

PA-25-05/ORDINANCE NO. 26-13 fka 25-44
SRQLAC- FLORIDA LLC
COMPREHENSIVE PLAN TEXT AMENDMENT
PLN2506-0144

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED TEXT AMENDMENT TO AMEND POLICY 2.14.1.13. / D.5.13 (ESTABLISHED PER ORDINANCE NO. 19-12 FKA 18-35 / PA-18-09) TO INCREASE THE PERMITTED COMMERCIAL SQUARE FOOTAGE FROM 66,625 SQUARE FEET TO 134,984 SQUARE FEET OF NON-RESIDENTIAL USES (COMMERCIAL) AS WELL AS THE REMOVAL OF THE APPROVED TWENTY-FOUR (24) RESIDENTIAL UNITS ON APPROXIMATELY 4.38 ACRES GENERALLY LOCATED AT 7045 NORTH TAMiami TRAIL SARASOTA (MANATEE COUNTY) IN THE R/O/R (RETAIL/OFFICE/RESIDENTIAL) FUTURE LAND USE CLASSIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county: and,
2. The Community Planning Act (the "Act") is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2025) as amended, empowers and requires the County (a) to plan for the county's future development and growth, and (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county; and,
3. Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County and established the Manatee County Comprehensive Plan; and,
4. The application is for a Privately-Initiated Comprehensive Plan Text Amendment (Application No. PA-25-05) to amend Policy 2.14.1.13. / D.5.13 to increase the permitted

commercial square footage from 66,625 square feet to 134,984 square feet within the Future Land Use Element; and,

5. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency for the County; and,
6. Section 163.3174(4).(c)., Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan; and,
7. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Comprehensive Plan; and,
8. The Planning Commission, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on March 12, 2026, as to the proposed Comprehensive Plan Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board; and,
9. The Board of County Commissioners held a duly noticed public hearing on April 23, 2026, to receive public comments and consider the recommendation of the Planning Commission as to the Comprehensive Plan Text Amendment; and,
10. The adoption of the Comprehensive Plan Text Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and secure development of Manatee County and thus will serve a valid public purpose; and,
11. All applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Part II, Florida Statutes (2025), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

Section 3. Adoption of the Comprehensive Plan Text Amendment. The Comprehensive Plan Text Amendment attached to this Ordinance and incorporated herein as Exhibit “A” is hereby adopted as an Amendment to the Comprehensive Plan of the County. The Comprehensive Plan Text Amendment shall consist of the following Chapter and Section of the Comprehensive Plan as set forth in the following Exhibit “A” showing the deleted text indicated by ~~strikethrough~~ and showing the added text indicated by underline:

CHAPTER 2, FUTURE LAND USE – GOAL 2.14 – OBJECTIVE 2.14.1

- Policy 2.14.1.13

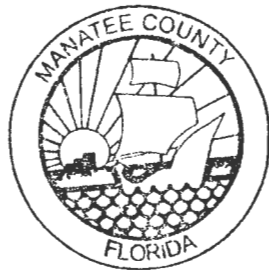
Section 4. Applicability. The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 5. 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 invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.


Section 6. Codification. The publisher of the County's Comprehensive Plan, CivicPlus, is directed to incorporate the amendment in Section 3 of this Ordinance into the Comprehensive Plan.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 23rd 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

ELEMENT 2 – FUTURE LAND USE

[***]

GOAL 2.14 - ESTABLISH SPECIFIC AREA POLICIES TO MINIMIZE THE IMPACT OF CERTAIN DEVELOPMENTS ON THE COMMUNITY

OBJECTIVE 2.14.1. - ESTABLISH SPECIFIC POLICIES RESTRICTING THE LOCATION AND INTENSITY OF CERTAIN DEVELOPMENTS IN ORDER TO PRESERVE AND PROTECT NEIGHBORHOODS FROM ENCROACHMENT BY INCOMPATIBLE USES AND

INTENSITIES, ENSURE ADEQUATE PROVISION OF INFRASTRUCTURE, AND OTHER REASONS THE BOARD OF COUNTY COMMISSIONERS MAY DECIDE WARRANT A SPECIFIC AREA POLICY. [SEE ELEMENT 4 - COASTAL MANAGEMENT].

[***]

Policy 2.14.1.13. D.5.13/Ordinance 19-12 fka 18-35 (SaraBay Development PA-18-09). The 4.37± acre property located on the north side of the US 41, identified as the SaraBay Development Amendment and designated as R/O/R (Retail/Office/Residential) on the Future Land Use Map pursuant to the Manatee County Ordinance No. 19-12 fka 18-35 and Comprehensive Plan Amendment No. PA-18-09 shall be limited to a maximum of twenty-four (24) residential units, and sixty-six thousand six hundred twenty five (66,625) square feet of non-residential uses (commercial and office).

Policy 2.14.1.13.D.5.13/Ordinance 19-12 ~~fka 18-35 (SaraBay Development PA-18-09)~~ [Revised pursuant to Ordinance No.26-13/PA-25-05](#). The 4.37± acre property located on the north side of the US 41, identified as the ~~SaraBay~~-[SRQLAC- FLORIDA LLC](#) Development Amendment and designated as R/O/R (Retail/Office/Residential) on the Future Land Use Map pursuant to the Manatee County Ordinance No. [26-13 fka](#) 19-12 fka 18-35 and Comprehensive Plan Amendment No. ~~PA-18-09~~ [PA-25-05](#) shall be limited to a maximum of ~~twenty-four (24) residential units, and sixty-six thousand six hundred twenty five (66,625)~~ [one hundred thirty four thousand nine hundred eighty four \(134,984\)](#) square feet of non-residential uses (commercial ~~and office~~).



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. 26-13, which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

From: [Municode Ords Admin](#)
To: [Vicki Tessmer](#)
Subject: Re: Manatee County, FL Code of Ordinances - 1981(10428)
Date: Tuesday, April 28, 2026 1:03:36 PM
Attachments: [msg001.png](#)

[NOTICE: This message originated outside of Manatee County Clerk's Office -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

We have received your files.

Thank you and have a nice day.

Ords Administrator
Municodeords@civicplus.com
1-800-262-2633
P.O. Box 2235
Tallahassee, FL 32316

When available, please send all documents in WORD format to Municodeords@civicplus.com. However, if WORD format is not available, we welcome any document format including PDF.

svj (she/her/hers)

Production Support Specialist Supplement Department • **CivicPlus**

civicplus.com

Powering and Empowering Local Governments

From: Vicki Tessmer <vicki.tessmer@ManateeClerk.com>
Sent: Friday, April 24, 2026 8:35 AM
To: countyordinances@dos.myflorida.com <countyordinances@dos.myflorida.com>; Municode Ords Admin <MunicodeOrds@civicplus.com>
Subject: Manatee County Ordinance 26-13

Sender Full Name:	Vicki Tessmer
Sender Phone number:	941-741-4081
County Name:	Manatee
Ordinance Number:	26-13

Adopted April 23

Vicki Tessmer
Board Records Supervisor



For Angelina "Angel" Coloneso
Manatee Clerk of the Circuit Court & Comptroller
(941) 749-1800 Ext. 4081
1115 Manatee Ave W, Bradenton, FL 34205
www.ManateeClerk.com

To Protect the Public Trust through Integrity and Transparency

Under Florida law, e-mail addresses and all correspondence sent to this email address are public records and may be subject to disclosure. If you do not want your e-mail address or correspondence released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

APPROVED in Open Session
4/23/2026

Manatee County Board of County
Commissioners



April 23, 2026 - Land Use Meeting

Subject

PA-25-05 / Ordinance No. 26-13 FKA 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment - PLN2506-0144- Legislative -Lindsey Craig, Planner II - District 4

Providing a Privately-Initiated Text Amendment to amend Policy 2.14.1.13. / D.5.13 (established per Ordinance No. 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units on approximately 4.38 acres generally located at 7045 North Tamiami Trail Sarasota, (Manatee County) in the R/O/R (Retail/Office/Residential) Future Land Use Classification.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Lindsey Craig, Planner I, 941-748-4501 x3877, lindsey.craig@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

ALTERNATIVE MOTIONS:

ADOPTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to ADOPT Manatee County Ordinance No. 26-13 FKA 25-44 05 / PA-25-05 44, 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, not in compliance with the applicable provisions

of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to DENY Manatee County Ordinance No. 26-13 FKA 25-44 05 / PA-25-05 44.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

On March 12, 2026, by a vote of 7-0, the Planning Commission voted to recommend approval.

PUBLIC COMMENT AND CORRESPONDENCE:

March 12, 2026– Planning Commission

There was no public comment.

Updates to Title to include 26-13 fka, added public comment, and a Revised Ordinance with Exhibit A language attached were entered into the record.

Background Discussion

• Request

- o The applicant is requesting a text amendment to the approved D.5 provision in the Comprehensive Plan referring to the General Development Plan (PDC-18-19(Z)(G)) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet as well as the removal of the approved twenty-four (24) residential units under Policy 2.14.1.13 - D.5.13/Ordinance 19-12. The applicant intends to build a garage condominium community on the portion of the project parcel referenced in the D.5 Provision and seeks to increase their buildable square footage.
- o A companion application was submitted by the applicant to amend the approved General Development Plan (PDC-18-19(Z)(G)) / PLN1808-0047) to allow for 134,984 square feet of commercial use to construct a (59-unit) garage condominium community. The companion General Development Plan amendment application (PLN2411-0222) is contingent on the approval of this Comprehensive Plan Text amendment.

• General Information

- o Location
Directly east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue (Manatee County)
- o Acreage of Project
4.38 acres
- o Density/Intensity of Project
 Density: Not Applicable

- Intensity (FAR):
 - Maximum allowed per FLUC: 1
 - Proposed: 0.71

- Rapid Response

Not Applicable. The applicant is not requesting a rapid response certificate or density/intensity bonus with this application

- Neighborhood Workshop

The applicant sent notices for a virtual meeting scheduled for December 11, 2025. The notice, list of addresses and materials prepared for the meeting were provided (Attachment 9). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- Future Land Use Category

- The FLUCs are Retail/Office/Residential (R/O/R) (4.38 acres) and RES-3 (4.44 acres) Future Land Use Category

- Land Use History

- o The project site was originally designated as Low Intensity Office (OL) FLUC (Future Land Use Category (4.38 acres) on the west portion and Residential 3.0 (RES-3) FLUC (Future Land Use Category) (4.44 acres) on the east portion on the site under the 1989 Manatee County Comprehensive Plan.
- o The project site was zoned Planned Development Office (PDO) (4.38 acres) on the west portion and Residential Single Family (RSF-1) (4.44 acres) on the east portion of the site. Zoning District since the adoption of the 1981 Manatee County Land Development Code.
- o On June 6, 2019, a Comprehensive Plan Amendment to the Future Land Use Map and Text Amendment was approved (PA18-19 / ORD 19-12 fka 18-35) to change the Future Land Use Categories of the project area from Low Intensity Office (OL) to Retail/Office/Residential (R/O/R) (4.38 acres) while retaining the RES-3 (4.44 acres) Future Land Use Category. This request included a specific property development condition (Policy 2.14.1.13 - D.5.13/Ordinance 19-12) to limit the maximum potential development of the property to 24 residential units and 66,625 square feet of non-residential uses (commercial and office).
- o On October 3, 2019, a request to rezone the property from Planned Development Office (PDO) to Planned Development Commercial (PDC) (4.38 acres) while retaining the Residential Single Family District-3 (RSF-3) Zoning District was approved in accordance with a General Development Plan for allowing 66,625 square feet of commercial space including vehicle sales and display areas, as well as a Schedule of Permitted and Prohibited Uses.

- Surrounding Areas

The project property is surrounded by an RSF-3 zoned property, to the north and east; RDD-4.5 zoned property to the north and south, and PR-S zoned property to the south as well as PDW and PD-MU to the west. Nonresidential

uses have begun to be approved to support the extended suburban residential areas in the vicinity of the property.

- **Conclusion**

The request by the applicant can be found to be consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

On March 12, 2026, by a vote of 7-0, the Planning Commission voted to recommend approval.

PUBLIC COMMENT AND CORRESPONDENCE:

March 12, 2026– Planning Commission

There was no public comment.

Updates to Title to include 26-13 fka, added public comment, and a Revised Ordinance with Exhibit A language attached were entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter # FY 25/26-0169 on February 10, 2026.

Instructions to Board Records

Please forward a copy of the executed document to bobbi.roy@mymanatee.org for timely distribution to the Florida Department of Commerce.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Replaced cover sheet



April 23, 2026 - Land Use Meeting

Subject

PA-25-05 / Ordinance No. 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment - PLN2506-0144- Legislative -Lindsey Craig, Planner II -District 4

Providing a Privately-Initiated Text Amendment to amend Policy 2.14.1.13. / D.5.13 (established per Ordinance No. 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units on approximately 4.38 acres generally located at 7045 North Tamiami Trail Sarasota, (Manatee County) in the R/O/R (Retail/Office/Residential) Future Land Use Classification.

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Action Requested

ALTERNATIVE MOTIONS:

ADOPTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan, in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to ADOPT Manatee County Ordinance No. 25-05 / PA-25-44, 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, not in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163,

Part II, Florida Statutes, Community Planning Act, I move to DENY Manatee County Ordinance No. 25-05 / PA-25-44.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

On March 12, 2026, by a vote of 7-0, the Planning Commission voted to recommend approval.

PUBLIC COMMENT AND CORRESPONDENCE:

March 12, 2026– Planning Commission

There was no public comment.

Updates to Title to include 26-13 fka, added public comment, and a Revised Ordinance with Exhibit A language attached were entered into the record.

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- Surrounding Areas

The project property is surrounded by an RSF-3 zoned property, to the north and east; RDD-4.5 zoned property to the north and south, and PR-S zoned property to the south as well as PDW and PD-MU to the west. Nonresidential uses have begun to be approved to support the extended suburban residential areas in the vicinity of the property.

- **Conclusion**

The request by the applicant can be found to be consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

On March 12, 2026, by a vote of 7-0, the Planning Commission voted to recommend approval.

PUBLIC COMMENT AND CORRESPONDENCE:

March 12, 2026– Planning Commission

There was no public comment.

Updates to Title to include 26-13 fka, added public comment, and a Revised Ordinance with Exhibit A language attached were entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter # FY 25/26-0169 on February 10, 2026.

Instructions to Board Records

Please forward a copy of the executed document to bobbi.roy@mymanatee.org for timely distribution to the Florida Department of Commerce.

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

Updates to Agenda - April 22, 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 4/22/2026) for the meeting of 4/23/2026 9:00 AM - April 23, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

8.PA-25-05 / Ordinance No. 26-13 FKA 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment - PLN2506-0144- Legislative -Lindsey Craig, Planner II - District 4 - Corrected Ordinance number on staff report.

9.PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC (Owner) – PLN2411-0222- Lindsey Craig, Planner I- Quasi-Judicial- District 4- Revised Staff report in Site design details open space added 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 in Sections 6 and 7 and Ordinance added in strikethrough/underline format.

11.PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC And Yort, LLC. (Owners) – PLN2309-0137 - CJ Mills, Planner II - District 1 - Public Comment added.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Board of County Commissioners (Adoption): 4/23/2026

**PA-25-05 / ORDINANCE NO. 26-163 FKA 25-44
SRQLAC- FLORIDA LLC
COMPREHENSIVE PLAN
TEXT AMENDMENT
PLN2506-0144**

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing purpose and intent; providing findings; providing for a Privately-Initiated Text Amendment to amend Policy 2.14.1.13. / D.5.13 (established per Ordinance No. 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units on approximately 4.38 acres generally located at 7045 North Tamiami Trail Sarasota, (Manatee County) in the R/O/R (Retail/Office/Residential) Future Land Use Classification; providing for severability and providing an effective date.

Planning Commission: 3/12/2026
Board of County Commissioners (Adoption): 4/23/2026

ALTERNATIVE MOTIONS:

ADOPTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan, in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to **ADOPT** Manatee County Ordinance No. 26-163 FKA 25-44 / PA-25-05, 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, not in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to **DENY** Manatee County Ordinance No. 26-163 FKA 25-44 / PA-25-05.

PLANNING COMMISSION ACTION:

On March 12, 2026, by a vote of 7-0, the Planning Commission voted to recommend approval.

PUBLIC COMMENT AND CORRESPONDENCE:

March 12, 2026– Planning Commission

There was no public comment.

Updates to Title to include 26-13 fka, added public comment, and a Revised Ordinance with Exhibit A language attached were entered into the record.



April 23, 2026 - Land Use Meeting

Subject

Updates to Agenda- April 21, 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 4/21/2026) for the meeting of April 23, 2026:

G. CONSENT AGENDA

Clerk of Circuit Court

1. Approval of the Clerk's Consent Agenda dated April 23, 2026 - This agenda item was updated with Corrected Resolution that was submitted with prior update.

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

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 - Supplemental letter as an ex-parte communication and revised staff report in strikethrough/underline format.

8. PA-25-05 / Ordinance No. 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment - PLN2506-0144 - Legislative - Lindsey Craig, Planner II - District 4 - Corrected motion on staff report and cover sheet in strikethrough/underline format.

10. PDR-25-20(Z)(G) – Cheyanne 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 and cover sheet in strikethrough/underline format.

11. PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC And Yort, LLC. (Owners) – PLN2309-0137 - CJ Mills, Planner II - District 1 - Revised staff report in strikethrough/underline format.

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

Name/Applicant: SRQLAQ – FLORIDA LLC – Comprehensive Plan Text Amendment

Case Number: PA-25-05 / Ordinance No. **26-163** FKA 25-44(PLN2506-0144)

Case Manager: Lindsey Craig, Planner II

Request: Privately-Initiated Text Amendment to Element 2 - Future Land Use of the Comprehensive Plan amending Policy 2.14.1.13 / D.5.15 (established per Ordinance 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units.

Location: Directly east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West and approximately 1,025 feet north of Pearl Avenue (4.38 acres)

Type: Comprehensive Plan Text Amendment (Privately-Initiated)

Legislative Policy Decision:

The legislative policy decision of the Board of County Commissioners is to determine whether the Proposed Text Amendment is in the best interest of the public considering:

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

Requested Text Amendment

The applicant is requesting a text amendment to the approved D.5 provision in the Comprehensive Plan referring to the General Development Plan (PDC-18-19(Z)(G)) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet as well as the removal of the approved twenty-four (24) residential units under Policy 2.14.1.13 - D.5.13/Ordinance 19-12. The applicant intends to build a garage condominium community on the portion of the project parcel referenced in the D.5 Provision and seeks to increase their buildable square footage.

Originally, the application included the entire 8.81-acre parcel and proposed a maximum of 38 residential units and 134,135 square feet of non-residential uses (commercial/office space). The intention of the D.5 provision was to limit the maximum number of residential units to be develop within the property (38 units maximum) and meet the requirements of Comprehensive Plan Policies 2.2.2.4.5 and 2.2.2.5.5 which prohibit an increase in allowable residential density on sites within the Coastal Evacuation Area and Coastal High Hazard Area Overlay Districts. Additionally, staff at that time proposed to limit the maximum amount of square footage of non-residential uses permitted within the site (134,165 square feet of commercial and office uses) in order to guarantee that the intensity of the project would not generate adverse impacts for short and long term operational traffic conditions of the adjacent roadway network.

The proposal was reviewed by the Development Review Committee and recommended for approval by the Planning Commission by a vote of 7-0 on January 17, 2019. During the Land Use Public Hearing on February 7, 2019, the Board of County Commissioners expressed concern relating to compatibility with adjacent residential properties to the east and recommended

“continuance”, and also requested the applicant evaluate the reduction of the area subject to the Map and Text Amendment.

Companion Application

A companion application was submitted by the applicant to amend the approved General Development Plan (PDC-18-19(Z)(G)) / PLN1808-0047) to allow for 134,984 square feet of commercial use to construct a (59-unit) garage condominium community. The companion General Development Plan amendment application (PLN2411-0222) is contingent on the approval of this Comprehensive Plan Text amendment.

History and Background

The subject property consists of one parcel that is approximately 8.82 acres. With the adoption of the Land Development Code in 1990, the Zoning Map shows property is zoned as Planned Development Office (PDO) (4.38 acres) on the west portion and Residential Single Family (RSF-1) (4.44 acres) on the east portion of the site. The property is also located in the Whitfield Residential (WR), Historical and Archeological (HA), Coastal High Hazard Area (CHHA), and Airport Impact (AI) Overlay Districts. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project site was assigned the Future Land Use Categories Low Intensity Office (OL) (4.38 acres) on the west portion and Residential 3.0 (RES-3) (4.44 acres) on the east portion on the site.

On June 6, 2019, a Comprehensive Plan Amendment to the Future Land Use Map and Text Amendment was approved (PA18-19 / ORD 19-12 fka 18-35) to change the Future Land Use Categories of the project area from Low Intensity Office (OL) to Retail/Office/Residential (R/O/R) (4.38 acres) while retaining the RES-3 (4.44 acres) Future Land Use Category. This request included a specific property development condition (Policy 2.14.1.13 - D.5.13/Ordinance 19-12) to limit the maximum potential development of the property to 24 residential units and 66,625 square feet of non-residential uses (commercial and office).

On October 3, 2019, a request to rezone the property from Planned Development Office (PDO) to Planned Development Commercial (PDC) (4.38 acres) while retaining the Residential Single Family District-3 (RSF-3) Zoning District was approved in accordance with a General Development Plan for allowing 66,625 square feet of commercial space including vehicle sales and display areas, as well as a Schedule of Permitted and Prohibited Uses (ORD PDC-18-19(Z)(G)) .

The property was originally established as the location of a church. Founded in 1952, Whitfield Presbyterian Church was a well-known drive-in church in the Bradenton-Sarasota area. The church building was constructed in 1960. The church was well attended from the 1950’s to the 1970s; however, the congregation began to decline and eventually relocated to a new site. A demolition permit was issued in 2017 for the removal of the original structure. According to the Property Appraiser’s Office website, the property is currently vacant (no buildings) and contains an asphalt driveway and abandoned tennis court.

Proposed Change:

The proposed text amendment is provided below and shown in strikethrough / underline format in attached Exhibit “A” to proposed Ordinance No. 26-163 FKA 25-44.

The Retail/Office/Residential (ROR) Future Land Use Category permits a 1.0 maximum floor area ratio when located within an Urban Corridor. The Applicant is proposing 134,984 square feet of a mini-warehouse garage storage facility located on the 4.38 acre commercial development site (portion from 8.82 acre site). The maximum intensity of the proposed development will be 0.71 FAR. The proposed intensity is below the maximum permitted intensity

(1.0 FAR) when located along an Urban Corridor within the Retail/Office/Residential (ROR) Future Land Use Category.

The proposed change is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Impact Statement. The applicant submitted a Trip Generation Comparison to demonstrate that the gross and net new PM Peak Hour trips under the new development would not generate any new net PM Peak external trips. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

Change in Circumstance:

A Comprehensive Plan Text Amendment was requested by Applicant to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet under Policy 2.14.1.13 - D.5.13/Ordinance 19-12 in order to fulfill the proposed development project of garage condominiums. However, growth has been occurring along Tamiami Trail (northwest and southwest of the site), and the future development of this site will be consistent with the surrounding area. The increase in commercial development over the past several years has demonstrated a change in circumstance for the needs of the area.

Consistency of the Proposed Amendment with the Comprehensive Plan

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

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

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

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

Analysis: The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited Policies of the Comprehensive Plan.

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

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

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.

Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: The proposed development is a contiguous expansion of existing commercial development.

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: As previously stated in Policy 2.1.2.3. above, the proposed development is a contiguous expansion of existing commercial and can be found compatible with the surrounding commercial, mixed use, and single-residential developments.

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

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

Analysis: The subject project area consists of a 4.38-acre portion of one parcel in an area comprised of low density residential to the east as well as a range of mixed use and commercial areas to the south, west, and northwest. The proposed development is consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities, and other necessary infrastructure and services. The timing of the proposed development can be found to be appropriate as the property is currently vacant with an asphalt driveway as well as an abandoned tennis court onsite. As previously stated, the surrounding areas have a range of single family residential and mixed uses that provides the project to be appropriate for infill for future development.

Policy 2.2.1.17 ROR: Establish the Retail / Office / Residential Future Land Use Category as follows:

Policy 2.2.1.17.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of new industrial uses into these ROR areas. ROR areas are especially found at major community or region-serving nodes and are encouraged to develop with horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.

Analysis: The proposed use is consistent with the intent of the ROR FLUC which provides for a broad range of commercial, office, and residential uses while prohibiting the intrusion of new industrial uses into ROR areas.

Policy 2.2.1.17.2. Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).

Analysis: The proposed development is for an amendment to a GDP. PDC is a permitted zoning district in the ROR FLUC; the proposed Mini-Warehouse/Self-Storage facility commercial use is consistent with the range of permitted potential uses.

Policy 2.2.1.17.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Nine (9) dwelling units per acre for properties within the CHHA or CEA.

Sixteen (16) dwelling units per acre.

Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.

Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.

Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twenty (20) dwelling units per acre.

Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.

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

Maximum floor area ratio:

0.5.

1.0 in the UIRA.

1.0 for Hotels.

1.0 for mixed-use.

1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.

Analysis: The ROR FLUC allows for 1.0 for maximum FAR when located within an Urban Corridor. The Applicant is proposing 134,984 square feet of a mini-warehouse / self-storage facility located on the 4.38 acre commercial development site (portion from 8.82 acre site). The maximum intensity of the proposed development will be 0.71 FAR. The proposed intensity is below the maximum permitted intensity (1.0 FAR) when located along an Urban Corridor within the ROR Future Land Use Category and consistent with the concurrent application to revise the D.5 provision on this property.

Policy 2.2.1.17.4. Other Information:

- a) **Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR designated lands that meet the criteria.**
- b) **Development or redevelopment within the ROR area shall not be required to achieve compliance with the Commercial Locational Criteria described in**

Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also Policy 2.10.4.2).

- c) No industrial uses, or uses which have a primary purpose of wholesale distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.**
- d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.**

Analysis: The project site is located within the ROR FLUC and has one access to US 41, an Arterial Roadway (FDOT maintained). The proposed development does not need to comply with Commercial Location Criteria described in Sections 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan. As previously stated above, the proposed development does not contain industrial uses.

In the opinion of Staff's professional, the amendment may be found to be consistent with the goals, objectives, and policies of the Comprehensive Plan and with applicable standards of Section 340 of the Land Development Code.

Attachments:

- 1. Map Set
- 2. Ordinance No. 25-44 with Exhibit "A" showing amendments in strikethrough / underline formatting
- 3. Trip Generation Comparison Statement
- 4. Applicant's Acceptance Letter of Condition D.5.13
- 5. Affidavit of Publishing
- 6. Public Comments

PA-25-05 / Ordinance No. **26-16 FKA 25-44**

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

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

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

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

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

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

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

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

Board of County Commissioners (Adoption): 4/23/2026

PA-25-05 / ORDINANCE NO. 25-44
SRQLAC- FLORIDA LLC
COMPREHENSIVE PLAN
TEXT AMENDMENT
PLN2506-0144

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing purpose and intent; providing findings; providing for a Privately-Initiated Text Amendment to amend Policy 2.14.1.13. / D.5.13 (established per Ordinance No. 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units on approximately 4.38 acres generally located at 7045 North Tamiami Trail Sarasota, (Manatee County) in the R/O/R (Retail/Office/Residential) Future Land Use Classification; providing for severability and providing an effective date.

Planning Commission: 3/12/2026
Board of County Commissioners (Adoption): 4/23/2026

ALTERNATIVE MOTIONS:

ADOPTION:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan, in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to **ADOPT** Manatee County Ordinance No. 25-05 / PA-25-44, 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, not in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, I move to **DENY** Manatee County Ordinance No. 25-05 / PA-25-44.

PLANNING COMMISSION ACTION:

On March 12, 2026, by a vote of 7-0, the Planning Commission voted to recommend approval.

PUBLIC COMMENT AND CORRESPONDENCE:

March 12, 2026– Planning Commission

There was no public comment.

Updates to Title to include 26-13 fka, added public comment, and a Revised Ordinance with Exhibit A language attached were entered into the record.

Name/Applicant: SRQLAQ – FLORIDA LLC – Comprehensive Plan Text Amendment

Case Number: PA-25-05 / Ordinance No. 25-44(PLN2506-0144)

Case Manager: Lindsey Craig, Planner II

Request: Privately-Initiated Text Amendment to Element 2 - Future Land Use of the Comprehensive Plan amending Policy 2.14.1.13 / D.5.15 (established per Ordinance 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units.

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Originally, the application included the entire 8.81-acre parcel and proposed a maximum of 38 residential units and 134,135 square feet of non-residential uses (commercial/office space). The intention of the D.5 provision was to limit the maximum number of residential units to be develop within the property (38 units maximum) and meet the requirements of Comprehensive Plan Policies 2.2.2.4.5 and 2.2.2.5.5 which prohibit an increase in allowable residential density on sites within the Coastal Evacuation Area and Coastal High Hazard Area Overlay Districts. Additionally, staff at that time proposed to limit the maximum amount of square footage of non-residential uses permitted within the site (134,165 square feet of commercial and office uses) in order to guarantee that the intensity of the project would not generate adverse impacts for short and long term operational traffic conditions of the adjacent roadway network.

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Map and Text Amendment.

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The property was originally established as the location of a church. Founded in 1952, Whitfield Presbyterian Church was a well-known drive-in church in the Bradenton-Sarasota area. The church building was constructed in 1960. The church was well attended from the 1950's to the 1970s; however, the congregation began to decline and eventually relocated to a new site. A demolition permit was issued in 2017 for the removal of the original structure. According to the Property Appraiser's Office website, the property is currently vacant (no buildings) and contains an asphalt driveway and abandoned tennis court.

Proposed Change:

The proposed text amendment is provided below and shown in strikethrough / underline format in attached Exhibit "A" to proposed Ordinance No. 25-44.

The Retail/Office/Residential (ROR) Future Land Use Category permits a 1.0 maximum floor area ratio when located within an Urban Corridor. The Applicant is proposing 134,984 square feet of a mini-warehouse garage storage facility located on the 4.38 acre commercial development site (portion from 8.82 acre site). The maximum intensity of the proposed development will be 0.71 FAR. The proposed intensity is below the maximum permitted intensity (1.0 FAR) when located along an Urban Corridor within the Retail/Office/Residential (ROR) Future Land Use Category.

The proposed change is not anticipated to create adverse transportation impacts on throughfare roadways analyzed in the Traffic Impact Statement. The applicant submitted a Trip Generation Comparison to demonstrate that the gross and net new PM Peak Hour trips under the new development would not generate any new net PM Peak external trips. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

Change in Circumstance:

A Comprehensive Plan Text Amendment was requested by Applicant to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet under Policy 2.14.1.13 - D.5.13/Ordinance 19-12 in order to fulfill the proposed development project of garage condominiums. However, growth has been occurring along Tamiami Trail (northwest and southwest of the site), and the future development of this site will be consistent with the surrounding area. The increase in commercial development over the past several years has demonstrated a change in circumstance for the needs of the area.

Consistency of the Proposed Amendment with the Comprehensive Plan

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

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

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

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

Analysis: The proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited Policies of the Comprehensive Plan.

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

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

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.

Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: The proposed development is a contiguous expansion of existing commercial development.

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: As previously stated in Policy 2.1.2.3. above, the proposed development is a contiguous expansion of existing commercial and can be found compatible with the surrounding commercial, mixed use, and single-residential developments.

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

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

Analysis: The subject project area consists of a 4.38-acre portion of one parcel in an area comprised of low density residential to the east as well as a range of mixed use and commercial areas to the south, west, and northwest. The proposed development is consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities, and other necessary infrastructure and services. The timing of the proposed development can be found to be appropriate as the property is currently vacant with an asphalt driveway as well as an abandoned tennis court onsite. As previously stated, the surrounding areas have a range of single family residential and mixed uses that provides the project to be appropriate for infill for future development.

Policy 2.2.1.17 ROR: Establish the Retail / Office / Residential Future Land Use Category as follows:

Policy 2.2.1.17.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of new industrial uses into these ROR areas. ROR areas are especially found at major community or region-serving nodes and are encouraged to develop with horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.

Analysis: The proposed use is consistent with the intent of the ROR FLUC which provides for a broad range of commercial, office, and residential uses while prohibiting the intrusion of new industrial uses into ROR areas.

Policy 2.2.1.17.2. Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).

Analysis: The proposed development is for an amendment to a GDP. PDC is a permitted zoning district in the ROR FLUC; the proposed Mini-Warehouse/Self-Storage facility commercial use is consistent with the range of permitted potential uses.

Policy 2.2.1.17.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Nine (9) dwelling units per acre for properties within the CHHA or CEA.

Sixteen (16) dwelling units per acre.

Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.

Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.

Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twenty (20) dwelling units per acre.

Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.

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

Maximum floor area ratio:

0.5.

1.0 in the UIRA.

1.0 for Hotels.

1.0 for mixed-use.

1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.

Analysis: The ROR FLUC allows for 1.0 for maximum FAR when located within an Urban Corridor. The Applicant is proposing 134,984 square feet of a mini-warehouse / self-storage facility located on the 4.38 acre commercial development site (portion from 8.82 acre site). The maximum intensity of the proposed development will be 0.71 FAR. The proposed intensity is below the maximum permitted intensity (1.0 FAR) when located along an Urban Corridor within the ROR Future Land Use Category and consistent with the concurrent application to revise the D.5 provision on this property.

Policy 2.2.1.17.4. Other Information:

- a) **Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR designated lands that meet the criteria.**
- b) **Development or redevelopment within the ROR area shall not be required to achieve compliance with the Commercial Locational Criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also Policy 2.10.4.2).**

- c) **No industrial uses, or uses which have a primary purpose of wholesale distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.**
- d) **Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.**

Analysis: The project site is located within the ROR FLUC and has one access to US 41, an Arterial Roadway (FDOT maintained). The proposed development does not need to comply with Commercial Location Criteria described in Sections 2.10.4.1 and 2.10.4.2 of the Comprehensive Plan. As previously stated above, the proposed development does not contain industrial uses.

In the opinion of Staff's professional, the amendment may be found to be consistent with the goals, objectives, and policies of the Comprehensive Plan and with applicable standards of Section 340 of the Land Development Code.

Attachments:

- 1. Map Set
- 2. Ordinance No. 25-44 with Exhibit "A" showing amendments in strikethrough / underline formatting
- 3. Trip Generation Comparison Statement
- 4. Applicant's Acceptance Letter of Condition D.5.13
- 5. Affidavit of Publishing
- 6. Public Comments

PA-25-05 / Ordinance No. 25-44

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

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

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

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

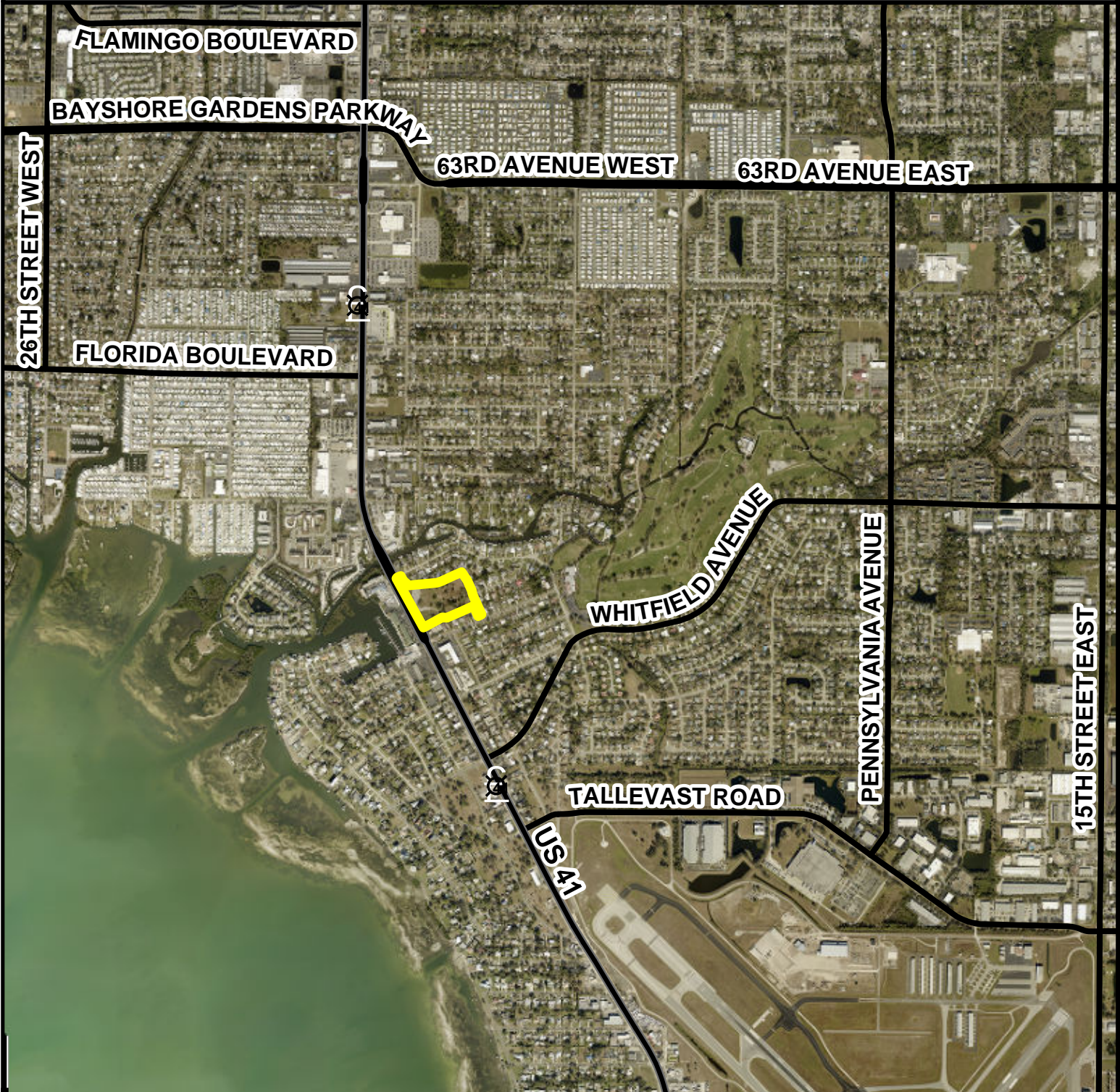
163.3245 Sector plans
There are no sector plans established at this time.

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

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

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

AERIAL



Parcel ID #(s) 6714500003

Project Name: SRQ Autoport
Project #: PDC-18-19 (Z)(G)(R)
Accela #: PLN2411-0222

S/T/R: 26 354S 17E
Acreage: 8.06
Existing Zoning: PD-C, RSF-3
Existing FLU: RES-3, ROR
Overlays: ASC, CEA, CHH, CPA, SUR, WHITFIELD DIST., WR
Special Areas: SWTIF, USA, SUN (trail), SW Trail

CHH: Yes
Watershed: NONE
Drainage Basin: BOWLEES CREEK
Commissioner: Mike Rahn

AERIAL



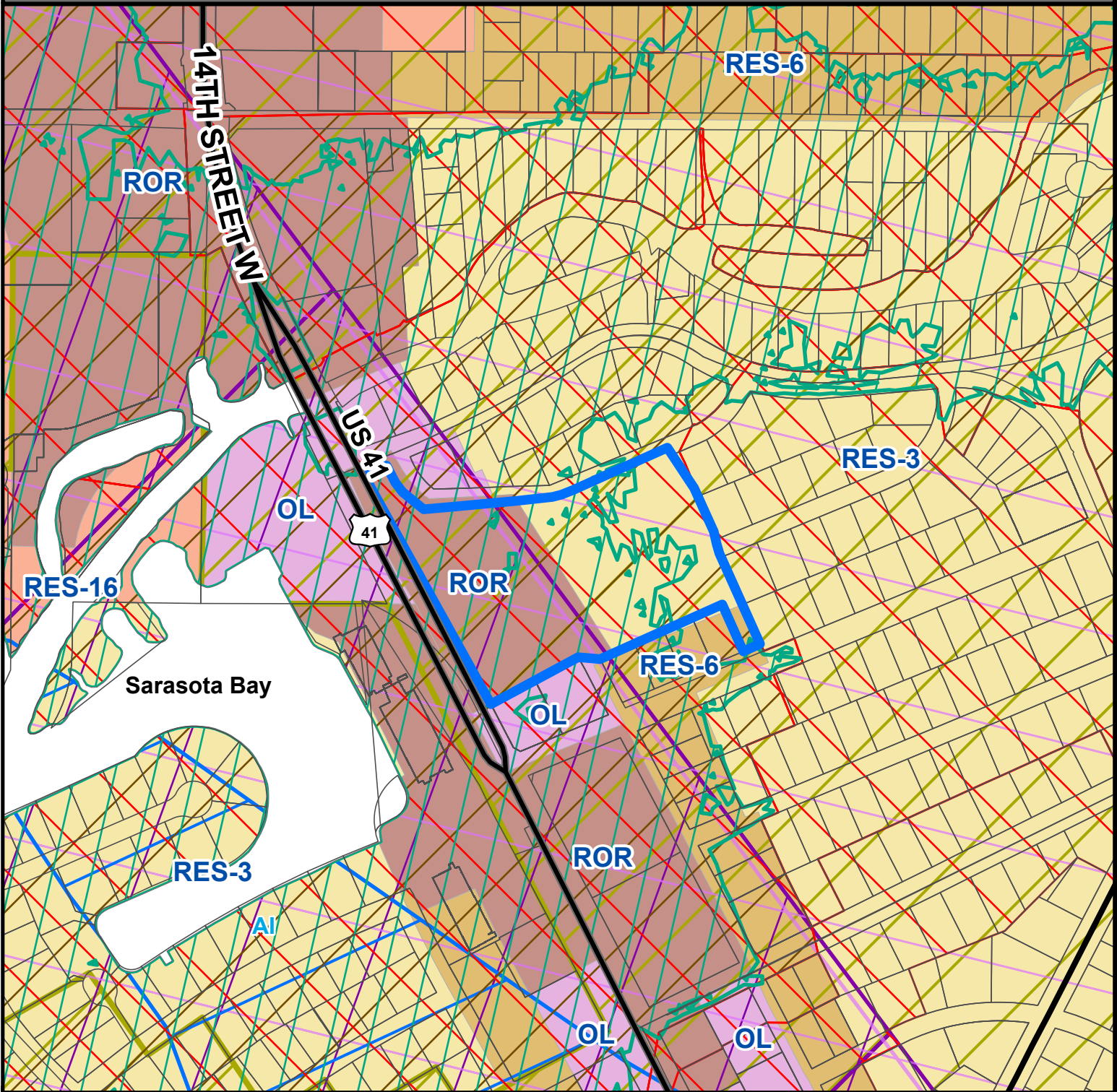
Parcel ID #(s) 6714500003

Project Name: SRQ Autoport
Project #: PDC-18-19 (Z)(G)(R)
Accela #: PLN2411-0222

S/T/R: 26 354S 17E
Acreage: 8.06
Existing Zoning: PD-C, RSF-3
Existing FLU: RES-3, ROR
Overlays: ASC, CEA, CHH, CPA, SUR, WHITFIELD DIST., WR
Special Areas: SWTIF, USA, SUN (trail), SW Trail

CHH: Yes
Watershed: NONE
Drainage Basin: BOWLEES CREEK
Commissioner: Mike Rahn





FUTURE LAND USE



Parcel ID #(s) 6714500003

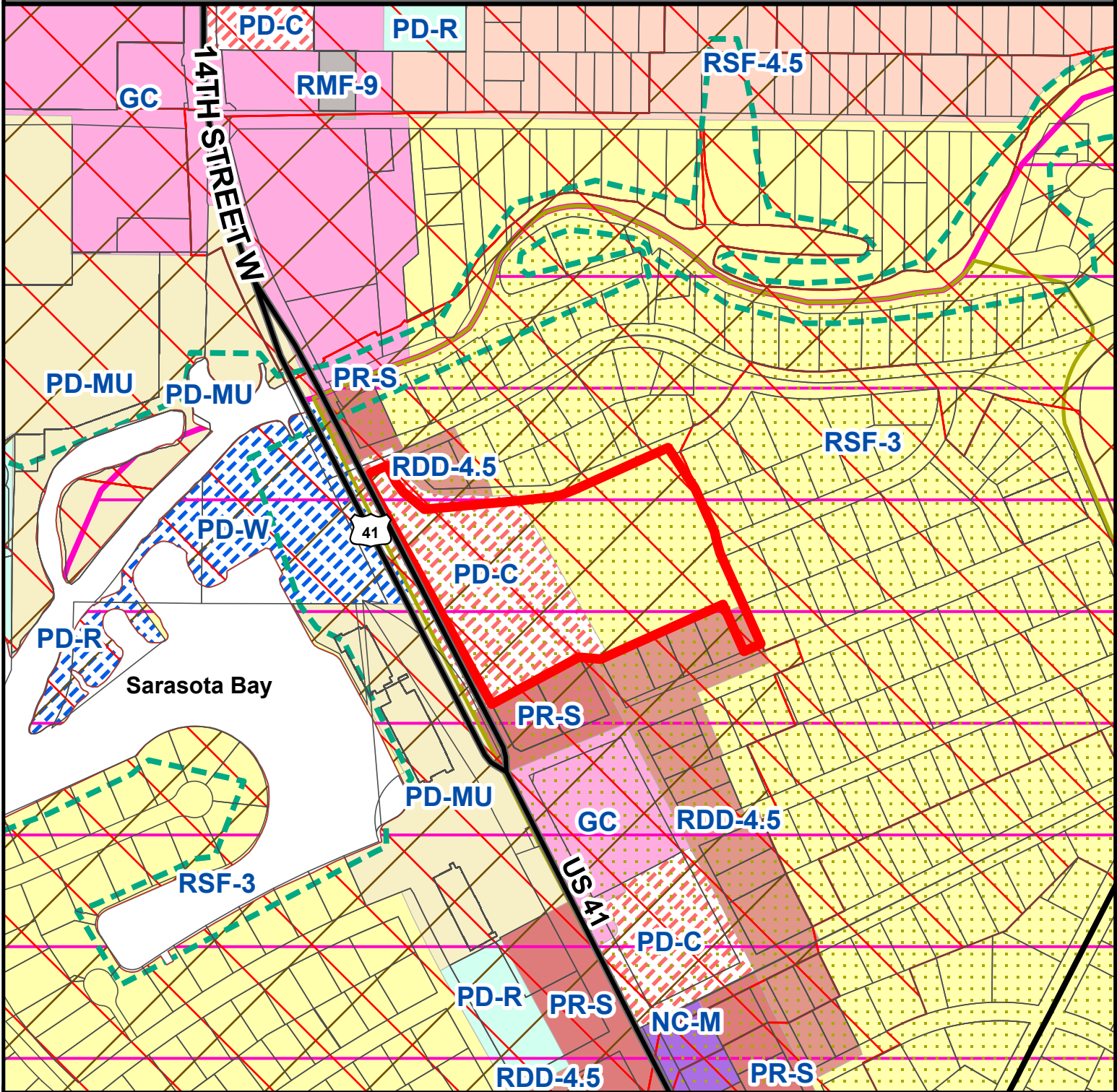
Project Name: SRQ Autoport
 Project #: PDC-18-19 (Z)(G)(R)
 Accela #: PLN2411-0222

S/T/R: 26 354S 17E
 Acreage: 8.06
 Existing Zoning: PD-C, RSF-3
 Existing FLU: RES-3, ROR
 Overlays: ASC, CEA, CHH, CPA, SUR, WHITFIELD DIST., WR
 Special Areas: SWTIF, USA, SUN (trail), SW Trail

-  CHHA
-  SRQ Area of Special Consideration
-  Coastal Planning Area
-  Coastal Evacuation Area

CHH: Yes
 Watershed: NONE
 Drainage Basin: BOWLEES CREEK
 Commissioner: Mike Rahn

ZONING



Parcel ID #(s) 6714500003

Project Name: SRQ Autoport
 Project #: PDC-18-19 (Z)(G)(R)
 Accela #: PLN2411-0222

S/T/R: 26 354S 17E
 Acreage: 8.06
 Existing Zoning: PD-C, RSF-3
 Existing FLU: RES-3, ROR
 Overlays: ASC, CEA, CHH, CPA, SUR, WHITFIELD DIST., WR
 Special Areas: SWTIF, USA, SUN (trail), SW Trail

- - - Coastal High Hazard - Zoning
- Coastal Planning Area
- Coastal Evacuation Area
- Whitfield Residential
- Historical / Archaeological

CHH: Yes
 Watershed: NONE
 Drainage Basin: BOWLEES CREEK
 Commissioner: Mike Rahn

PA-25-05/ORDINANCE NO. 26-13 fka 25-44
SRQLAC- FLORIDA LLC
COMPREHENSIVE PLAN TEXT AMENDMENT
PLN2506-0144

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED TEXT AMENDMENT TO AMEND POLICY 2.14.1.13. / D.5.13 (ESTABLISHED PER ORDINANCE NO. 19-12 FKA 18-35 / PA-18-09) TO INCREASE THE PERMITTED COMMERCIAL SQUARE FOOTAGE FROM 66,625 SQUARE FEET TO 134,984 SQUARE FEET OF NON-RESIDENTIAL USES (COMMERCIAL) AS WELL AS THE REMOVAL OF THE APPROVED TWENTY-FOUR (24) RESIDENTIAL UNITS ON APPROXIMATELY 4.38 ACRES GENERALLY LOCATED AT 7045 NORTH TAMiami TRAIL SARASOTA (MANATEE COUNTY) IN THE R/O/R (RETAIL/OFFICE/RESIDENTIAL) FUTURE LAND USE CLASSIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county: and,
2. The Community Planning Act (the "Act") is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2025) as amended, empowers and requires the County (a) to plan for the county's future development and growth, and (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county; and,
3. Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County and established the Manatee County Comprehensive Plan; and,
4. The application is for a Privately-Initiated Comprehensive Plan Text Amendment (Application No. PA-25-05) to amend Policy 2.14.1.13. / D.5.13 to increase the permitted

commercial square footage from 66,625 square feet to 134,984 square feet within the Future Land Use Element; and,

5. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency for the County; and,
6. Section 163.3174(4).(c)., Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan; and,
7. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Comprehensive Plan; and,
8. The Planning Commission, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on March 12, 2026, as to the proposed Comprehensive Plan Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board; and,
9. The Board of County Commissioners held a duly noticed public hearing on April 23, 2026, to receive public comments and consider the recommendation of the Planning Commission as to the Comprehensive Plan Text Amendment; and,
10. The adoption of the Comprehensive Plan Text Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and secure development of Manatee County and thus will serve a valid public purpose; and,
11. All applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Part II, Florida Statutes (2025), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

Section 3. Adoption of the Comprehensive Plan Text Amendment. The Comprehensive Plan Text Amendment attached to this Ordinance and incorporated herein as Exhibit “A” is hereby adopted as an Amendment to the Comprehensive Plan of the County. The Comprehensive Plan Text Amendment shall consist of the following Chapter and Section of the Comprehensive Plan as set forth in the following Exhibit “A” showing the deleted text indicated by ~~strikethrough~~ and showing the added text indicated by underline:

CHAPTER 2, FUTURE LAND USE – GOAL 2.14 – OBJECTIVE 2.14.1

- Policy 2.14.1.13

Section 4. Applicability. The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

Section 5. 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 invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. Codification. The publisher of the County’s Comprehensive Plan, CivicPlus, is directed to incorporate the amendment in Section 3 of this Ordinance into the Comprehensive Plan.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 23rd 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

ELEMENT 2 – FUTURE LAND USE

GOAL 2.14 - ESTABLISH SPECIFIC AREA POLICIES TO MINIMIZE THE IMPACT OF CERTAIN DEVELOPMENTS ON THE COMMUNITY

OBJECTIVE 2.14.1. - ESTABLISH SPECIFIC POLICIES RESTRICTING THE LOCATION AND INTENSITY OF CERTAIN DEVELOPMENTS IN ORDER TO PRESERVE AND PROTECT NEIGHBORHOODS FROM ENCROACHMENT BY INCOMPATIBLE USES AND

INTENSITIES, ENSURE ADEQUATE PROVISION OF INFRASTRUCTURE, AND OTHER REASONS THE BOARD OF COUNTY COMMISSIONERS MAY DECIDE WARRANT A SPECIFIC AREA POLICY. [SEE ELEMENT 4 - COASTAL MANAGEMENT].

Policy 2.14.1.13. D.5.13/Ordinance 19-12 fka 18-35 (SaraBay Development PA-18-09). The 4.37± acre property located on the north side of the US 41, identified as the SaraBay Development Amendment and designated as R/O/R (Retail/Office/Residential) on the Future Land Use Map pursuant to the Manatee County Ordinance No. 19-12 fka 18-35 and Comprehensive Plan Amendment No. PA-18-09 shall be limited to a maximum of twenty-four (24) residential units, and sixty-six thousand six hundred twenty five (66,625) square feet of non-residential uses (commercial and office).

Policy 2.14.1.13.D.5.13/Ordinance 19-12 ~~fka 18-35 (SaraBay Development~~ PA-18-09) [Revised pursuant to Ordinance No.26-13/PA-25-05](#). The 4.37± acre property located on the north side of the US 41, identified as the ~~SaraBay~~ [SRQLAC- FLORIDA LLC](#) Development Amendment and designated as R/O/R (Retail/Office/Residential) on the Future Land Use Map pursuant to the Manatee County Ordinance No. [26-13 fka](#) 19-12 fka 18-35 and Comprehensive Plan Amendment No. ~~PA-18-09~~ [PA-25-05](#) shall be limited to a maximum of ~~twenty four (24) residential units, and sixty-six thousand six hundred twenty five (66,625)~~ [one hundred thirty four thousand nine hundred eighty four \(134,984\)](#) square feet of non-residential uses (commercial ~~and office~~).

Exhibit A

ELEMENT 2 – FUTURE LAND USE

GOAL 2.14 - ESTABLISH SPECIFIC AREA POLICIES TO MINIMIZE THE IMPACT OF CERTAIN DEVELOPMENTS ON THE COMMUNITY

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APPROVED

08/08/2025

Trip Generation Comparison Statement

TRAFFIC IMPACT STATEMENT

SRQ AUTOPORT

~~Application Number:~~ Project Number: PLN2411-0222
PDC-18-19(Z)(G)(R)

Record# PLN2411-0222

Narrative:

The proposed project is modification to the currently approved GDP for 66,625 SF of commercial with sales display area. This would allow such a development as a car dealership for either new or used cars. The previously approved commercial parcel is approximately 4.38 acres. The proposed modification changes this approval to a Mini-warehouse or Car Condo. The car Condominium is proposed to be 2-story and consist of a total of 134,984 SF of total square footage. The site will have a master storm water management system with the majority of the storm system on the back half of the property. The access will be off of US 41 and centered on the property frontage. The project will have central utilities provided for Water and Sewer.

The trip generation by the proposed site should be classified as noted below. The Tables below indicate the estimated trips using ITE Trip Generation 11th Edition.

TABLE 1 – PM PEAK
PROPOSED GDP USE

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
151	Mini-Warehouse	134,984 SF	13	12	25

The distribution of trips for PM peak hour for a Mini-Warehouse is 51% entering and 49% exiting.
Average Rate = 0.18 trips per 1,000 SF of Gross Floor Area

TABLE 1 – PM PEAK
EXISTING GDP USE

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
840	Automobile Sales (New)	66,625 SF	81	96	177

The distribution of trips for PM peak hour for Automobile Sales (New) is 46% entering and 54% exiting.

Average Rate = 2.65 trips per 1,000 SF of Gross Floor Area

TABLE 2 – AM PEAK
PROPOSED GDP USE

ITE Code	Land Use Type	Size	AM Peak-Hour Trips In	AM Peak-Hour Trip Out	AM Peak-Hour Total Trips
151	Mini-Warehouse	134,984 SF	13	12	25

The distribution of trips for AM peak hour for a Mini-Warehouse is 51% entering and 49% exiting.
Average Rate = 0.18 trips per 1,000 SF Gross Floor Area

TABLE 2 – AM PEAK
EXISTING GDP USE

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
840	Automobile Sales (New)	66,625 SF	77	66	143

The distribution of trips for PM peak hour for Automobile Sales (New) is 54% entering and 46% exiting.

Average Rate = 2.15 trips per 1,000 SF of Gross Floor Area

TABLE 3 – DAILY WEEKDAY TRIPS
PROPOSED GDP USE

ITE Code	Land Use Type	Size	Daily Trips In	Daily Trip Out	Daily Total Trips
151	Mini-Warehouse	134,984 SF	98	98	196

The distribution of trips for Daily Weekday Trips for a Mini-Warehouse is 50% entering and 50% exiting.

Average Rate =1.45 trips per 1,000 SF Gross Floor Area

TABLE 2 – AM PEAK
EXISTING GDP USE

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
840	Automobile Sales (New)	66,625 SF	927	927	1,854

The distribution of trips for PM peak hour for Automobile Sales (New) is 50% entering and 50% exiting.

Average Rate = 27.84 trips per 1,000 SF of Gross Floor Area

Conclusion:

The proposed project modification generates far less trips in both AM, PM and Total Trips that the currently permitted GDP. Therefore, the currently approved GDP for 66,625 SF of commercial with sales display area generates more trips than the proposed 134,984 SF Mini Warehouse/Car Condo proposed GDP Modification and should therefore be deemed a approved modification based on a lower trip generation impact

John F. Cavoli, P.E.
FL Reg. No.: 48692

Date:



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

August 8, 2025

SRQ Autoport -Trip Generation Comparison Statement Acceptance Memo
PDC-18-19(Z)(G)(R) Record# PLN2411-0222

Manatee County Transportation Planning & Traffic Engineering Division staff have reviewed and accepted the Trip Generation Comparison Statement (TGCS) submitted on July 21, 2025, for SRQ Autoport. The TGCS was based on a proposal to modify the existing General Development Plan (GDP) for 66,625 sf of commercial building with sales display area to be replaced with 134,984 sf of car condominium with 59 units. Based on the TGCS, Transportation Planning staff concur with the conclusion that the gross and net new PM Peak Hour trips under the new development would not generate any new net PM Peak external trips. The brief technical analysis was limited to a trip generation comparison, and as such, staff find that it satisfies the minimum requirement to make a threshold determination whether additional analysis is required. Based on the data provided in the analysis, Transportation Planning & Traffic Engineering Division staff concur with the conclusion that the gross and net new vehicular daily trips under the proposed land use are projected to be lower than the currently adopted land use. The project is located in the southeast quadrant of Magellan Drive and US 41 (North Tamiami Trail). The Applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

The County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS). Therefore, 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 with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site. Moreover, trips will be reserved at the time of submission of Final Site Plan (FSP).

Sincerely,

Nafis Anwari, PhD, EIT
 Transportation Planner
 Manatee County Development Services Department
 Transportation Planning & Traffic Engineering Division

CAROL ANN
 FELTS
 District 1

AMANDA
 BALLARD
 District 2

TAL
 SIDDIQUE
 District 3

MIKE
 RAHN
 District 4

DR. BOB
 MCCANN
 District 5

JASON
 BEARDEN
 At Large

GEORGE W.
 KRUSE
 At Large

SRQLAC-FLORIDA LLC
1605 Main Street, Suite 904
Sarasota, Florida 34236-5862

January 14, 2026

Lindsey E W Craig, Planner I
Manatee County Government, Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Re: PA-18-09 / Ordinance 18-35
SRQ AUTO PORT Development

Dear Ms. Craig:

This letter is to confirm that the applicant and agent for the above-referenced project understand and will accept the D.5 Condition within the Comprehensive Plan Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark J. Longo', written in a cursive style.

Mark J. Longo, managing member

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

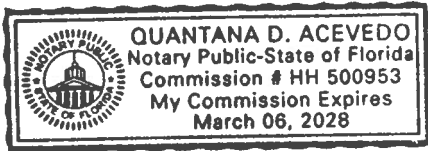
COUNTY OF MANATEE

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 Comprehensive Plan Text Amendment** for the **Manatee County Board of County Commissioners 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 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 LAND USE CHANGE

Official Actions Will Affect and Regulate Use of Real Property in Unincorporated Manatee County – Notice to Real Property Owners and General Public.

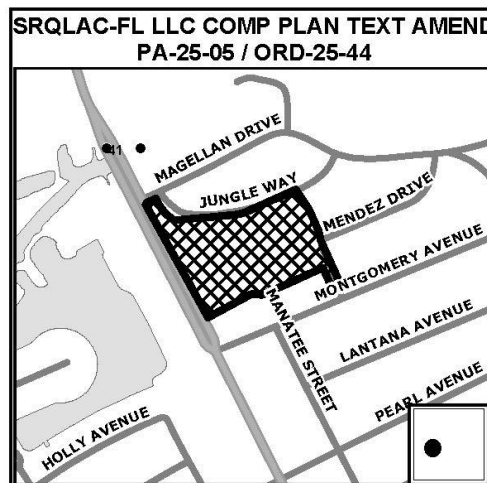
The Manatee County Board of County Commissioners will hold a public hearing to consider the adoption of the following amendments to the Manatee County Comprehensive Plan. The amendments pertain to the unincorporated area of Manatee County. At the conclusion of the public hearing the Board of County Commissioners shall determine whether to adopt, adopt with modifications or not adopt the amendments to the Manatee County Comprehensive Plan.

Date: April 23, 2026
Time: 9:00 a.m., or soon thereafter as same may be heard
Place: Manatee County Government Administrative Center
1112 Manatee Ave. West; Patricia M. Glass Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

PA-25-05 / ORDINANCE 25-44
SRQLAC- FLORIDA LLC COMPREHENSIVE PLAN
TEXT AMENDMENT – [PLN2506-0144](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing purpose and intent; providing findings; providing for a Privately-Initiated Text Amendment to amend Policy 2.14.1.13. / D.5.13 (established per Ordinance No. 19-12 fka 18-35 / PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units on approximately 4.38 acres generally located at 7045 North Tamiami Trail, Sarasota (Manatee County) in the R/O/R (Retail/Office/Residential) Future Land Use Classification; providing for severability and providing an effective date.



The proposed Ordinances are available for public inspection at the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida, during regular business hours. A

reasonable charge may be made for the provision of copies.

Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. The public hearing may be continued from time to time to a date and time certain or to no date certain and re-advertised. The Public may also provide written comments for the Board of County Commissioners to consider.

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: Agenda Coordinator
1112 Manatee Ave. West
Bradenton, FL 34205
[Public.comments@mymanatee.org](mailto:public.comments@mymanatee.org)

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM; email to: 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.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID 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



Re: Strong Recommendation for The Motor Enclave Sarasota Project September 18, 2025

Dear Commissioners,

As a local resident in Hawk's Harbor, a member of Sara Bay Country Club, and a member of The Motor Enclave Tampa, and Vice President of Sales at Chris-Craft Boats, I am writing to give my strongest recommendation for the proposed Motor Enclave project in Manatee County (being developed by SRQLAC Florida).

From a professional standpoint, I see every day the type of clientele that Manatee County attracts—individuals and families who value quality, security, and lifestyle experiences that reflect the best of our community. The Motor Enclave concept is perfectly aligned with this market. In other locations, it has proven to be a premier facility for automotive enthusiasts, and I have no doubt it will achieve the same success here.

From a personal standpoint, I am invested in the long-term success and reputation of Manatee County. I believe this project will be a tremendous asset to our community. The site, across from SaraBay Marina on Tamiami Trail, sits safely above sea level and provides an ideal location that will be welcomed by those who live in Bradenton, Sarasota, on Longboat Key, AMI, Siesta Key, Lido Key, and throughout the area. The people this project will bring—wealthy, responsible owners storing their prized automobiles—will only enhance Manatee County's reputation as a destination for those who enjoy and contribute to the finer aspects of our community.

The benefits are clear:

Economic Growth – Affluent clientele will drive additional investment, hospitality, and retail spending in Manatee County.

Community Enhancement – The high design standards and exclusivity of The Motor Enclave will complement surrounding neighborhoods and enhance property values.

Reputation & Prestige – The presence of The Motor Enclave places Manatee County alongside other high-profile luxury markets, reinforcing our image as a world-class lifestyle destination.

Low Impact – Projects of this nature result in significant increased property tax base, with no use of schools, minimal utility consumption and essentially no traffic.

For these reasons, I urge the County to allow this project to move forward. SRQLAC Florida and Brad Oleshansky have a proven track record of delivering exceptional developments, and I am confident The Motor Enclave will be no exception.

I respectfully thank you for your time and thoughtful consideration,

Gavan Hunt

Neighbor to the Manatee County Motor Enclave Site

Vice President of Sales, Chris-Craft Boats

SRQLAC-Florida, LLC
SRQ Autoport

PLN2506-0144/PLN2411-0222
PA-25-05/PDC-18-19(G)(R)

Project Team:

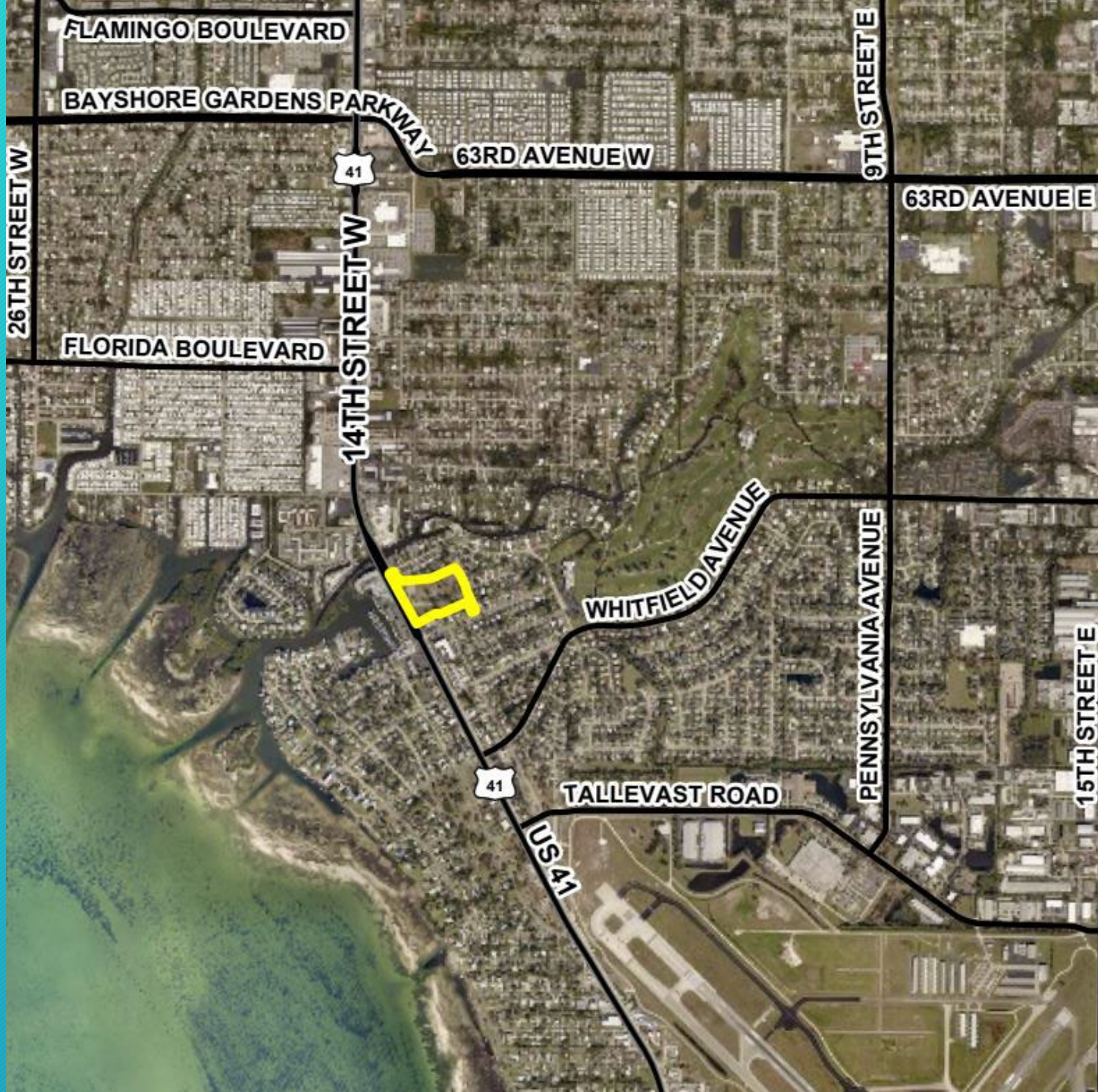
Sam LaGambina, LEED AP, President,
3-Point Construction and Development

John Cavoli, P.E., Cavoli Engineering

Scott Rudacille, Blalock Walters, P.A.

Kerri MacNutt, Monarch Ecology

Jason Utley, Traffic Consultant



FLAMINGO BOULEVARD

BAYSHORE GARDENS PARKWAY

63RD AVENUE W

9TH STREET E

26TH STREET W

41

14TH STREET W

63RD AVENUE E

FLORIDA BOULEVARD

WHITFIELD AVENUE

PENNSYLVANIA AVENUE

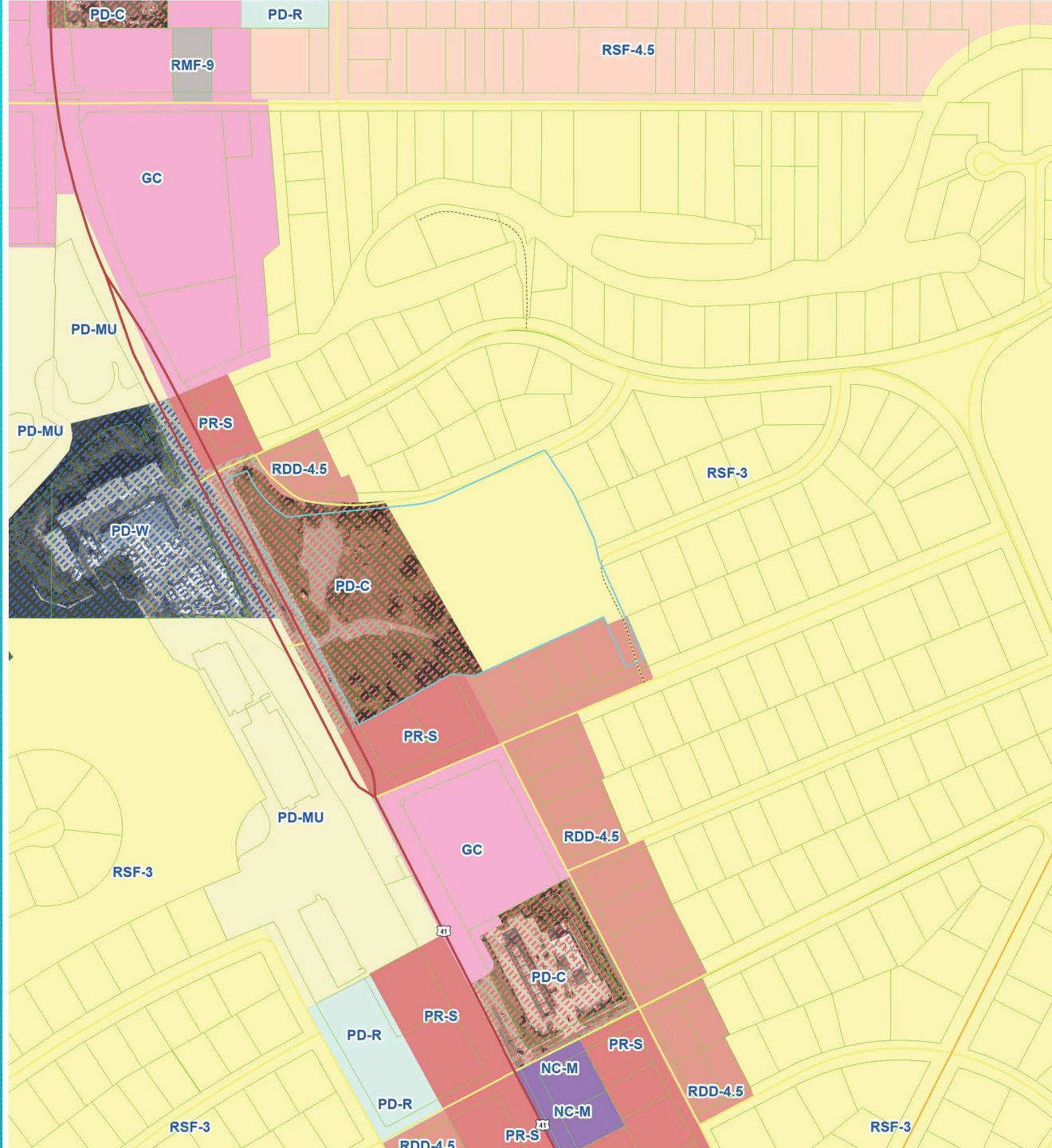
15TH STREET E

41

TALLEVAST ROAD

US 41





Prior Approvals:

Ord 19-12/PA-18-09:

- Amended FLUC from OL/RES-3 to ROR
- Added Policy 2.14.1.13 limiting site to 24 residential units and 66,625 sf of commercial/office

PDC-18-19(Z)(G)

- Rezone from PDO/RSF-3 to PDC
- Approved GDP for 66,625 SF of commercial including vehicle sales and display area

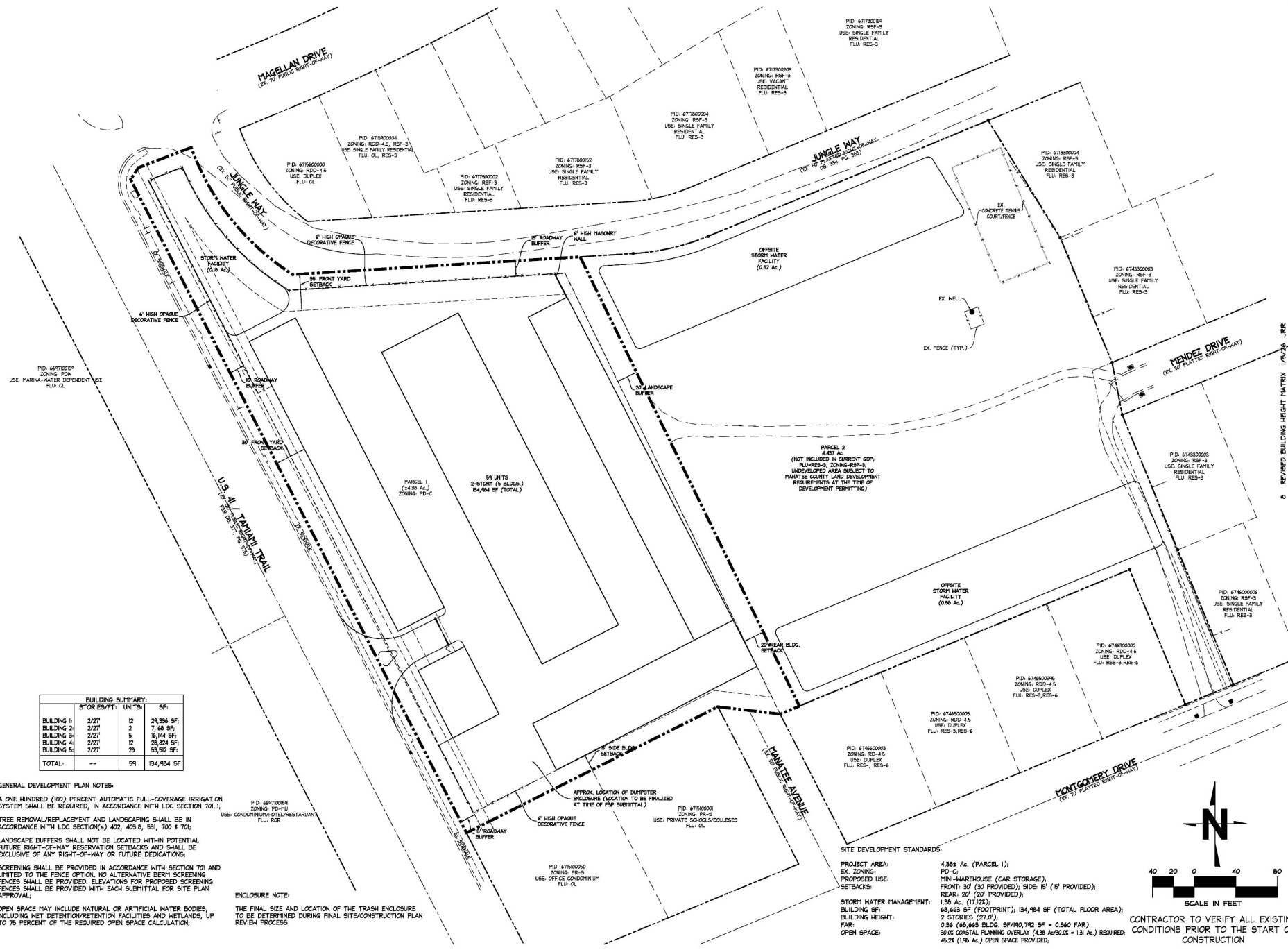
Current Request:

Ord 25-44/PA-25-05

- Modify Policy 2.14.1.13 to increase square footage from 66,625 sf to 134,984 sf and remove the 24 residential units

PDC-18-19(G)(R)

- Modify GDP to increase square footage from 66,625 sf to 134,984 sf for mini warehouse/garage condominium



BUILDING SUMMARY:			
BUILDING	STORIES/PI	UNITS	SF
BUILDING 1	2/27	12	28,236 SF
BUILDING 2	2/27	2	7,168 SF
BUILDING 3	2/27	5	16,144 SF
BUILDING 4	2/27	12	28,204 SF
BUILDING 5	2/27	26	53,522 SF
TOTAL:	--	57	134,984 SF

GENERAL DEVELOPMENT PLAN NOTES:

A ONE HUNDRED (100) PERCENT AUTOMATIC FULL-COVERAGE IRRIGATION SYSTEM SHALL BE REQUIRED, IN ACCORDANCE WITH LDC SECTION 701.1.

TREE REMOVAL/REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION(S) 402, 403.6, 531, 700 & 701.

LANDSCAPE BUFFERS SHALL NOT BE LOCATED WITHIN POTENTIAL FUTURE RIGHT-OF-WAY RESERVATION SETBACKS AND SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS.

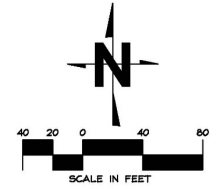
SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 701 AND LIMITED TO THE FENCE OPTION. NO ALTERNATIVE BERRY SCREENING FENCES SHALL BE PROVIDED. ELEVATIONS FOR PROPOSED SCREENING FENCES SHALL BE PROVIDED WITH EACH SUBMITTAL FOR SITE PLAN APPROVAL.

OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING NET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION.

ENCLOSURE NOTE:
THE FINAL SIZE AND LOCATION OF THE TRASH ENCLOSURE TO BE DETERMINED DURING FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS

SITE DEVELOPMENT STANDARDS:

PROJECT AREA: 4.384 AC. (PARCEL 1);
 EX. ZONING: PD-C;
 PROPOSED USE: MINI-WAREHOUSE (CAR STORAGE);
 SETBACKS: FRONT: 30' (50' PROVIDED); SIDE: 15' (15' PROVIDED); REAR: 20' (20' PROVIDED);
 1.38 AC. (17.12%);
 60,663 SF (FOOTPRINT); 134,984 SF (TOTAL FLOOR AREA);
 2 STORIES (277.7');
 0.36 (60,663 BLDG. SF/169,792 SF = 0.360 FAR);
 30.0% COASTAL PLANNING OVERLAY (1.38 AC./30.0% = 1.31 AC.) REQUIRED;
 45.28 (1.38 AC.) OPEN SPACE PROVIDED.



6 REVISED BUILDING HEIGHT MATRIX 1/6/24 JRR
 7 REVISED PLAN TO GDP SPECS. 12/7/23 JRR
 8 ADDED GATED ENTRY NOTE 11/9/23 JRR

CLIENT: 3-POINT CONSTRUCTION & DEVELOPMENT, LLC
 PROJECT: SRQ AUTOPORT
 SHEET: GENERAL DEVELOPMENT PLAN

NO.	REVISIONS	DATE	BY
5	DELETED FLOODPLAIN DELINEATION	9/24/23	JRR
4	ADDED BLDG. MATRIX, EX. UTILITIES	7/14/23	JRR
3	REVISED SITE PLAN	4/25/23	JRR
2	REVISED SITE PLAN, GENERAL	3/22/23	JRR
1	DEVELOPMENT NOTES, BLDG. SF	2/15/23	JRR
1	ADDED LANDSCAPING/RESIDENTIAL NOTES	2/15/23	JRR

SCALE
 1" = 40'
 JOB NO.
 STANDS
 SHEET
C4

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

AVOLI Engineering, Inc.
 Consulting Civil Engineers
 65 Sarasota Center Blvd., Suite 111, Sarasota, FL 34006 email: info@avolieng.com
 (941) 972-3447
 Fax: (941) 972-3666

Project Details

- Acreage: 4.38ac
- FAR: 0.71 (1.0 max)
- Open Space: 45% (30% required)
- Height: 2 stories/27 feet
- Buffers meet or exceed Code
- 6' decorative perimeter fencing
- No specific approvals requested
- Reduction in trip generation
- Urban Core, Urban Service Area, Urban Corridor, SW TIF

TABLE 1 – PM PEAK
PROPOSED GDP USE

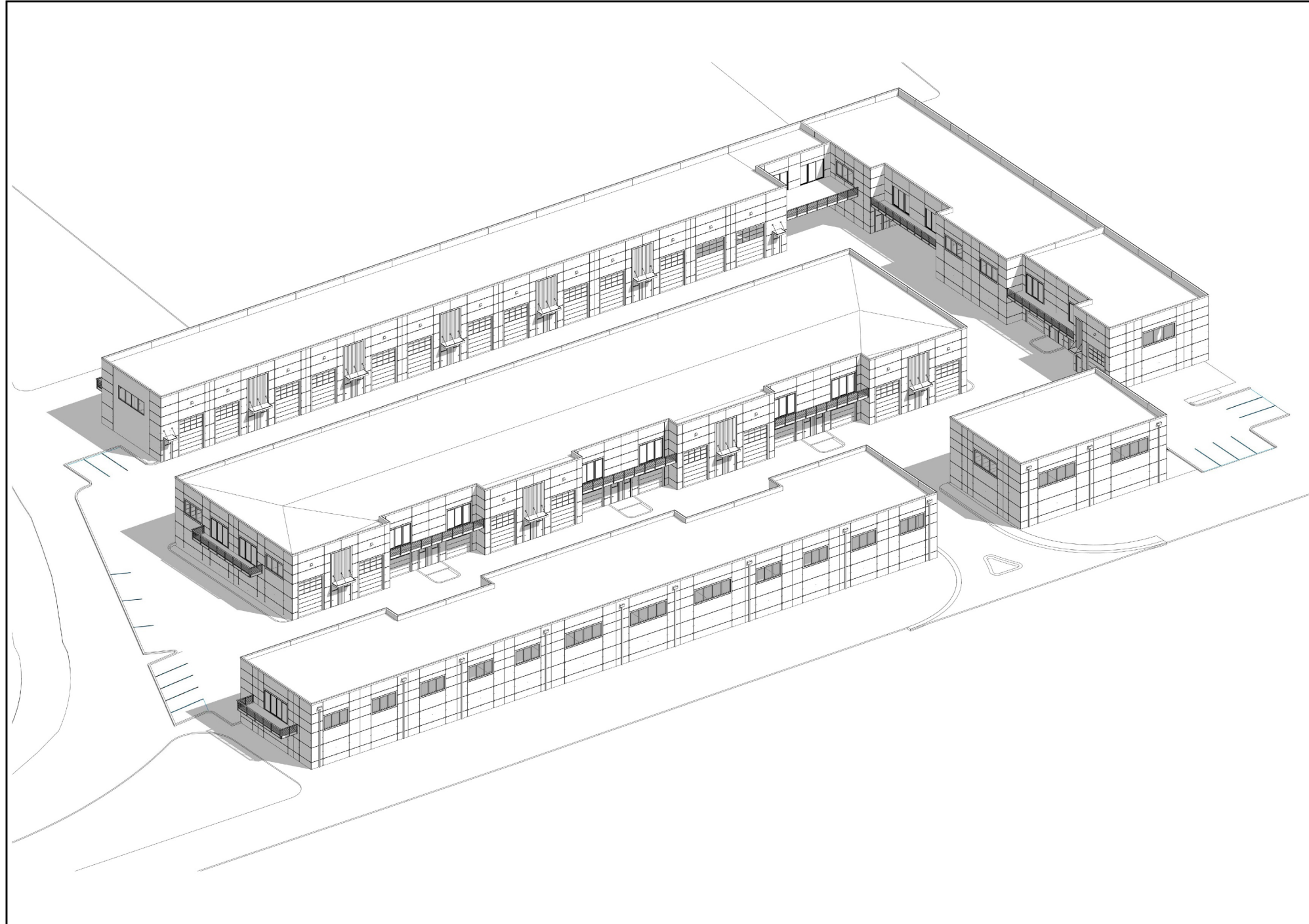
ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
151	Mini-Warehouse	134,984 SF	13	12	25

The distribution of trips for PM peak hour for a Mini-Warehouse is 51% entering and 49% exiting.
Average Rate = 0.18 trips per 1,000 SF of Gross Floor Area

TABLE 1 – PM PEAK
EXISTING GDP USE

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
840	Automobile Sales (New)	66,625 SF	81	96	177

The distribution of trips for PM peak hour for Automobile Sales (New) is 46% entering and 54% exiting.
Average Rate = 2.65 trips per 1,000 SF of Gross Floor Area



KOLL-ARCH
ARCHITECTURE, P.C.
84 Hillside Drive, Williamsville, New York 14291
(978) 844-6767 kcollapper@koll-arch.com

SRQLAC
N. Tamiomi Trail,
Sarasota, FL 34236



PROGRESS
DOCUMENTS

Axonometric
Site View

DATE: 07/15/2025
SCALE: 1/16" = 1'-0"

PROJECT NO.: 23-05
DRAWING NO.:

A1.5



THE MOTOR ENCLAVE



















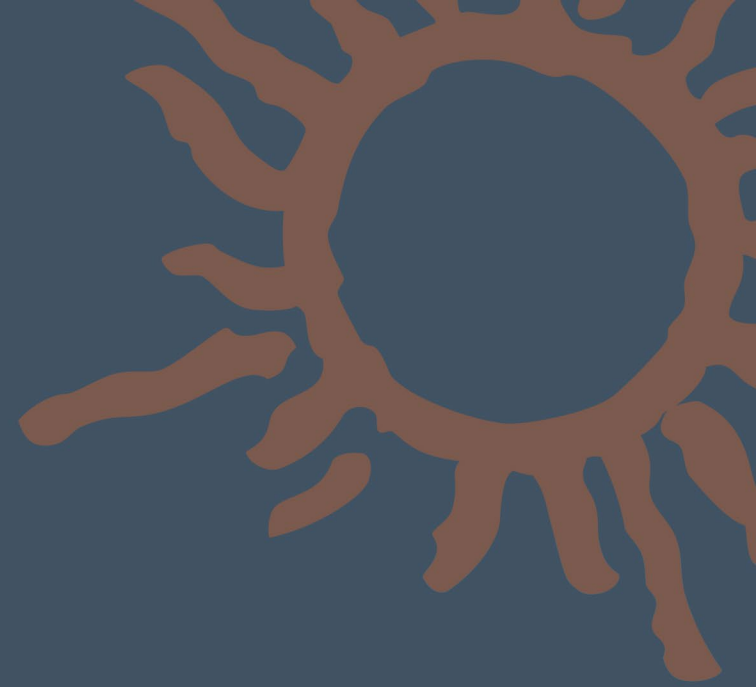




SRQ Autoport

CPA and GDP Amendment

PA-25-05 / Ord. No. 26-13 (PLN2506-0144)
PDC-18-19(G)(R) (PLN2411-0222)



Lindsey Craig, MSURP

Planner I

Board of County Commissioners

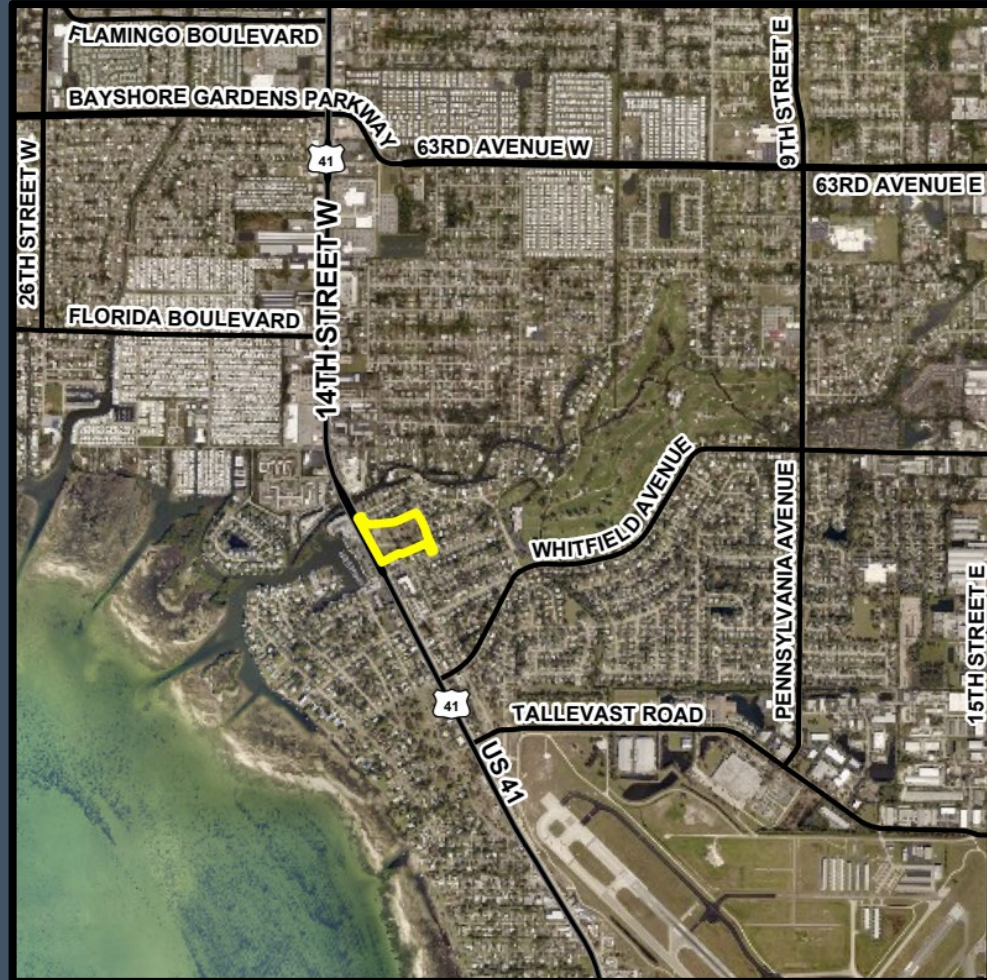
April 23, 2026



Site Location

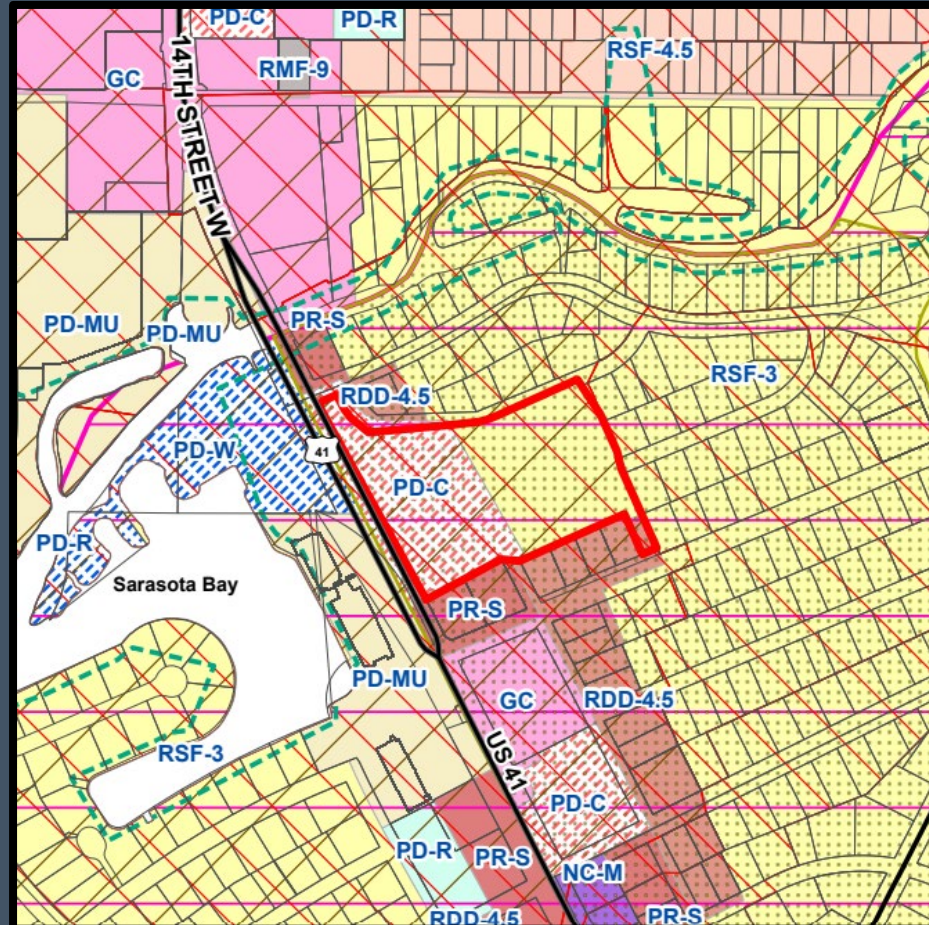
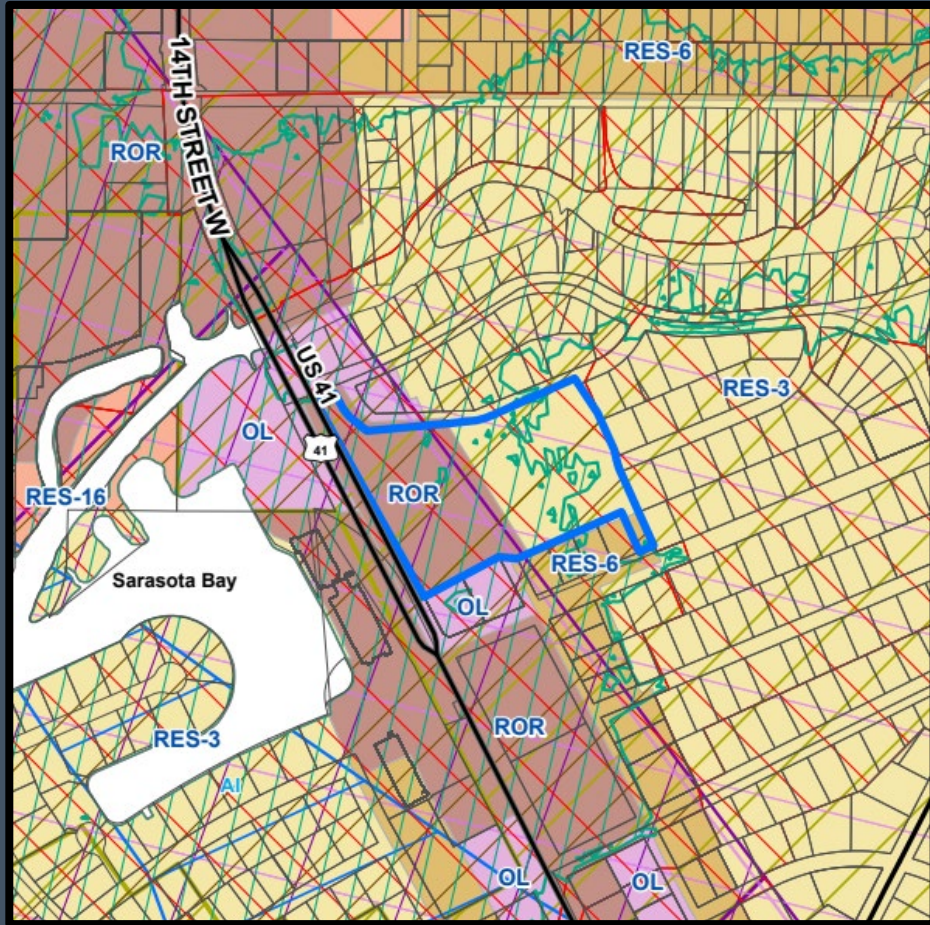
General Location:
Directly east of N. Tamiami Trl.
1,000 feet south of 69th Ave., and
1,025 feet north of Pearl Ave.

Project Area:
4.38 acres of the
parent 8.82-acre
parcel



Source: Manatee County

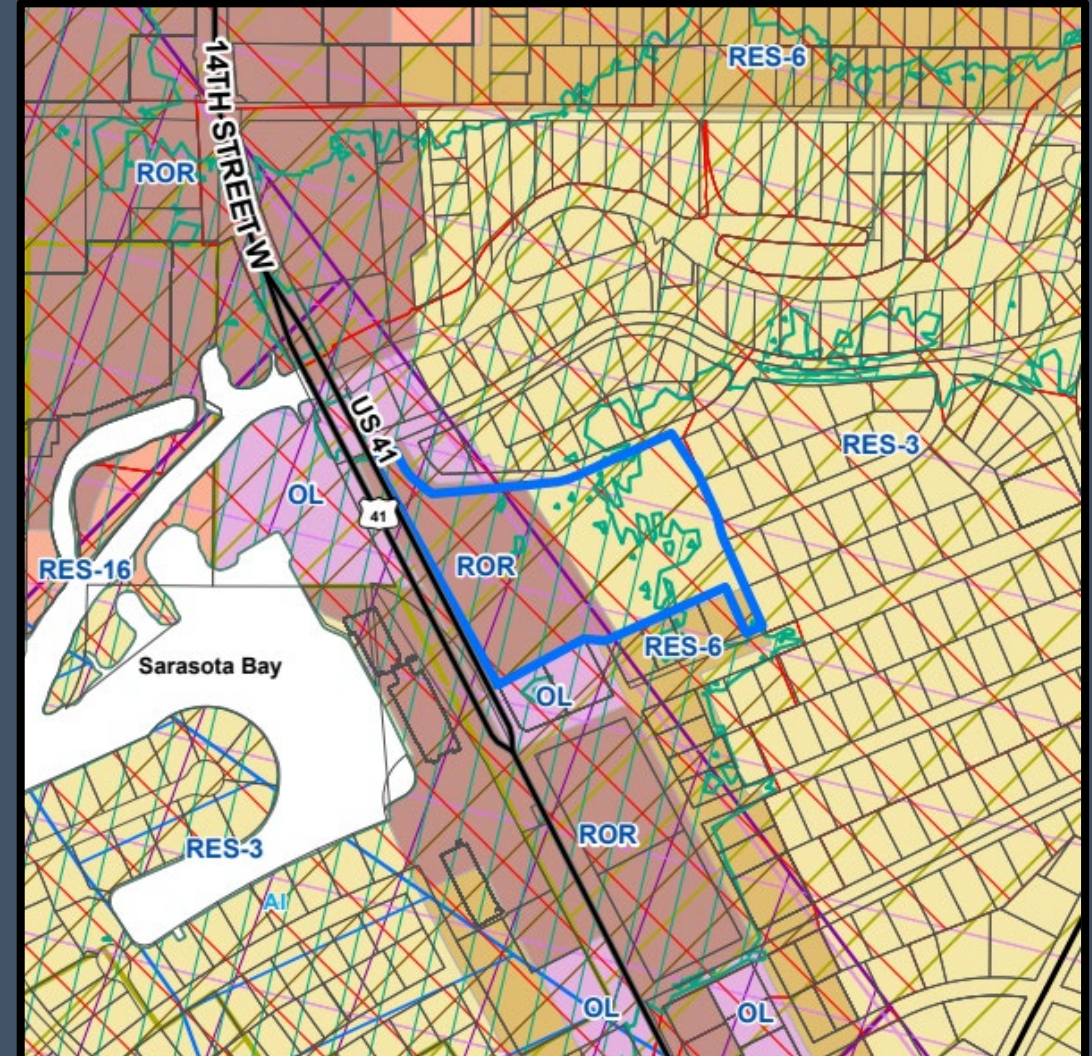
Future Land Use & Zoning District



Source: Manatee County

Future Land Use Category

Retail/Office/Residential ROR	
Range of Potential Uses	<ul style="list-style-type: none">▪ Neighborhood, community and regional serving commercial uses▪ Mixed with medium and high density residential▪ Lodging▪ Office▪ Public/semi public▪ Recreation▪ School uses
Intensity	<ul style="list-style-type: none">▪ FAR: 0.5 1.0 along designated Urban Corridors



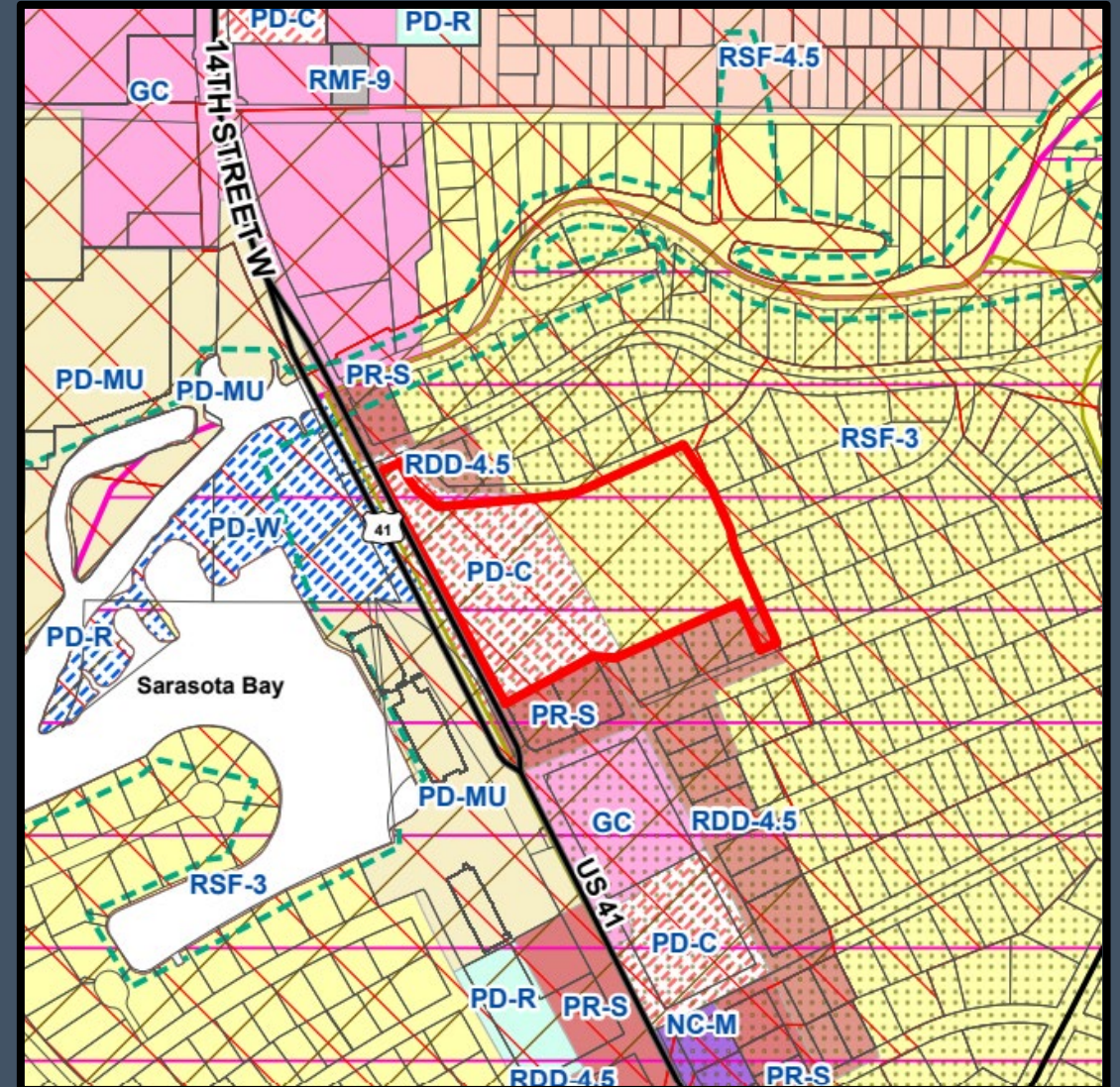
Source: Manatee County



Zoning District

Planned Development Commercial PDC

Planned development districts for a broad range of commercial facilities and services appropriate to the general need of the area served



Source: Manatee County



Overlays & Special Areas

Overlays	Impact on Development
Coastal Planning Area	<ul style="list-style-type: none">▪ Prohibited uses: new mobile home developments, acute care medical facilities, new wastewater treatment plants▪ Minimum open space:<ul style="list-style-type: none">▪ Non-residential: 30% vs. 15%▪ Other requirements regarding environmental habitat protection, water quality and hurricane preparedness/evacuation
Airport Impact Overlays	<ul style="list-style-type: none">▪ Airport Authorities have provided no objection (Height: 3 stories)▪ Project is within the 65DLN noise contour:<ul style="list-style-type: none">▪ Non permitted use: mobile home, cultural, entertainment and recreational activities▪ Acoustical analysis required for educational and health services; residential uses and assembly places

Overlays & Special Areas (Continued)

Overlays	Impact on Development
Whitfield Residential	<ul style="list-style-type: none">▪ Additional requirements:<ul style="list-style-type: none">▪ Landscaping▪ To minimize environmental and infrastructure risks
Historical and Archaeological	<ul style="list-style-type: none">▪ Special regulations for commercial properties along Cortez Road▪ Special regulations for waterfront properties

History

- Future Land Use Category
 - 1989 Comp Plan Adoption: 4.38 acres of Low Intensity Office (OL) & 4.44 acres of Residential 3.0 (RES-3)
 - 2019: OL area changed to Retail/Office/Residential (R/O/R) and included a specific property development condition (Policy 2.14.1.13 - D.5.13/Ord 19-12)
- Zoning District
 - 1990 LDC Adoption: 4.38 acres of Planned Development Office (PDO) and 4.44 acres of Residential Single Family (RSF-1)
 - 2019: PDO area changed to changed to Planned Development Commercial (PDC)



Request: CPA Text Amentment

- Amending Policy 2.14.1.13 / D.5.15 (Ordinance 19-12 fka 18-35 / PA-18-09)
 - Increase the permitted commercial square footage from 66,625 sq. ft. to 134,984 sq. ft.
 - Removal of the approved 24 residential uses
- No change to the Schedule of Permitted and Prohibited Uses



Ordinance Comparison

Current

- Policy 2.14.1.13. D.5.13/Ordinance 19-12 fka 18-35 (SaraBay Development PA-18-09)
- 24 residential uses
- 66,525 sq. ft. non-residential uses (commercial and office)

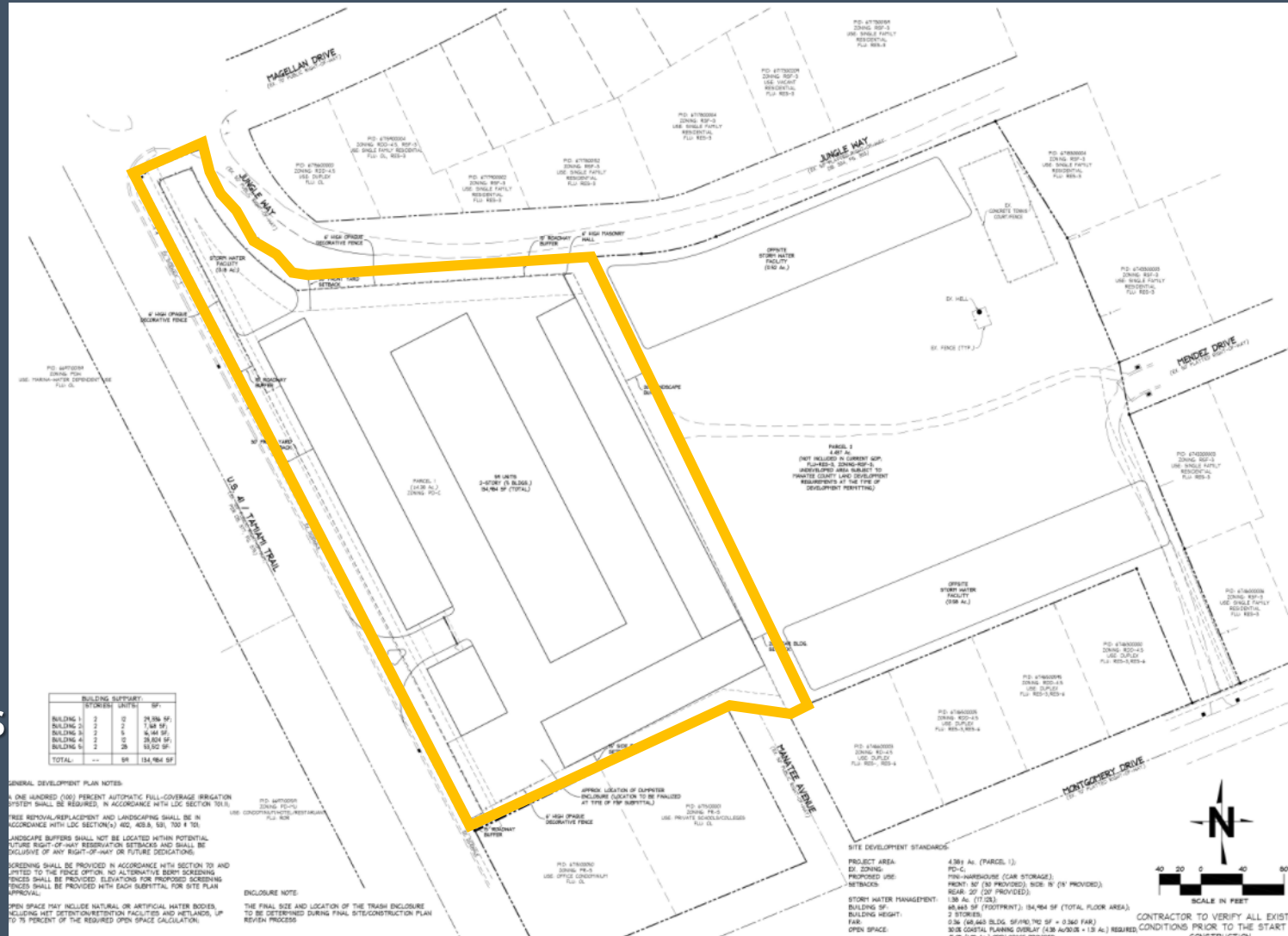
Proposed

- Ordinance 19-12, revised pursuant to No. 26-13/PA-25-05 (SRQLAC-FLORIDA LLC)
- 134,984 sq. ft. non-residential uses (commercial only)



Request: GDP Amendment

- Entitlements/Intensity: Up to 134,984 sq. ft. (59 unit) Mini-Warehouse/Self-Storage Facility
- Access: One access point on US 41
- Stormwater: No change
Two offsite stormwater ponds
- Specific Approvals: None requested
- Stipulations: New specific restrictions regarding the use for "Garage Condominiums Units"



 Project Area

Source: Applicant

Neighborhood Workshop

- **Location:** Virtual
- **Date:** December 11, 2025
- **Summary of Issues and Concerns:**
 - Intent of Garage Condos
 - Height



Public Facilities

▪ Potable Water Infrastructure

- Existing County 6-inch water main along Jungle Way
- Existing County 12-inch water main along US 41
- Existing County 6-inch water main running from Mendez to Montgomery

▪ Wastewater Infrastructure

- Existing County 8-inch gravity main along Jungle Way w/several 6-inch services
- Existing County 8-inch gravity main running from Mendez to Montgomery with one service lateral to the property
- Existing County 10-inch force main along US 41

▪ Reclaimed Water Infrastructure

- No County-owned reclaimed water infrastructure currently present at the project location



Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS <i>(WITH PROJECT)</i>
US 41	3371	D	C	C



Rezone with Preliminary Site Plan

Positive Aspects

- The ROR FLUC encourages neighborhood, community, and regional serving commercial uses,
- The subject property is west of the FDAB.
- No Specific Approvals are requested with this application.
- Site design provides 45.2% (1.98 acres) open space, exceeding the required 30% (1.31 acres)
- The proposed change in land use is expected to generate fewer trips compared to the trips in approved GDP.

Negative Aspects with Proposed Mitigating Measures

- Not applicable.

Conditions

- Any new or temporary use or uses proposed will be required to submit a new general development permit
- Use of the Units are only for personal storage and personal recreation; no businesses (such as automobile repair) and no heaving mechanical work permitted.
- Cannot be used as living or sleeping quarters, a dwelling unit, or converted into a dwelling unit.
- No overnight parking of vehicles or trailers; all parking is confined to designated parking spaces.
- A parking plan must be provided to demonstrate accessibility to the site.
- Minor maintenance, care, or upkeep of motor vehicles, boats, trailers, or recreational vehicles stored in individual units is permitted; storage and warehousing may be permitted.
- The Project shall be constructed in substantial conformance with the building elevations submitted into the public hearing record.



Conditions

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
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

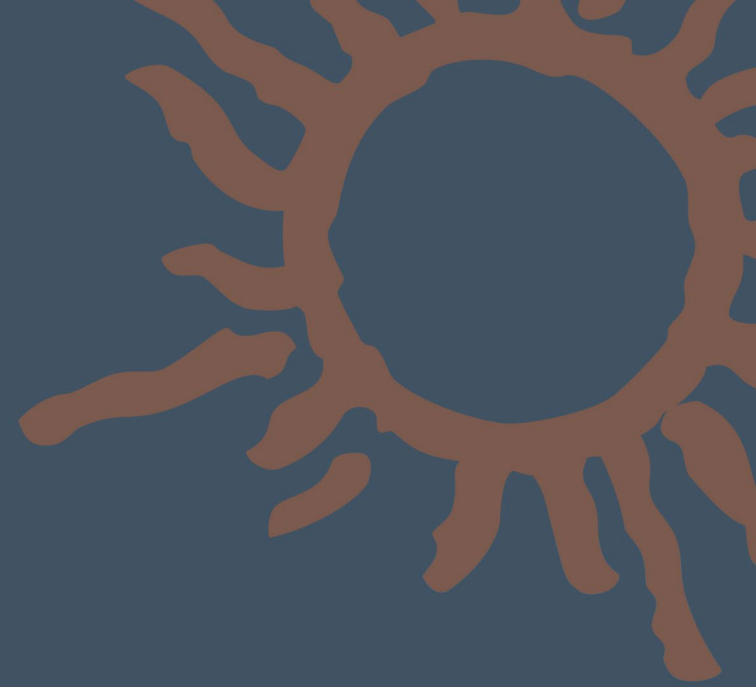
The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

NOAA Atlas 14 Rainfall data is attached for reference.



Stipulations

The FSP 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 Bowlees Creek Watershed Management Plan, the FEMA FIRM, and post-development discharge of runoff.



Compliance with Comprehensive Plan

- C.2.3.2 - Justification for CPA
- Policy 2.1.1.4 - Undeveloped areas with public facilities
- Policy 2.1.2.2 - Limit urban sprawl
- Policy 2.1.2.3 - permit nonresidential development in compatible existing development areas
- Policy 2.2.1.17 ROR: Establish the Retail / Office / Residential Future Land Use Category
 - Policy 2.2.1.17.3 - Range of Intensity



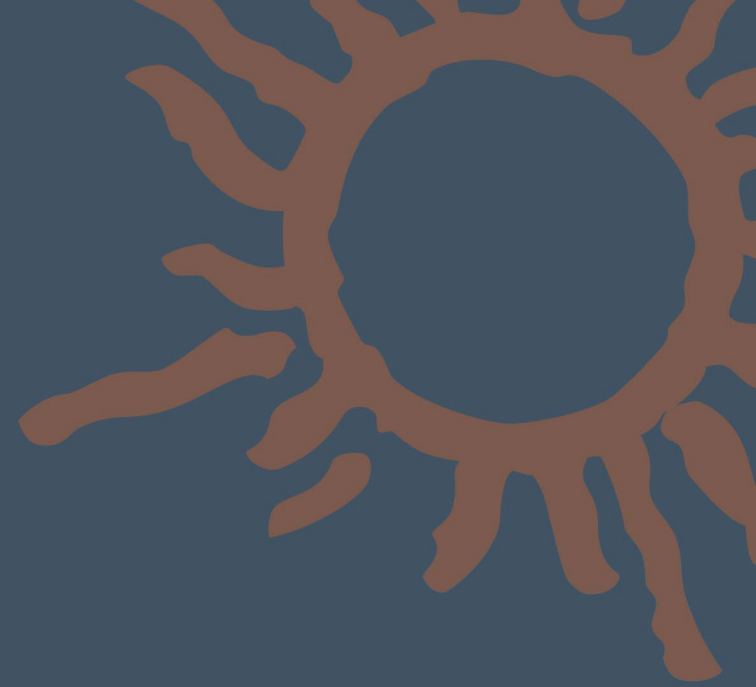
Compliance with the LDC

- § 312.6 – Neighborhood Workshops
- § 321.3 – General Development Review Criteria
- § 402.6 – General Design Requirements For All Planned Development Site Plans
- § 402.11.D – PDC Standards
- § 403.2 – Airport Impact Overlay District
- § 403.5 – Historical And Archaeological Overlay District
- § 403.8 – Coastal Overlay Districts
- § 403.13 – Whitfield Residential Overlay District



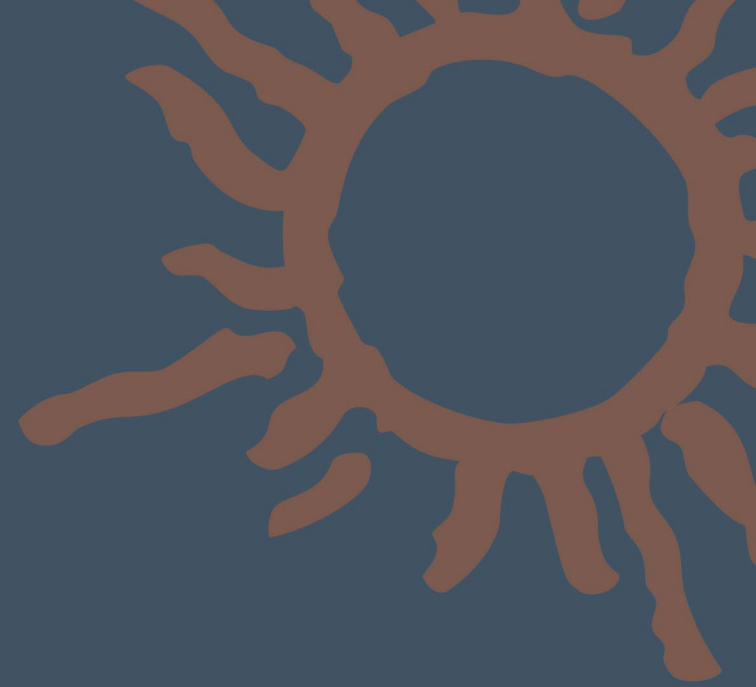
Planning Commission

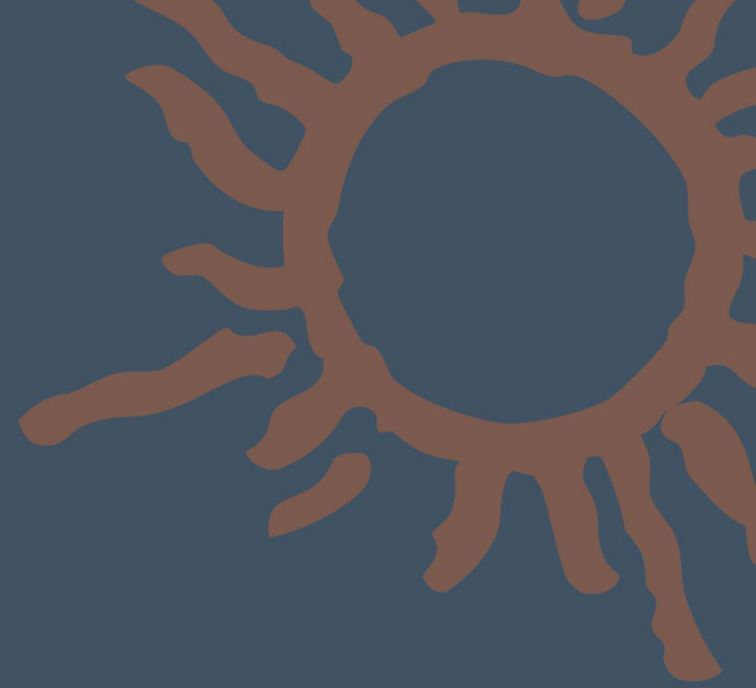
- Recommendation of Approval
 - 7-0
- Concerns
 - Flooding



Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- Staff will conduct a thorough analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.





Thank you!



LDC – Chapter 2 Definitions

Dwelling shall mean a conventional or manufactured, detached or attached structure constituting a single, independent, habitable unit used for, or intended to be used for, living, sleeping, sanitation, cooking, and eating purposes by one (1) family only, for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing kitchen, sanitary and sleeping facilities not shared by any other such unit. A dwelling shall not include hotels, boatels, rooming or boarding houses, dormitories, fraternity or sorority houses, lodging houses, guest houses, nursing homes, recreational vehicles or any temporary lodging, boarding or rooming building or structure designed for transient residence.

Warehouse, Mini shall mean any building or group of buildings in a controlled access and fenced compound that contains varying sizes of individual, compartmentalized and controlled access stalls or lockers for the storage of goods belonging to the individual lessees of the stalls and accessible to the lessees through individual doors.



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: _____

