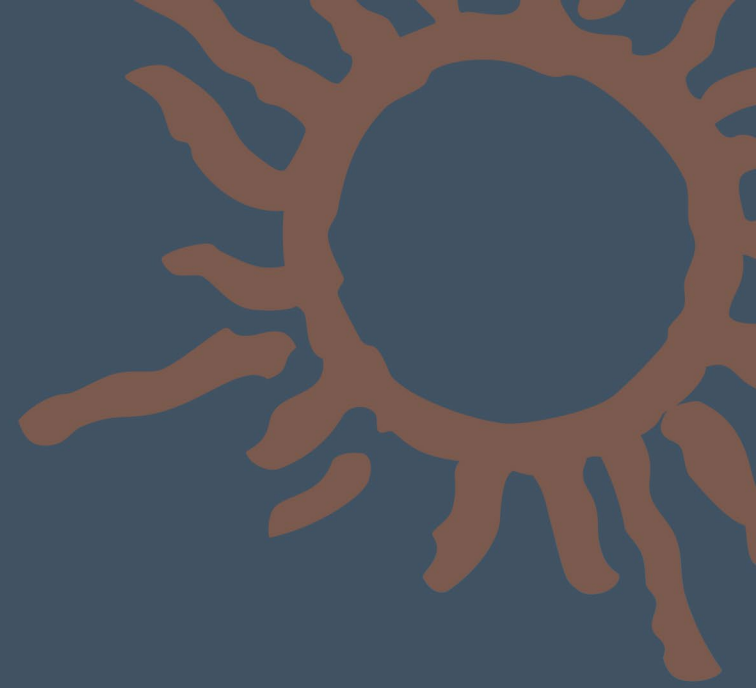
- **Recommendation of Approval**
 - 3-1
- **Concerns**
 - Timing of the project
 - Traffic conditions



Conclusion

- The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the LDC.
- Staff will conduct a thorough analysis for compliance with the requirements of the Comprehensive Plan and LDC at time of the PSP/FSP submittal.





Thank you!



MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

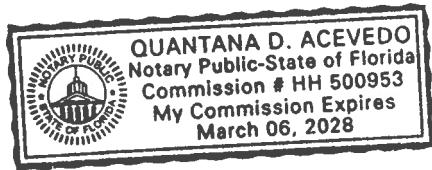
COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Meeting on April 23, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **April 9, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this this 9th day of April 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Q Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **April 23, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial – Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser) – [PLN2407-0031](#)

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 the rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1, 2 and 3, and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC (Owner) – [PLN2411-0222](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDC-18-19(Z)(G) and approving a revised General Development Plan to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres generally located along the east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue; subject to amended voluntarily proffered conditions of approval; a voluntarily proffered schedule of uses; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – [PLN2309-0137](#)

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 the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S and Julianne B Giella (Owner) /AMH Development, LLC (Contract Purchaser) – [PLN2504-0061](#)

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 approximately 10.37 acres generally located directly south of Lewis Court, approximately 850 feet west of Rye Road, and commonly known as 3125 North Rye Road, Parrish, Florida (Manatee County) from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 24 single-family detached dwelling units; subject to voluntarily proffered stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**SSP-23-01(R) – Resolution 26-049 North County Middle School - School Site Plan Revision –
PLN2312-0016.REV**

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; allowing for the modification to the previously approved plans for the addition of a classroom building at the North County Middle School in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category; making a Determination of Consistency with the Comprehensive Plan for a School Site Plan Revision to incorporate the addition of a 17,779 square-foot classroom building and associated site, grading, drainage, and utility improvements; all on approximately 30.0 acres within the PDMU (Planned Development – Mixed Use) Zoning District; generally located northwest of the intersection between Fort Hamer Rd. and North River Ranch Trail within the unincorporated area of Manatee County; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: public.comments@mymanatee.org

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
public.comments@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: April 9, 2026



Public Comment

Submitted On: Apr 22, 2026, 08:31PM EDT

Manatee County Government

Full Name	First Name: GLEN Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1
Comment	<p>RE: OBJECTION TO REZONING AND INTENSITY OF PROJECT PDC-24-17(Z)(G)</p> <p>To the Board of County Commissioners:</p> <p>I am writing to formally enter into the record my strong opposition to the rezoning of 15.3 acres at the intersection of SR 64 and Uihlein Road from General Agriculture (A) to Planned Development Commercial (PDC), and the subsequent approval of a 195,000 square foot commercial footprint.</p> <p>This proposal represents an unsustainable leap in intensity that the current infrastructure in East County is fundamentally unprepared to support. My objections are based on the following critical failures:</p> <ol style="list-style-type: none"> 1. Severe Roadway Capacity Deficit <p>The intersection of SR 64 and Uihlein Road is already a flashpoint for congestion. Adding nearly 200,000 square feet of commercial space—distributed across three project areas—will introduce thousands of new daily vehicle trips to a thoroughfare network that is already failing to meet existing demand.</p> <p>SR 64 is a primary artery for commuters; adding high-intensity commercial turning movements here without pre-existing, comprehensive road expansions is a direct threat to public safety and traffic flow.</p> <p>We cannot continue to approve "Planned Developments" when the "Planning" for the required roads is lagging years behind the construction of the buildings.</p> <ol style="list-style-type: none"> 2. Overwhelming Strain on Critical Infrastructure <p>This project does not exist in a vacuum. It sits alongside massive residential approvals that have already pushed our utility systems to the brink.</p> <p>Wastewater & Water: Our wastewater capacity is strained, and our potable water resources are not infinite. Approving a massive commercial footprint of this scale—which will require significant utility draws—is irresponsible until a proven, functional surplus of infrastructure is actually in the ground, not just on a map.</p> <p>Incremental Collapse: Each "small" rezone contributes to a cumulative failure of our county's ability to provide basic services to its residents.</p> <ol style="list-style-type: none"> 3. Incompatible Zoning Shift <p>The request to jump from General Agriculture (A) to Planned Development Commercial (PDC) for a project of this magnitude is a radical departure from the intended character of this area. A 195,000 square foot facility is not a "neighborhood shop"; it is a regional draw that will fundamentally alter the traffic patterns and quality of life for every resident in District 1 and beyond.</p> <p>Conclusion</p> <p>We are currently in an infrastructure hole; the first step to getting out is to stop digging. Approving more square footage than our roads and pipes can handle is a disservice to the taxpayers who will ultimately be left to foot the bill for the inevitable emergency "fixes."</p> <p>I urge the Board to DENY PDC-24-17(Z)(G). The county must prioritize infrastructure solvency over developer intensity.</p> <p>FOR THE RECORD GLEN GADFLY GIBELLINA</p>

Board of County Commissioners
3rd Revised Agenda and Notice of Public Meeting
Thursday, April 23, 2026 - Land Use Meeting

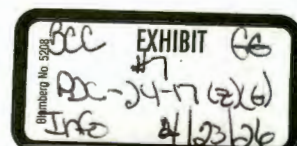
PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner)
Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)–
PLN2407-0031 -CJ Mills, Planner II - District 1

Comment

RE: OBJECTION TO REZONING AND INTENSITY OF PROJECT PDC-24-17(Z)(G) To
the Board of County Commissioners:

I am writing to formally enter into the record my strong opposition to the rezoning of 15.3 acres at the intersection of SR 64 and Uihlein Road from General Agriculture (A) to Planned Development Commercial (PDC), and the subsequent approval of a 195,000 square foot commercial footprint. This proposal represents an unsustainable leap in intensity that the current infrastructure in East County is fundamentally unprepared to support. My objections are based on the following critical failures:

1. **Severe Roadway Capacity Deficit** The intersection of SR 64 and Uihlein Road is already a flashpoint for congestion. Adding nearly 200,000 square feet of commercial space—distributed across three project areas—will introduce thousands of new daily vehicle trips to a thoroughfare network that is already failing to meet existing demand. SR 64 is a primary artery for commuters; adding high-intensity commercial turning movements here without pre-existing, comprehensive road expansions is a direct threat to public safety and traffic flow. We cannot continue to approve "Planned Developments" when the "Planning" for the required roads is lagging years behind the construction of the buildings.
2. **Overwhelming Strain on Critical Infrastructure** This project does not exist in a vacuum. It sits alongside massive residential approvals that have already pushed our utility systems to the brink. **Wastewater & Water:** Our wastewater capacity is strained, and our potable water resources are not infinite. Approving a massive commercial footprint of this scale—which will require significant utility draws—is irresponsible until a proven, functional surplus of infrastructure is actually in the ground, not just on a map. **Incremental Collapse:** Each "small" rezone contributes to a cumulative failure of our county's ability to provide basic services to its residents.
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"neighborhood shop"; it is a regional draw that will fundamentally alter the traffic patterns and quality of life for every resident in District 1 and beyond. Conclusion We are currently in an infrastructure hole; the first step to getting out is to stop digging.

Approving more square footage than our roads and pipes can handle is a disservice to the taxpayers who will ultimately be left to foot the bill for the inevitable emergency "fixes."

I urge the Board to DENY PDC-24-17(Z)(G). The county must prioritize infrastructure solvency over developer intensity.

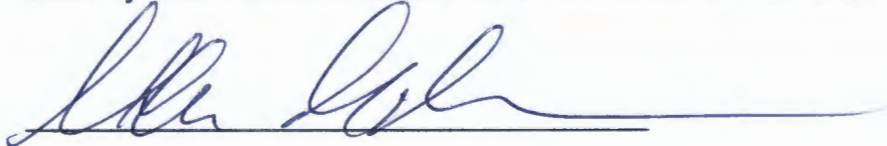
FOR THE RECORD



GLEN GADFLY GIBELLINA CANDIDATE FOR COUNTY COMMISSIONER DISTRICT
<https://electglengibellina.com/>

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of public comment on PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1 has been hand delivered this 23rd day of April, 2026 by Glen Gibellina to the BOCC Chambers and entered into the record



Glen GADFLY Gibellina

Candidate for Manatee County Commissioner District 4

Glen Gibellina



for Manatee County Commissioner

District 4

AERIAL



Parcel ID #(s) 570300709

Project Name: S.R. 64/Uihlein Road Commercial

Project #: PDC-24-17 (Z)(G)

Accela #: PLN2407-0031

S/T/R: 35 34S 19E

Acreage: 15.30

Existing Zoning: A
Existing FLU: MU-C / R, RES-1

Overlays: NONE

Special Areas: NONE

CHH: N
Watershed: NONE

Drainage Basin: MILL CREEK

Commissioner: Vacant

BL EXHIBIT JS
Blumberg No 5208
DOE #7
12/17/20
map 4/20/26

Winnatee County

Staff Report Map

Map Prepared 4 / 2026

Feet
0 150 300

Comments:

Water flowing in the field to the southwest to the ditch that conveys it to the west to the north south ditch.



Comments:

Water flowing in the field to the southwest to the ditch that conveys it to the west to the north south ditch.



Blumberg No 5108
PC
#7
PRE-24-1726
Andra 4/23/24
EXHIBIT JS

Comments:

Hose pumping water across the road and to the northwest.



Comments:

Water sitting in the sump of the outfall pipe from pond 1.



Comments:

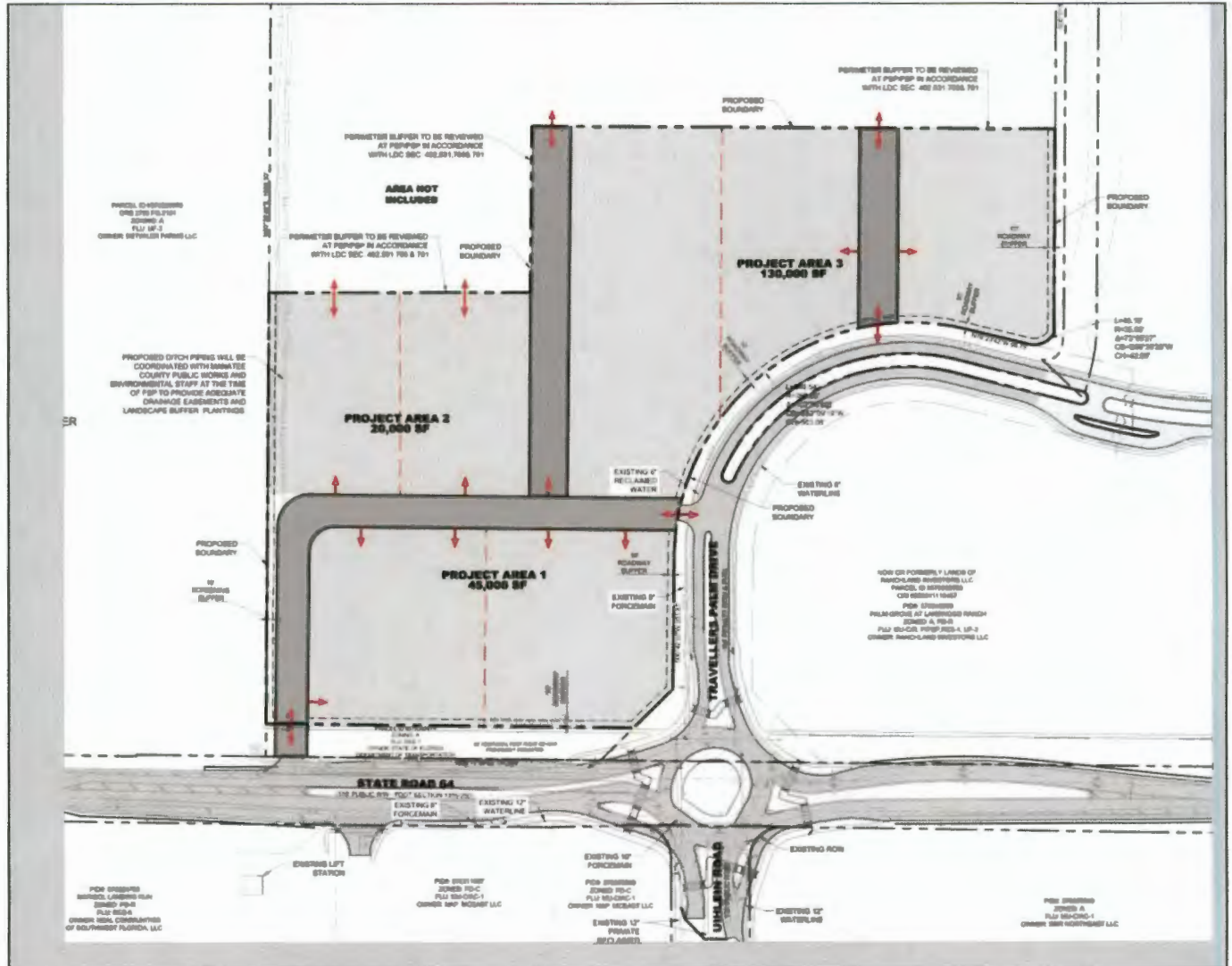
Pump running pumping out of lake
1.



Comments:

Evidence of erosion from water
flowing back into the outfall
structure and down the weir and
back into the pond.





SITE DESIGN DETAILS			
SETBACKS		PDC REQUIRED	PROPOSED
	Front	30 feet (thoroughfare) 35 feet (local)	30 feet (thoroughfare) 35 feet (local)
	Side ⁽¹⁾	15 feet	15 feet/25 feet ⁽²⁾
	Rear	20 feet	20 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)		Not applicable	
HEIGHT (Maximum)		Up to 4 stories	

- (1) It is not a side yard setback but the minimum distance between buildings
- (2) 15 feet for one-story building; 25 feet between three- and four-story buildings

AGENDA SPEAKER FORM

Agenda Item No. and Project
Name: ALL of them

Name: Cynthia Keogh

County of Residence: Manatee

Position:
For: _____

Against: X

Comment: _____

Would you like to be notified of a
Dispute Resolution proceeding?
If so, how would you like to be
notified?

X NO
Email, Phone, or Mailing Address.

Enter here: _____

AGENDA SPEAKER FORM

Agenda Item No. and Project

Name: #7

Name: MARK BRUCE

County of Residence: MANATEE

Position: ✓
For: _____

Against: _____

Comment: _____

Would you like to be notified of a
Dispute Resolution proceeding?
If so, how would you like to be
notified?

Email, Phone, or Mailing Address.

Enter here: MARKBRUCE@PGA.COM

CALL-400-7566

15112 21st AVE

34212