

Manatee County Ordinance

PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-FLORIDA LLC (Owner) – PLN2411-0222

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ZONING ORDINANCE PDC-18-19(Z)(G) AND APPROVING A REVISED GENERAL DEVELOPMENT PLAN TO INCREASE FROM 66,625 TO 134,984 SQUARE FEET OF COMMERCIAL USES, RETAINING THE PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONING DISTRICT AND THE OVERLAY DISTRICTS ON APPROXIMATELY 4.38 ACRES GENERALLY LOCATED ALONG THE EAST OF NORTH TAMiami TRAIL, APPROXIMATELY 1,000 FEET SOUTH OF 69TH AVENUE WEST, AND APPROXIMATELY 1,025 FEET NORTH OF PEARL AVENUE; SUBJECT TO AMENDED VOLUNTARILY PROFFERED CONDITIONS OF APPROVAL; A VOLUNTARILY PROFFERED SCHEDULE OF USES; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SRQLAC-FLORIDA LLC (the “Applicant”) filed an application for a revised General Development Plan for approximately 4.38 acres as described in Exhibit “A”, attached hereto, (the “Property”); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on March 12, 2026, to consider the revised General Development Plan and Specific Approval applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

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

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

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit “A” of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 2026, regarding the proposed Ordinance described herein in accordance

with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

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

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved for to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres upon the property, subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The total non-residential (commercial) square footage of the site is limited to 134,984 square feet.
2. The uses approved for this project are limited to those voluntarily proffered by the applicant in the Schedule of Permitted & Prohibited Uses attached to the Zoning Ordinance PDC-18-19(G)(R) as Exhibit “B”.
3. All roof-mounted H.V.A.C mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, so as not to be visible from view from US 41 N, Jungle Way, Magellan Drive, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the main buildings. Details of screening shall be submitted with Preliminary/Final Site Plan.
4. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Preliminary/Final Site Plan.
5. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
6. Any new or temporary use or uses proposed at this property, other than those approved with this application, shall be required to apply for a new general development permit through Development Services-Planning & Zoning, as required by the Land Development Code.
7. Each Unit must be used exclusively for personal storage and personal recreation and no other purposes. No active or individual businesses are permitted within a Unit nor is any heavy mechanical work permitted within any Unit.
8. No Unit may not be used as living or sleeping quarters, a dwelling unit, or converted into a dwelling unit.

9. Park any vehicle or trailer overnight or park any vehicle on any portion of the premise other than a parking space.
10. A parking plan must be provided to demonstrate accessibility to the site.
11. The premises shall not be used for the operation of a business for retail purposes, including, but not limited to automobile repair. This does not prohibit minor maintenance, care, or upkeep of motor vehicles, boats, trailers, or recreational vehicles stored in individual units. Storage and warehousing may be permitted.
12. The Project shall be constructed in substantial conformance with the building elevations submitted into the public hearing record and attached to the General Development Plan.

B. ENVIRONMENTAL

1. If Gopher Tortoises or their burrows are found on site, all relocation permits and correspondence with the Florida Fish and Wildlife Conservation Commission shall be submitted to ERS staff prior to the Final Site Plan approval.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Performance Standard (EPS) for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structure (if existing);
 - GPS coordinates (Latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and,
 - The final disposition of the well - used, capped, or plugged.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
5. Pursuant to the August 2025 Environmental Narrative prepared by Monarch Ecology Group, 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted prior to commencement of development. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

7. All healthy native trees and palms within the Jungle Way right-of-way and adjacent 15 foot Screening Buffer within the project limits, shall be preserved, to the greatest extent possible, to maintain the established tree canopied character of Jungle Way, in addition to all required Screening Buffer materials with appropriate indemnifications, hold harmless agreements, and permits from Manatee County and the Florida Department of Transportation as required.

C. TRAFFIC ENGINEERING

1. 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, at the time of future site plan submittal, the relevant roadways and intersections are required to be evaluated.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

E. STORMWATER

1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3., the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100- year floodplain delineation pursuant to the Bowlees Creek Watershed Management Plan, and post-development discharge of runoff.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Bowlees Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall

utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.

- 4. Any off-site stormwater will be required to provide appropriate easements from the offsite parcel owner(s).
- 5. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Final Site Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Bowlees Creek Watershed Management Plan, the FEMA FIRM, and post-development discharge of runoff.

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

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
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.

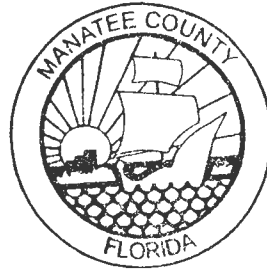
Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

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



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

BY: 
Chairperson

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

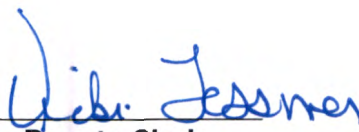
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

THAT PART OF WHITFIELD ESTATES ON SARASOTA BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK ,6 PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING WITHIN BLOCKS ,46 ,50 51 AND .52 ALONG WITH A PORTION OF THE RIGHT OF WAYS KNOWN AS MANATEE AVENUE, JUNGLE WAY AND MENDEZ DRIVE AS SHOWN ON SAID PLAT BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT ,18 BLOCK 46 OF SAID WHITFIELD ESTATES ON SARASOTA BAY, SAID POINT BEING A POINT ON THE EEASTERLY RIGHT OF WAY LINE OF US. HIGHWAY 41 (TAMIAMI TRAIL) AS PER DEED RECORDED IN DEED BOOK ,377 PAGE 375 OF SAID PUBLIC RECORDS; THENCE N28°58'02"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 705.27 FEET; THENCE N31°45'50"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.67 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF MAGELLAN DRIVE (DE SOTA DRIVE) AS SHOWN ON SAID PLAT; THENCE N67°19'27"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 54.25 FEET TO NORTHERLY CORNER OF LOT 1 OF SAID BLOCK ,46 ALSO BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF MANATEE AVENUE AS SHOWN ON SID PLAT AND BEING A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 242.78 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF ,37°32'32" A DISTANCE OF 159.08 FEET (CHORD = 156.25 FEET; CHORD BEARING = S40°21'49"E) TO 7515 POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE RELOCATED SOUTHERLY RIGHT OF WAY LINE JUNGLE WAY AS DESCRIBED AND RECORDED IN DEE BOOK ,334 PAGE 353 OF SAID PUBLIC RECORDS; THENCE N84°44'35"E, ALONG SAID RELOCATED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 327.93 FEET 70 7515 POINT OF CURVATURE OF A CURVE, CONCAVE TO 7515 NORTH, HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RELOCATED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18 ,|—54'56" A DISTANCE OF 74.28 FEET (CHORD = 73.94 FEET; CHORD BEARING = N75°17'07"E 70 7515 POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JUNGLE WAY, A 50 FOOT WIDE PLATI'ED RIGHT OF WAY AS PER THE PLAT OF WHITFIELD ESTATES SUBDIVISION; THENCE N65°49'39"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING THE NORTHERLY LINE OF BLOCK 51 OF SAID PLAT, A DISTANCE OF 291.14 FEET; THENCE S33°19'38"E, 131.92 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 26 OF SAID BLOCK :51 THENCE 524°19'16"E, ALONG THE EASTERLY LINE OF THE WESTERLY 21.37 FEET OF SAID LOT ,26 A DISTANCE OF 130.00 FEET 70 A POINT ON THE SOUTHERLY LINE OF BLOCK ,51 ALSO BEING THE

NORTHERLY RIGHT OF WAY LINE OF MENDEZ DRIVE, A 50 FOOT WIDE 516517 OF WAY AS SHOWN ON SAID PLAT; THENCE 512°46'21"E. 51.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MENDEZ DRIVE, ALSO BEING THE NORTHERLY LINE OF BLOCK 52 OF SAID PLAT; THENCE 524°06'28"E, ALONG THE EASTERLY 1.1515 OF THE WESTERLY 38.0 FEET OF LOT 7 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET; THENCE S24°12'09"E, ALONG THE EASTERLY LINE OF THE WESTERLY 2.0 FEET OF LOT 35 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK ,52 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF MONTGOMERY DRIVE, A 70 FOOT WIDE 1`5.1575 516517 OF WAY AS SHOWN ON SAID PLAT; THENCE 565°52'35"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE

05 50.00 ;5557 75155165 N24°12'09"W, ALONG THE WESTERLY LINE OF THE EASTERLY 48 FEET OF LOT 36 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT ;36 THENCE S65°51'55"W, ALONG THE NORTHERLY LINE 05 1.075 ,36 ,37 ,38 AND 39 OF SAID BLOCK ,52 A DISTANCE OF 363.36 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT ,40 5510 6055155 BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MANATEE AVENUE, A 50 FOOT WIDE RIGHT OF WAY AS 5510V51 051 5510 ;51.57 75155165 N85°01'45"W, 60.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MANATEE AVENUE, SAID POINT BEING A POINT ON THE EASTERLY LINE OF LOT ,13 BLOCK 46 OF SAID PLAT; THENCE S61°39'009"W, ALONG 7515 5007515513 LINE OF LOT 18 OF SAID BLOCK 46 AND ITS EASTERLY PROJECTION, A DISTANCE OF 270.20 FEET TO BEGINNING.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2026

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

Dear Angelina Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDC-18-19(G)(R), which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

APPROVED in Open Session
4/23/2026

Manatee County Board of County
Commissioners



April 23, 2026 - Land Use Meeting

Subject

**PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC (Owner) – PLN2411-0222-
Lindsey Craig, Planner I- Quasi-Judicial- District 4**

Approving a revised General Development Plan to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres generally located along the east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue.

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

APPROVAL

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and APPROVE the General Development Plan with Stipulations A.1-A.12; B.1-B.7; C.1; D.1; and E.1-E.5 subject to Ordinance No.26-13 fka 25-44/PA-25-05 being adopted by the Board and becoming effective as recommended by the Planning Commission.

DENIAL

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and DENIAL of the General Development Plan and direct the County

Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

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 were no public comments.
- Added Public Comment, an updated Staff Report to include added Stormwater Stipulation, a revised motion to include new Stormwater Stipulation E.5 and revised Schedule of Permitted and Prohibited Uses were entered into the record.

Background Discussion

- **Request**

The applicant is requesting an amendment to the approved GDP (PDC-18-19(Z)(G)) to allow for 134,984 SF of commercial use to construct a (59-unit) garage condominium community. A Comprehensive Plan Text Amendment (PA-25-05/ORD-25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage nearly 107% from 66,625 square feet to 134,984 square feet under Policy 2.14.1.13 - D.5.13.

- Specific Approval

None

- Stipulations

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

- **General Information**

- **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)

- **Acreage of Project**

4.38 acres

- **Density/Intensity of Project**

- **Density:** Not Applicable
- **Intensity (FAR):**

- Maximum allowed per FLUC: 1
- Proposed: 0.71

- **Affordable Housing**

n/a

- **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**

- 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.
- 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.
- 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.

- **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 proposed GDP amendment may be considered 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 were no public comments.
- Added Public Comment, an updated Staff Report to include added Stormwater Stipulation, a revised motion to include new Stormwater Stipulation E.5 and revised Schedule of Permitted and Prohibited Uses were entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter # FY25/26-0170 on February 17, 2026.

Instructions to Board Records

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

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



April 23, 2026 - Land Use Meeting

Subject

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: 4/23/2026

PDC-18-19(G)(R) – SRQ AUTOPORT – SRQLAC-FLORIDA LLC (OWNER) – PLN2411-0222

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDC-18-19(Z)(G) and approving a revised General Development Plan to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres generally located along the east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue; subject to amended voluntarily proffered conditions of approval; a voluntarily proffered schedule of uses; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 3/12/2026

Board of County Commissioners: 4/23/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to **ADOPT** Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and **APPROVE** the General Development Plan with Stipulations A.1-A.12; B.1-B.7; C.1; D.1; and E.1-E.5 subject to Ordinance No.26-13 fka 25-44/PA-25-05 being adopted by the Board and becoming effective as recommended by the Planning Commission.

DENIAL

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to **DENY** Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and **DENIAL** of the General Development Plan and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

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 were no public comments.

Added Public Comment, an updated Staff Report to include added Stormwater Stipulation, a revised motion to include new Stormwater Stipulation E.5 and revised Schedule of Permitted and Prohibited Uses were entered into the record.

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

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDC-18-19(G)(R) / PLN2411-0222
PROJECT NAME	SRQ Autoport
SECTION / TOWNSHIP / RANGE(S)	26 / 35S / 17E
PARCEL ID / ADDRESS	6714500003; 7045 North Tamiami Trail, Sarasota, FL 34243
GENERAL 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
ACREAGE	4.38 acres (portion from 8.82 acres)
OWNER(S) / APPLICANT(S) / AGENT	Owner: SRQLAC-FLORIDA LLC Applicant: 3-Point Construction and Development Agent: Cavoli Engineering, Inc
FUTURE LAND USE CATEGORY	Retail/Office/Residential (ROR) <i>See Comp Plan Policy 2.14.1.13/D.5.13</i>
ZONING	Existing: Planned Development Commercial (PDC)
PROPOSED USE(S)	Mini-Warehouse / Self-Storage Facility (Garage Condominiums)
INTENSITY	Maximum Permitted: 1 FAR (along Urban Corridors) Proposed: 0.71 FAR
OVERLAYS/SPECIAL AREAS	Coastal Planning Area (CPA); Coastal Evacuation Area (CEA); Coastal High Hazard Area (CHHA); Airport Impact (AI), Whitfield Residential (WR), Historical and Archaeological (HA)
SPECIFIC APPROVAL REQUEST(S)	N/A
NEIGHBORHOOD WORKSHOP	Virtual workshop held December 11, 2025. Refer to review criteria analysis for Land Development Code (LDC) Section 312.6 in Section 4 of this Staff Report

CASE MANAGER	Lindsey Craig, Planner I
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SECTION 2

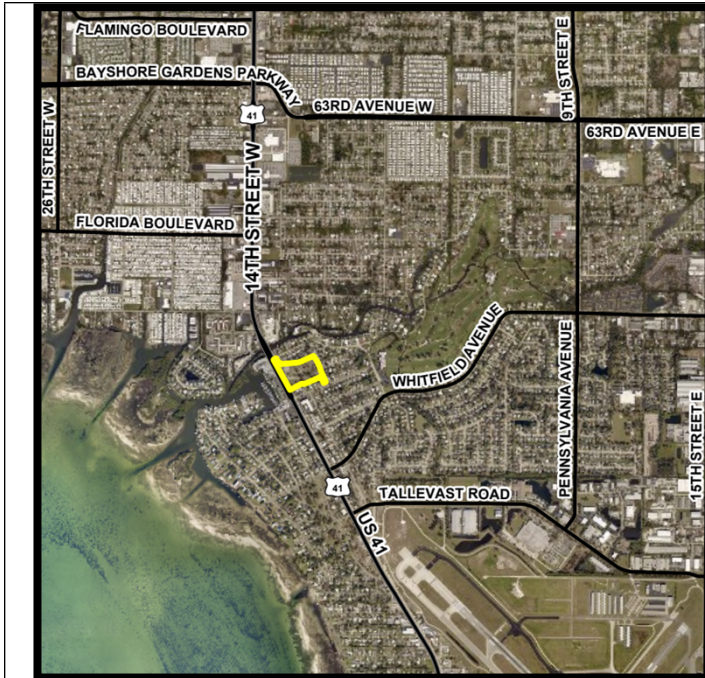
MAPS & DISCUSSION

History

The subject property consists of a 4.38-acre portion of one parcel that is approximately 8.82 acres. With the adoption of the LDC in 1990, the Zoning Map shows property was 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 WR Whitfield Residential (WR), Historical and Archeological (HA), Coastal High Hazard Area (CH), and Airport Impact (AI) Overlay Districts. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project was assigned with Future Land Use Categories (FLUC) such as 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 6th, 2019, a Comprehensive Plan Amendment to the Future Land Use Map and Text Amendment was approved to change the FLUC of the project area from OL to Retail/Office/Residential (R/O/R) (4.38 acres) while retaining the RES-3 (4.44 acres). 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 3rd, 2019, a request to rezone the property from PDO to Planned Development Commercial (PDC) (4.38 acres) while retaining the RSF-3 Zoning District was approved by Ordinance PDC-18-19(Z)(G) with a General Development Plan (GDP) for allowing 66,625 square feet of commercial space including vehicle sales and display areas, as well as a Schedule of Uses (Zoning Ordinance PDC-18-19(Z)(G).

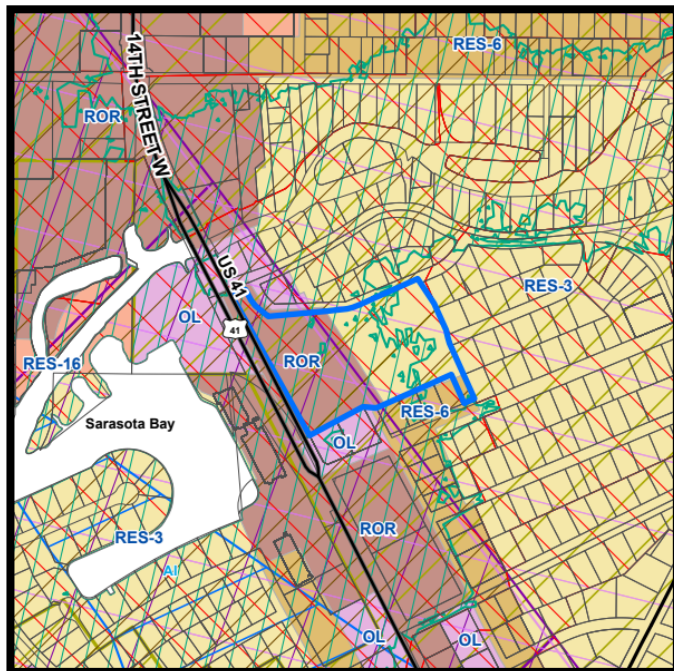
The property was originally established as the location of a church. Founded in 1952, Whitfield Presbyterian Church became a well-known drive-in church in the Bradenton-Sarasota area. The church building was completed in 1960. The church was quite popular from the 1950's to the 1970s; however, the congregation began to decline and eventually relocated to a new site. A demolition permit was approved for the removal of the original structure. According to the Property Appraiser's Office website, the property is currently vacant with an asphalt driveway as well as an abandoned tennis court onsite.



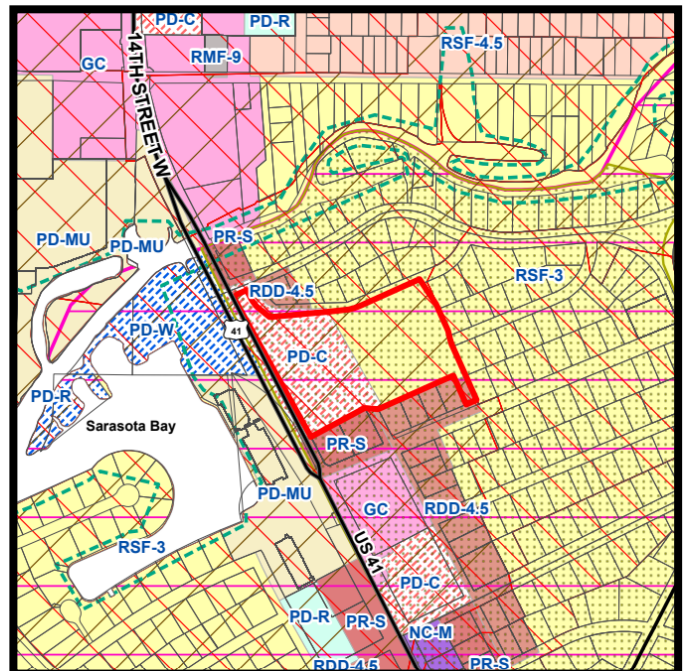
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



Zoning Map

Request

The applicant is requesting an amendment to the approved GDP (PDC-18-19(Z)(G)) to allow for 134,984 SF of commercial use to construct a (59-unit) garage condominium community. A Comprehensive Plan Text Amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage nearly 107% from 66,625 square feet to 134,984 square feet under Policy 2.14.1.13 - D.5.13.

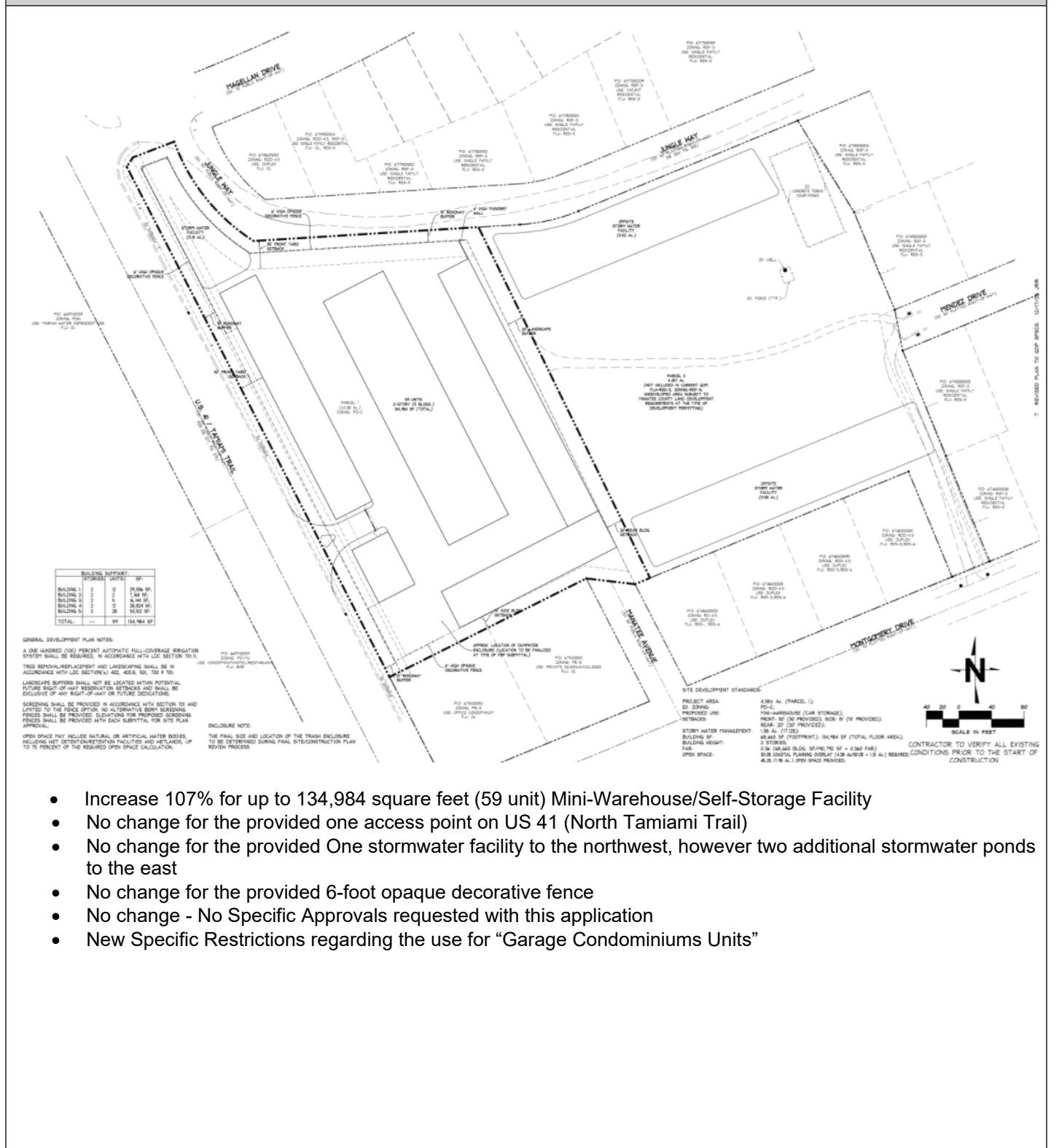
Each garage condominium unit will be a privately owned, climate-controlled space with garage access, designed for personal storage and recreational use. These units can accommodate RVs, automobiles, boats, personal items, collectibles, file storage, and similar belongings. Although a “garage condominium” is not specifically defined in the Manatee County LDC or the Florida Statutes, the concept is most closely aligned with and applicable to the definition of a “Mini-Warehouse” as set forth in the LDC. Applicable restrictions on the garage condominium units are set forth in Stipulation A.9-A.23.

The Mini-Warehouse/Self-Storage use was an approved use in the Schedule of Permitted and Prohibited Uses previously approved with PDC-18-19(Z)(G). The Applicant is not requesting to change the approved Schedule of Permitted and Prohibited Uses.

SURROUNDING USES AND ZONING

NORTH	Single Family Residential / RSF-3 (Residential Single Family - 3) and RDD-4.5 (Residential Duplex) Professional Service & Medical (Dental Office) / PR-S (Professional Small Office)
SOUTH	Single Family Residential (Duplexes) / RDD-4.5 (Residential Duplex) Office Condominium and College / PR-S (Professional Small Office)
EAST	Vacant land and Single Family Residential / RSF-3 (Residential Single Family - 3)
WEST	ROW – North Tamiami Trail Marina and Water Dependent Uses (Sarabay Marina) / PDW (Planned Development Waterfront) Condominium and Hotel (Cay Cove Condominium and Ramada) / PD-MU (Planned Development Mixed-Use)

SECTION 3 PROJECT DETAILS



- Increase 107% for up to 134,984 square feet (59 unit) Mini-Warehouse/Self-Storage Facility
- No change for the provided one access point on US 41 (North Tamiami Trail)
- No change for the provided One stormwater facility to the northwest, however two additional stormwater ponds to the east
- No change for the provided 6-foot opaque decorative fence
- No change - No Specific Approvals requested with this application
- New Specific Restrictions regarding the use for “Garage Condominiums Units”

SITE DESIGN DETAILS		
SETBACKS REQUIRED	Front: 30 feet 35 feet (local road) Rear: 20 feet Side: 15 feet	
MINIMUM LOT AREA	Not Applicable	
MINIMUM LOT WIDTH	Not Applicable	
MAXIMUM HEIGHT ALLOWED	Previously Approved: 34 feet	
	Maximum 2-stories or 27 feet Subject to LDC 401.5- Building Height Compatibility	
OPEN SPACE	Previously Approved: 20% (0.87 acres)	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Required: 2530% (1.31 acres)</td> <td style="width: 50%;">Provided: 45.2% (1.98 acres)</td> </tr> </table>	Required: 25 30% (1.31 acres)
Required: 25 30% (1.31 acres)	Provided: 45.2% (1.98 acres)	
ACCESS	One point of ingress and egress along US 41 (North Tamiami Trail)	
FLOOD ZONE(S)	Site lies in AE-Zone with a Base Flood Elevation of 9.2' NAVD, Panel#12081C0312F, effective 8/10/2021	
AREA OF KNOWN FLOODING	<p>Project located in Flood Prone Area: Yes</p> <p>Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall, Storm Surge</p> <p>Project subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for Bowlees Creek Watershed</p> <p>Project subject to OFW: N/A</p> <p>Watershed/Basin: Bowlees Creek</p> <p>Project located within Floodplain and/or Foodway: The project area is within the 1% Annual chance flood hazard with BFE determined 0.2% Annual chance flood hazard FEMA FIRM (Zones AE and X (shaded)).</p> <p>Drainage Easements/Access Easements required for existing system(s): Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way (ROW).</p>	
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • 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 <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • 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 	

	<p>PLEASE NOTE: The gravity sewer in front of the property along Jungle Way and from Mendez to Montgomery is Vitrified Clay Pipe (VCP), therefore any damages to piping that occur during tie-in will need to be repaired.</p> <p>If one does not exist, a utility easement will need to be recorded for the utilities from Mendez to Montgomery.</p> <p>RECLAIMED WATER INFRASTRUCTURE No County-owned reclaimed water infrastructure currently present at the project location</p>
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COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
20-foot landscape buffer (east)	20+/- feet	Yes	Meet Code requirements
15-foot roadway buffer (along all thoroughfares)	15 feet	Yes	Meet Code requirements
BUILDING SETBACKS			
30-foot front yard (along US 41)	30 feet	Yes	Meet Code requirements
20-foot rear yard	20+/- feet	Yes	Meet Code requirements
15-foot side yard (south)	15 feet	Yes	Meet Code requirements
35-foot front yard (along local roads)	To be determined at time of the PSP/FSP	Yes	Exceed Code requirements
SIDEWALKS			
5-foot internal sidewalks	5 feet		To be determined at time of the PSP/FSP
DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
24 feet paved roadways	24 feet		To be determined at time of the PSP/FSP

TRANSPORTATION

Major Transportation Facilities

The site is located on the east side of US 41, south of Magellan Drive and Jungle Way. The project will impact the following roadways, adjacent to and near the project site:

US 41 is an existing six-lane road with a 50-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.

Jungle Way and Magellan Drive are local roadways.

The Applicant is seeking to modify the existing 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. 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.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (without project)	FUTURE LOS (with project)
US 41	3371	C	D	C	C

Access

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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

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

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required: 30% (1.31 acres) (LDC Section 403.8.D.8)
 Provided: 45.2% (1.98 acres)

Wetlands:

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025) no wetlands or native habitats were found on site.

Uplands:

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025), Parcel 6714500003 is comprised of Undeveloped Lands within Urban Areas (FLUCFCS 191; 8.82 AC). The open land was previously cleared with remnants of previous development existing on site. There are no native upland habitats on site, therefore there are no preservation requirements to comply with Coastal Planning Area LDC Section 403.8.F.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025), there are no native habitats on parcel 6714500003, therefore no preservation requirements to comply with Preservation of Existing Plant Communities.

Endangered Species:

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025) an on-site assessment was conducted July 23, 2025 for listed floral and faunal species. The assessment included desktop review of relevant regulatory databases for listed species and USFWS Consultation Areas as well as field review. The field review to evaluate for listed species also included a 100% Gopher Tortoise survey in accordance with FWC’s Gopher Tortoise Permitting Guidelines (Revised April 2023).

Per the assessment, no listed species or gopher tortoise burrows were found on site. However, there are a total of three ospreys (*Pandion haliaetus*) observed on the site with two nest structures and one dilapidated nest structure. Ospreys are not state or federally listed, but active osprey nests (and their young) are subject to state and federal protection. Removal of active nests is only authorized in limited and specific scenarios and requires a permit.

Trees and Landscaping:

Tree Removal and Replacement will be reviewed with Preliminary Site Plan (PSP) and Final Site Plan (FSP), in accordance with LDC Section 531, 700, & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (US 41 N)	15 feet per approved PDC	15 feet	PDC-18-19(Z)(G)
Roadway Buffer (Jungle Way)	15 feet per approved PDC	15 feet	PDC-18-19(Z)(G)
Screening Buffer (East)	20 feet	20 feet	LDC Section 701.4, Figure 7-4
Screening Buffer (South)	5 feet	15 feet	LDC Section 701.4, Figure 7-4

Landscaping will be reviewed with PSP and FSP in accordance with LDC Section 701.

Offsite improvements were not within the review scope of this application. All proposed offsite improvements will be subject to FSP review and compliance with the LDC including but not limited to Section 531, 700, & 701.

LOCATION OF PROPOSED DEVELOPMENT



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – GENERAL DEVELOPMENT REVIEW CRITERIA

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

LDC SECTION 402.11.D - PDC STANDARDS

LDC SECTION 403.2 – AIRPORT IMPACT OVERLAY DISTRICT

LEC SECTION 403.5 – HISTORICAL AND ARCHAEOLOGICAL OVERLAY DISTRICT

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

LDC SECTION 403.13 – WHITEFIELD RESIDENTIAL OVERLAY DISTRICT

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

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS.

Required Documents	First Neighborhood Workshop
Date and Time of Workshop	December 11, 2025, 5:30pm
Workshop Format	Virtual
Workshop Summary	Written summary provided
Workshop Requirement	<ul style="list-style-type: none"> • Application pre-dated July 2025 • Neighborhood workshop strongly encouraged during pre-application meeting (PLN2404-0156)
Sign-In Sheet	Not provided
Issues, Suggestions, and Concerns	Vagrancy issues with undeveloped site
Mail Notice	Not provided.
Workshop Signage	Not coordinated with Development Services

Refer to the Neighborhood Workshop Summary Attachment 8.

LDC SECTION 321.3 – GENERAL DEVELOPMENT REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this section.

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

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

Analysis: The subject property was historically used as a drive-in church; however, the church eventually relocated to a new site, and the original building structure was removed onsite. The subject site remains vacant with an asphalt driveway and an abandoned tennis court. The surrounding mixed-use and commercial areas to the south, west, and northwest include an office complex, restaurant, hotel, condominium complex, and waterfront marina related development.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The subject property is located near potable water and sewer facilities. See Utilities under Section 3 of this staff report. Additional review will be conducted by staff at time of PSP and FSP.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development has one access to US 41, an Arterial Roadway (Florida Department of Transportation (FDOT) maintained). The proposed development 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.

D. Compatibility.

Analysis: The proposed commercial development can be found to be compatible with the surrounding existing developments and zoning of nearby properties. The surrounding mixed-use and commercial areas to the south, west, and northwest include an office complex, restaurant, hotel, condominium complex, and waterfront marina related development. The surrounding properties are zoned Residential Single Family (RSF-3), Residential Duplex (RDD-4.5), Professional Small Office (PR-S), Planned Development Waterfront (PDW), and Planned Development Mixed-Use (PDMU).

E. Transitions.

Analysis: The surrounding area is 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 GDP amendment application does not change the currently approved Zoning District designation of PDC and is consistent with the current development pattern of the surrounding area.

F. Design Quality.

Analysis: This provision of the LDC states that site plans in PD zoning districts are to be designed superior when compared to conventional site plans. The GDP provided by the applicant does not provide staff with the specific design of the development. The GDP also incorporates the following elements:

- 134,984 sq. ft. (59 unit) mini-warehouse/self-storage facility
- One access point on US 41 (North Tamiami Trail)
- 15-foot roadway buffers along US 41 North and Jungle Way
- 20-foot greenbelt screening buffer along the east and 15-foot greenbelt screening buffer along the south
- One stormwater pond to the northwest and 2 additional stormwater ponds to the east

However, the Applicant provided the architectural design of the building's elevations provided as Attachment 6. Further evaluation of superior design standards will be reviewed at the time of the PSP and FSP.

G. Relationship to Adjacent Property.

Analysis: See discussion on Sections 342.4.A.1 - Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties; 342.4.A.8 - Consistency with the Development Patterns in the Area; 342.4.A.9 - Logical Expansion of Adjacent Zoning Districts; 402.6.D - Compatibility; and, 402.6.E, Transitions.

H. Access. (Section 402.7.D.6)

Analysis: The proposed development has one access to US 41, an Arterial Roadway (FDOT maintained). The proposed development 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.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed per Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of PSP/FSP.

J. Pedestrian Systems.

Analysis: The GDP provided by the applicant does not show internal pedestrian systems. Per LDC Section 1001.6.B, a 5-foot wide sidewalk system shall be required for the development at time of PSP and FSP.

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

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.

Analysis: The ROR FLUC allows for 1.0 for maximum floor area ratio (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 when located along an Urban Corridor within the ROR FLUC.

M. Height. (Section 402.7.D.9)

Analysis: The previous approved GDP had a maximum height of 34 feet. The proposed maximum height is 2-stories (or 27 feet) and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.

Analysis: Fifteen-foot roadway buffers are proposed along US 41 (North Tamiami Trail), and a 20-foot greenbelt buffer is proposed along the east property line. The proposed commercial development shall provide fencing and screening as required by the LDC. Staff will review for compliance at the time of PSP/FSP.

O. Yards and Setbacks. (Section 402.7.D.7)

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

P. Trash and Utility Plant Screens.

Analysis: All trash and utility areas will be screened as required by County regulations.

Q. Signs.

Analysis: No signs are shown in the GDP. All signage will be reviewed at time of the PSP/FSP and shall comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Detailed landscaping plans will be provided with the PSP/FSP. All landscaping will meet or exceed the standards in Section 701.

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

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

T. Environmental Factors.

1. +Water Conservation.

Analysis: There are no anticipated impacts to the conservation of water resources. Refer to the Environmental Narrative provided by Monarch Ecology Group (August 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.

2. Minimum Open Space Requirements. (Section 402.7.D.2, 403.8.D.8)

Analysis: The minimum open space required for PDC developments is 30 percent. The applicant is proposing 45.2 percent (1.9+

8 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.

3. Preservation of Existing Plant Communities.

Analysis: The existing site was previously cleared with remnants of previous development existing on site. Majority of the subject site is classified as Undeveloped Lands within Urban Areas (8.82 acres). However, there are no native habitats qualifying for preservation exist on site.

U. Rights-of-Way and Utility Standards.

Analysis: All ROW and utility improvements shall adhere to the requirements of the County's Administrative Procedures for all public and private ROW construction. The subject project area is located along US 41 (North Tamiami Trail).

V. Stormwater Management.

Analysis: The GDP provided by the applicant is not required to show the location of and the calculation of the stormwater facilities. Compliance with LDC 801 and the Manatee County Public Works Standards, Part 2. Stormwater Management Design Manual will be reviewed at the time of the PSP and FSP.

W. Consistency with Comprehensive Plan.

Analysis: The project is consistent with the Comprehensive Plan, as analyzed in Section 5.

X. Other Factors.

Analysis: The project is located in the Coastal Planning Overlay (CPA), Coastal Evacuation Area (CEA), and Coastal High Hazard Area (CHHA). LDC Section 403.8.D.8 requires 30% landscaping/open space for new non-residential projects. As depicted on the GDP, the project is conforming with these Overlay standards. The Project does not have any requested Specific Approvals.

LDC SECTION 402.11.D - PDC STANDARDS

1. Intensity.

Analysis: The intensity proposed is below the maximum permitted in the ROR FLUC. There is a concurrent application for a Comprehensive Plan Text amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) to increase the maximum potential development on the site as described under Policy 2.14.1.13 - D.5.13. Please see Section 4 (LDC Section 402.6.L) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: Section 4 (LDC Section 402.6.R and LDC Section 402.6.T.3) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Yards and Setbacks.

Analysis: Section 4 (LDC Section 402.6.I) of this staff report provides the required and proposed setbacks for the proposed development.

LDC SECTION 403.2 – AI (AIRPORT IMPACT) OVERLAY DISTRICT

1. Maximum Heights. (403.2.C.1.d)

Analysis: The provision of the LDC does not apply because the maximum height proposed is less than 55 feet above the airport elevation.

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

Analysis: The Applicant will provide a Hurricane Evacuation Plan in accordance with the requirements of the Division of Emergency Management. All other applicable standards will be reviewed at the time of the PSP and FSP.

LDC SECTION 403.5 – HA (HISTORICAL AND ARCHAEOLOGICAL) OVERLAY DISTRICT

Analysis: Not Applicable. No known historic structures or other cultural resources were found on this site. Stipulation A.6 ensures that the discovery of any significant historical or archaeological resource will be properly reported to Florida Division of Historical Resources during development activities.

LDC SECTION 403.13 – WR (WHITEFIELD RESIDENTIAL) OVERLAY DISTRICT

Analysis: PDC does not allow residential use thus the regulations do not apply for the proposed commercial development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Retail / Office / Residential (ROR) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

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

Analysis: The subject 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: A Comprehensive Plan Text Amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage from 66,625 to 134,984 square feet under Policy 2.14.1.13 - D.5.13. 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.

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).

Analysis: As previously stated above, a Comprehensive Plan Text Amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage from 66,625 to 134,984 square feet under Policy 2.14.1.13 - D.5.13. The proposed change in intensity is below the maximum permitted intensity (1.0 FAR) when located along an Urban Corridor within the ROR FLUC.

SECTION 6
POSITIVE ASPECTS
<ul style="list-style-type: none"> • The ROR FLUC encourages neighborhood, community, and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses similar to the uses proposed with this application. (Planning) • The subject property is west of the FDAB. (Planning) • No Specific Approvals are requested with this application. (Planning) • Site design provides 45.2% (1.98 acres) open space, exceeding the required 30% (1.31 acres) open space for the project. (Environmental) • The proposed change in land use is expected to generate fewer trips compared to the trips in approved GDP. (Transportation)
NEGATIVE ASPECTS
<ul style="list-style-type: none"> • Not applicable. No negative factors are provided with this application
MITIGATING FACTORS
<p>Not applicable. No mitigating factors are provided with this application.</p>

SECTION 7
SPECIFIC APPROVAL REQUESTS
<p>Not applicable. No specific approvals are requested with this application.</p>

SECTION 8
STIPULATIONS
<p>A. DESIGN AND LAND USE STIPULATIONS</p> <ol style="list-style-type: none"> 1. The total non-residential (commercial) square footage of the site is limited to 66,625 <u>134,984</u> square feet and offices) including vehicle sales and display areas. 2. The uses approved for this project are limited to those voluntarily proffered by the applicant in the Schedule of Permitted & Prohibited Uses attached to the Zoning Ordinance PDC-18-19(G)(R) as Exhibit “B”. 3. All roof-mounted H.V.A.C mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, so as not to be visible from view from US 41 N, Jungle Way, Magellan Drive, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with

the construction of the exterior finish of the main buildings. Details of screening shall be submitted with Preliminary/Final Site Plan.

4. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Preliminary/Final Site Plan.
5. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
6. Any new or temporary use or uses proposed at this property, other than those approved with this application, shall be required to apply for a new general development permit through Development Services-Planning & Zoning, as required by the Land Development Code.
7. Each Unit must be used exclusively for personal storage and personal recreation and no other purposes. No active or individual businesses are permitted within a Unit nor is any heavy mechanical work permitted within any Unit.
8. No Unit may not be used as living or sleeping quarters, a dwelling unit, or converted into a dwelling unit.
9. Park any vehicle or trailer overnight or park any vehicle on any portion of the premise other than a parking space.
10. A parking plan must be provided to demonstrate accessibility to the site.
11. The premises shall not be used for the operation of a business for retail purposes, including, but not limited to automobile repair. This does not prohibit minor maintenance, care, or upkeep of motor vehicles, boats, trailers, or recreational vehicles stored in individual units. Storage and warehousing may be permitted.
12. The Project shall be constructed in substantial conformance with the building elevations submitted into the public hearing record and attached to the General Development Plan.

B. UTILITY ENGINEERING STIPULATIONS

1. ~~Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.~~
2. ~~Potable water, wastewater, and reclaimed water infrastructure at or above ground level (i.e. water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated to a minimum of 1-foot above the existing effective map for Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~
3. ~~The above minimum required infrastructure elevation compliance shall be demonstrated through the construction plan and Final Site Plan (FSP) submittal to Manatee County Public Works Department for approval.~~

C. STORMWATER ENGINEERING STIPULATIONS

1. ~~Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) 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 FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.~~

- ~~2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Bowlees Creek Watershed.~~
- ~~3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.~~

B. ENVIRONMENTAL

1. If Gopher Tortoises or their burrows are found on site, all relocation permits and correspondence with the Florida Fish and Wildlife Conservation Commission shall be submitted to ERS staff prior to the Final Site Plan approval.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County Environmental Performance Standard (EPS) for review and approval prior to Final Site Plan approval recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structure (if existing);
 - GPS coordinates (Latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and,
 - The final disposition of the well - used, capped, or plugged.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
5. Pursuant to the August 2025 Environmental Narrative prepared by Monarch Ecology Group, 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted prior to commencement of development. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
7. All healthy native trees and palms within the Jungle Way right-of-way and adjacent 15 foot Screening Buffer within the project limits, shall be preserved, to the greatest extent possible, to maintain the established tree canopied character of Jungle Way, in addition to all required Screening Buffer materials with appropriate indemnifications, hold harmless agreements, and permits from Manatee County and the Florida Department of Transportation as required.

C. TRAFFIC ENGINEERING

1. 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, at the time of future site plan submittal, the relevant roadways and intersections are required to be evaluated.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

E. STORMWATER

1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3., the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100- year floodplain delineation pursuant to the Bowlees Creek Watershed Management Plan, and post-development discharge of runoff.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Bowlees Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.
4. Any off-site stormwater will be required to provide appropriate easements from the offsite parcel owner(s).
5. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Final Site Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Bowlees Creek Watershed Management Plan, the FEMA FIRM, and post-development discharge of runoff.

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

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

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.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Trip Generation Comparison Statement and Acceptance Memo
4. Concurrency Deferral Form
5. Environmental Narrative
6. Building Elevations
7. Schedule of Permitted and Prohibited Uses Exhibit B
8. Neighborhood Workshop Summary
9. Previous Ordinance PDC-18-19(Z)(G)
10. Affidavit of Publishing
11. Public Comments
12. Acceptance Letter to Manatee County Proposing Stipulation
13. Ordinance PDC-18-19(G)(R)

Board of County Commissioners: 4/23/2026

PDC-18-19(G)(R) – SRQ AUTOPORT – SRQLAC-FLORIDA LLC (OWNER) – PLN2411-0222

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDC-18-19(Z)(G) and approving a revised General Development Plan to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres generally located along the east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue; subject to amended voluntarily proffered conditions of approval; a voluntarily proffered schedule of uses; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 3/12/2026

Board of County Commissioners: 4/23/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to **ADOPT** Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and **APPROVE** the General Development Plan with Stipulations A.1-A.12; B.1-B.7; C.1; D.1; and E.1-E.5 subject to Ordinance No.26-13 fka 25-44/PA-25-05 being adopted by the Board and becoming effective as recommended by the Planning Commission.

DENIAL

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to **DENY** Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and **DENIAL** of the General Development Plan and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

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

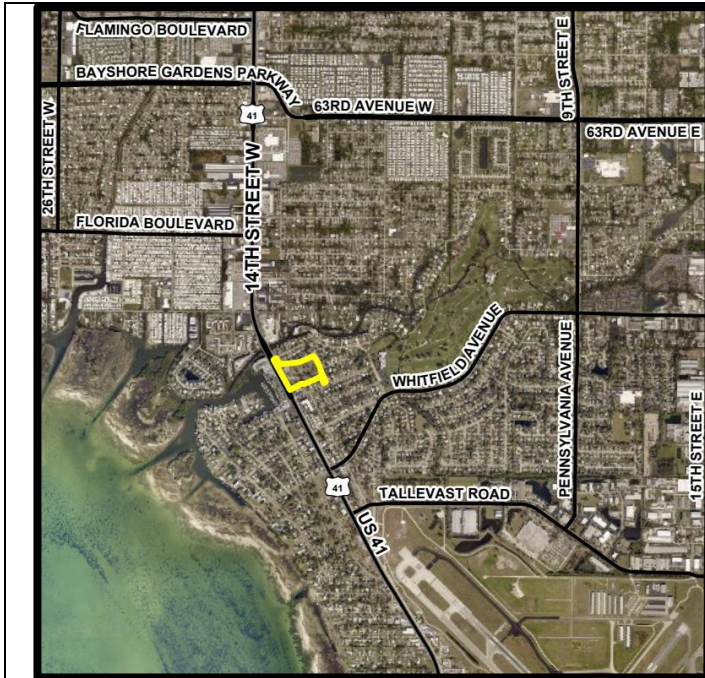
There were no public comments.

Added Public Comment, an updated Staff Report to include added Stormwater Stipulation, a revised motion to include new Stormwater Stipulation E.5 and revised Schedule of Permitted and Prohibited Uses were entered into the record.

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

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDC-18-19(G)(R) / PLN2411-0222
PROJECT NAME	SRQ Autoport
SECTION / TOWNSHIP / RANGE(S)	26 / 35S / 17E
PARCEL ID / ADDRESS	6714500003; 7045 North Tamiami Trail, Sarasota, FL 34243
GENERAL 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
ACREAGE	4.38 acres (portion from 8.82 acres)
OWNER(S) / APPLICANT(S) / AGENT	Owner: SRQLAC-FLORIDA LLC Applicant: 3-Point Construction and Development Agent: Cavoli Engineering, Inc
FUTURE LAND USE CATEGORY	Retail/Office/Residential (ROR) <i>See Comp Plan Policy 2.14.1.13/D.5.13</i>
ZONING	Existing: Planned Development Commercial (PDC)
PROPOSED USE(S)	Mini-Warehouse / Self-Storage Facility (Garage Condominiums)
INTENSITY	Maximum Permitted: 1 FAR (along Urban Corridors) Proposed: 0.71 FAR
OVERLAYS/SPECIAL AREAS	Coastal Planning Area (CPA); Coastal Evacuation Area (CEA); Coastal High Hazard Area (CHHA); Airport Impact (AI), Whitfield Residential (WR), Historical and Archaeological (HA)
SPECIFIC APPROVAL REQUEST(S)	N/A
NEIGHBORHOOD WORKSHOP	Virtual workshop held December 11, 2025. Refer to review criteria analysis for Land Development Code (LDC) Section 312.6 in Section 4 of this Staff Report

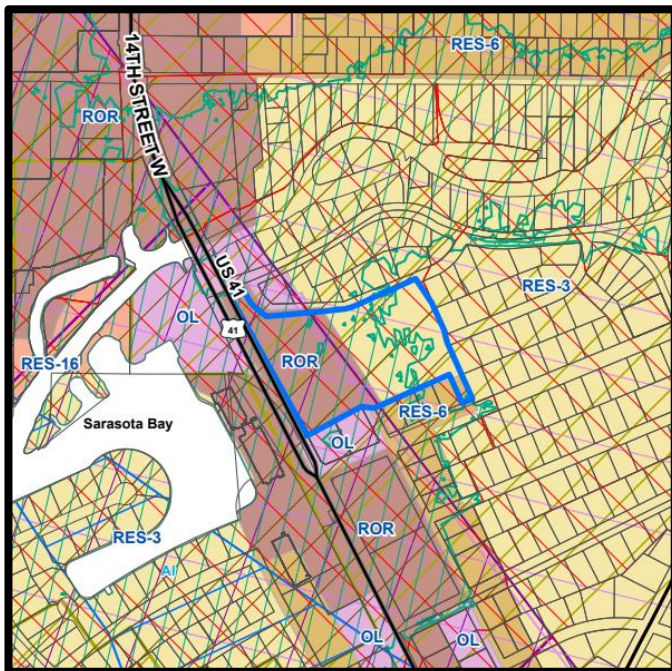
CASE MANAGER	Lindsey Craig, Planner I
SECTION 2	
MAPS & DISCUSSION	
<p>History</p> <p>The subject property consists of a 4.38-acre portion of one parcel that is approximately 8.82 acres. With the adoption of the LDC in 1990, the Zoning Map shows property was zoned as Planned Development Office (PDO) (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 WR Whitfield Residential (WR), Historical and Archeological (HA), Coastal High Hazard Area (CH), and Airport Impact (AI) Overlay Districts. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project was assigned with Future Land Use Categories (FLUC) such as 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.</p> <p>On June 6th, 2019, a Comprehensive Plan Amendment to the Future Land Use Map and Text Amendment was approved to change the FLUC of the project area from OL to Retail/Office/Residential (R/O/R) (4.38 acres) while retaining the RES-3 (4.44 acres). 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 3rd, 2019, a request to rezone the property from PDO to Planned Development Commercial (PDC) (4.38 acres) while retaining the RSF-3 Zoning District was approved by Ordinance PDC-18-19(Z)(G) with a General Development Plan (GDP) for allowing 66,625 square feet of commercial space including vehicle sales and display areas, as well as a Schedule of Uses (Zoning Ordinance PDC-18-19(Z)(G).</p> <p>The property was originally established as the location of a church. Founded in 1952, Whitfield Presbyterian Church became a well-known drive-in church in the Bradenton-Sarasota area. The church building was completed in 1960. The church was quite popular from the 1950's to the 1970s; however, the congregation began to decline and eventually relocated to a new site. A demolition permit was approved for the removal of the original structure. According to the Property Appraiser's Office website, the property is currently vacant with an asphalt driveway as well as an abandoned tennis court onsite.</p>	



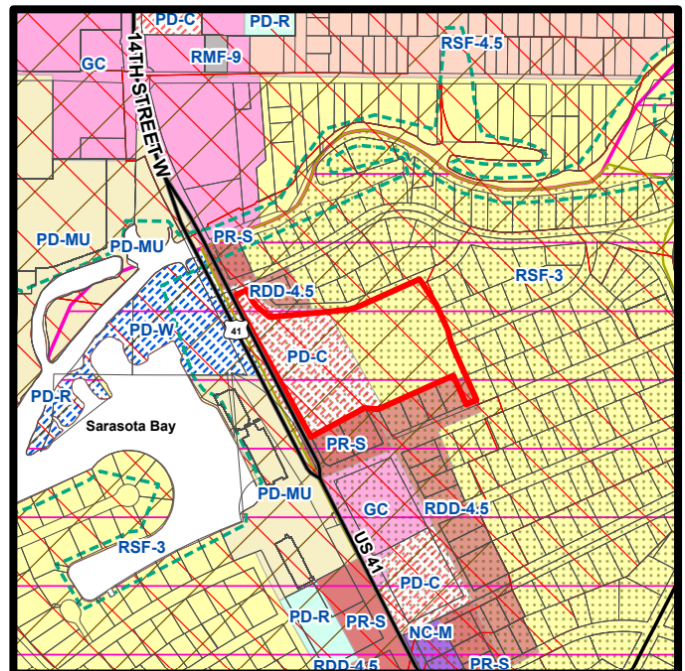
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



Zoning Map

Request

The applicant is requesting an amendment to the approved GDP (PDC-18-19(Z)(G)) to allow for 134,984 SF of commercial use to construct a (59-unit) garage condominium community. A Comprehensive Plan Text Amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage nearly 107% from 66,625 square feet to 134,984 square feet under Policy 2.14.1.13 - D.5.13.

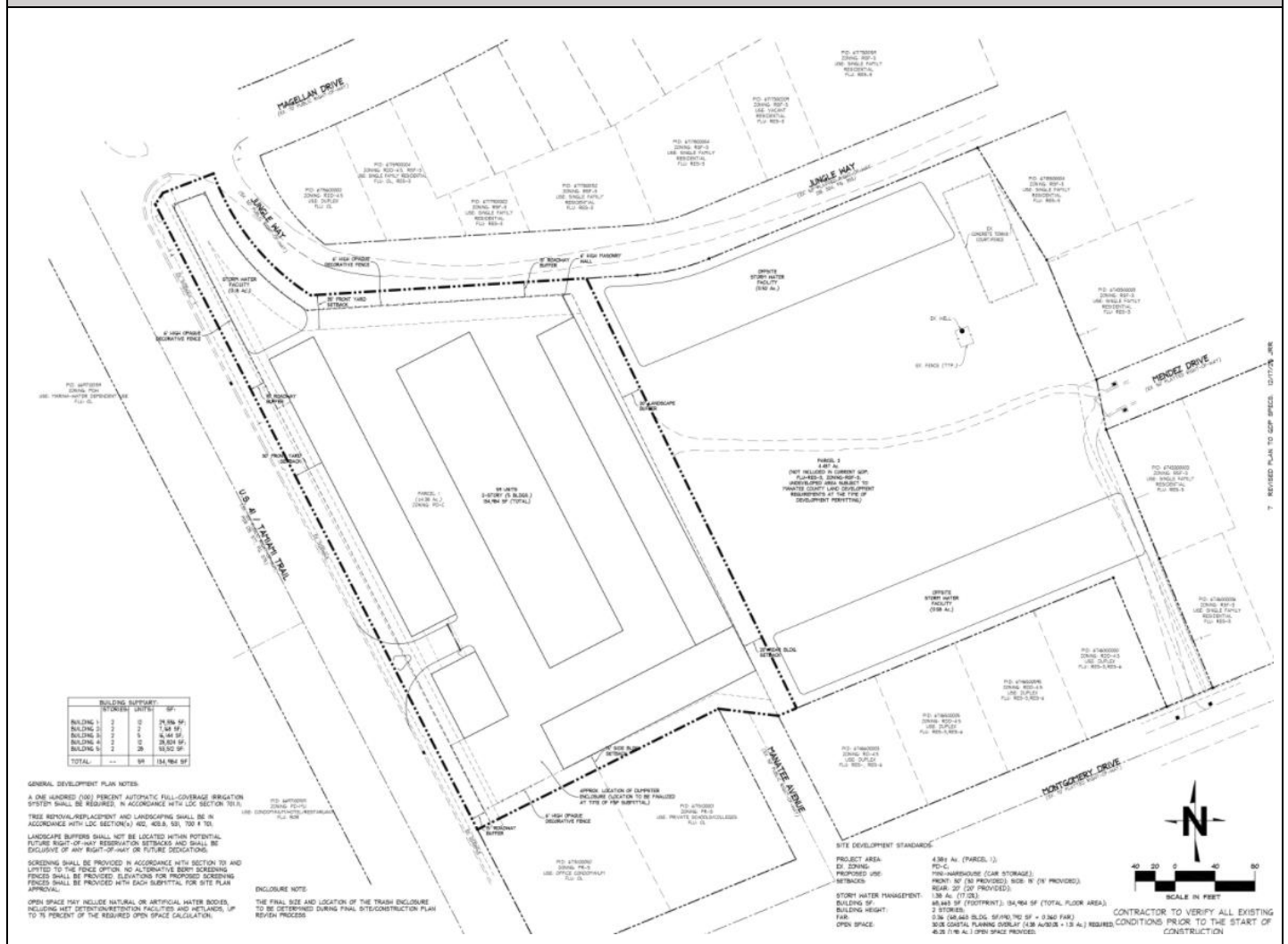
Each garage condominium unit will be a privately owned, climate-controlled space with garage access, designed for personal storage and recreational use. These units can accommodate RVs, automobiles, boats, personal items, collectibles, file storage, and similar belongings. Although a “garage condominium” is not specifically defined in the Manatee County LDC or the Florida Statutes, the concept is most closely aligned with and applicable to the definition of a “Mini-Warehouse” as set forth in the LDC. Applicable restrictions on the garage condominium units are set forth in Stipulation A.9-A.23.

The Mini-Warehouse/Self-Storage use was an approved use in the Schedule of Permitted and Prohibited Uses previously approved with PDC-18-19(Z)(G). The Applicant is not requesting to change the approved Schedule of Permitted and Prohibited Uses.

SURROUNDING USES AND ZONING

NORTH	Single Family Residential / RSF-3 (Residential Single Family - 3) and RDD-4.5 (Residential Duplex) Professional Service & Medical (Dental Office) / PR-S (Professional Small Office)
SOUTH	Single Family Residential (Duplexes) / RDD-4.5 (Residential Duplex) Office Condominium and College / PR-S (Professional Small Office)
EAST	Vacant land and Single Family Residential / RSF-3 (Residential Single Family - 3)
WEST	ROW – North Tamiami Trail Marina and Water Dependent Uses (Sarabay Marina) / PDW (Planned Development Waterfront) Condominium and Hotel (Cay Cove Condominium and Ramada) / PD-MU (Planned Development Mixed-Use)

SECTION 3 PROJECT DETAILS



- Increase 107% for up to 134,984 square feet (59 unit) Mini-Warehouse/Self-Storage Facility
- No change for the provided one access point on US 41 (North Tamiami Trail)
- No change for the provided One stormwater facility to the northwest, however two additional stormwater ponds to the east
- No change for the provided 6-foot opaque decorative fence
- No change - No Specific Approvals requested with this application
- New Specific Restrictions regarding the use for “Garage Condominiums Units”

SITE DESIGN DETAILS		
SETBACKS REQUIRED	Front: 30 feet 35 feet (local road) Rear: 20 feet Side: 15 feet	
MINIMUM LOT AREA	Not Applicable	
MINIMUM LOT WIDTH	Not Applicable	
MAXIMUM HEIGHT ALLOWED	Previously Approved: 34 feet	
	Maximum 2-stories or 27 feet Subject to LDC 401.5- Building Height Compatibility	
OPEN SPACE	Previously Approved: 20% (0.87 acres)	
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Required: 25% (1.31 acres)</td> <td style="width: 50%;">Provided: 45.2% (1.98 acres)</td> </tr> </table>	Required: 25% (1.31 acres)
Required: 25% (1.31 acres)	Provided: 45.2% (1.98 acres)	
ACCESS	One point of ingress and egress along US 41 (North Tamiami Trail)	
FLOOD ZONE(S)	Site lies in AE-Zone with a Base Flood Elevation of 9.2' NAVD, Panel#12081C0312F, effective 8/10/2021	
AREA OF KNOWN FLOODING	<p>Project located in Flood Prone Area: Yes</p> <p>Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall, Storm Surge</p> <p>Project subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for Bowlees Creek Watershed</p> <p>Project subject to OFW: N/A</p> <p>Watershed/Basin: Bowlees Creek</p> <p>Project located within Floodplain and/or Foodway: The project area is within the 1% Annual chance flood hazard with BFE determined 0.2% Annual chance flood hazard FEMA FIRM (Zones AE and X (shaded)).</p> <p>Drainage Easements/Access Easements required for existing system(s): Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way (ROW).</p>	
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • 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 <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> • 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 	

		<p>PLEASE NOTE: The gravity sewer in front of the property along Jungle Way and from Mendez to Montgomery is Vitrified Clay Pipe (VCP), therefore any damages to piping that occur during tie-in will need to be repaired.</p> <p>If one does not exist, a utility easement will need to be recorded for the utilities from Mendez to Montgomery.</p> <p>RECLAIMED WATER INFRASTRUCTURE No County-owned reclaimed water infrastructure currently present at the project location</p>	
COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
20-foot landscape buffer (east)	20+/- feet	Yes	Meet Code requirements
15-foot roadway buffer (along all thoroughfares)	15 feet	Yes	Meet Code requirements
BUILDING SETBACKS			
30-foot front yard (along US 41)	30 feet	Yes	Meet Code requirements
20-foot rear yard	20+/- feet	Yes	Meet Code requirements
15-foot side yard (south)	15 feet	Yes	Meet Code requirements
35-foot front yard (along local roads)	To be determined at time of the PSP/FSP	Yes	Exceed Code requirements
SIDEWALKS			
5-foot internal sidewalks	5 feet		To be determined at time of the PSP/FSP
DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
24 feet paved roadways	24 feet		To be determined at time of the PSP/FSP

TRANSPORTATION

Major Transportation Facilities

The site is located on the east side of US 41, south of Magellan Drive and Jungle Way. The project will impact the following roadways, adjacent to and near the project site:

US 41 is an existing six-lane road with a 50-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.

Jungle Way and Magellan Drive are local roadways.

The Applicant is seeking to modify the existing 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. 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.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (without project)	FUTURE LOS (with project)
US 41	3371	C	D	C	C

Access

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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

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

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required: 30% (1.31 acres) (LDC Section 403.8.D.8)
 Provided: 45.2% (1.98 acres)

Wetlands:

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025) no wetlands or native habitats were found on site.

Uplands:

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025), Parcel 6714500003 is comprised of Undeveloped Lands within Urban Areas (FLUCFCS 191; 8.82 AC). The open land was previously cleared with remnants of previous development existing on site. There are no native upland habitats on site, therefore there are no preservation requirements to comply with Coastal Planning Area LDC Section 403.8.F.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025), there are no native habitats on parcel 6714500003, therefore no preservation requirements to comply with Preservation of Existing Plant Communities.

Endangered Species:

Per the Environmental Narrative provided by Monarch Ecology Group (August 7, 2025) an on-site assessment was conducted July 23, 2025 for listed floral and faunal species. The assessment included desktop review of relevant regulatory databases for listed species and USFWS Consultation Areas as well as field review. The field review to evaluate for listed species also included a 100% Gopher Tortoise survey in accordance with FWC’s Gopher Tortoise Permitting Guidelines (Revised April 2023).

Per the assessment, no listed species or gopher tortoise burrows were found on site. However, there are a total of three ospreys (*Pandion haliaetus*) observed on the site with two nest structures and one dilapidated nest structure. Ospreys are not state or federally listed, but active osprey nests (and their young) are subject to state and federal protection. Removal of active nests is only authorized in limited and specific scenarios and requires a permit.

Trees and Landscaping:

Tree Removal and Replacement will be reviewed with Preliminary Site Plan (PSP) and Final Site Plan (FSP), in accordance with LDC Section 531, 700, & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (US 41 N)	15 feet per approved PDC	15 feet	PDC-18-19(Z)(G)
Roadway Buffer (Jungle Way)	15 feet per approved PDC	15 feet	PDC-18-19(Z)(G)
Screening Buffer (East)	20 feet	20 feet	LDC Section 701.4, Figure 7-4
Screening Buffer (South)	5 feet	15 feet	LDC Section 701.4, Figure 7-4

Landscaping will be reviewed with PSP and FSP in accordance with LDC Section 701.

Offsite improvements were not within the review scope of this application. All proposed offsite improvements will be subject to FSP review and compliance with the LDC including but not limited to Section 531, 700, & 701.

LOCATION OF PROPOSED DEVELOPMENT



SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – GENERAL DEVELOPMENT REVIEW CRITERIA

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

LDC SECTION 402.11.D - PDC STANDARDS

LDC SECTION 403.2 – AIRPORT IMPACT OVERLAY DISTRICT

LEC SECTION 403.5 – HISTORICAL AND ARCHAEOLOGICAL OVERLAY DISTRICT

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

LDC SECTION 403.13 – WHITEFIELD RESIDENTIAL OVERLAY DISTRICT

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

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS.

Required Documents	First Neighborhood Workshop
Date and Time of Workshop	December 11, 2025, 5:30pm
Workshop Format	Virtual
Workshop Summary	Written summary provided
Workshop Requirement	<ul style="list-style-type: none"> • Application pre-dated July 2025 • Neighborhood workshop strongly encouraged during pre-application meeting (PLN2404-0156)
Sign-In Sheet	Not provided
Issues, Suggestions, and Concerns	Vagrancy issues with undeveloped site
Mail Notice	Not provided.
Workshop Signage	Not coordinated with Development Services

Refer to the Neighborhood Workshop Summary Attachment 8.

LDC SECTION 321.3 – GENERAL DEVELOPMENT REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this section.

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

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

Analysis: The subject property was historically used as a drive-in church; however, the church eventually relocated to a new site, and the original building structure was removed onsite. The subject site remains vacant with an asphalt driveway and an abandoned tennis court. The surrounding mixed-use and commercial areas to the south, west, and northwest include an office complex, restaurant, hotel, condominium complex, and waterfront marina related development.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The subject property is located near potable water and sewer facilities. See Utilities under Section 3 of this staff report. Additional review will be conducted by staff at time of PSP and FSP.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development has one access to US 41, an Arterial Roadway (Florida Department of Transportation (FDOT) maintained). The proposed development 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.

D. Compatibility.

Analysis: The proposed commercial development can be found to be compatible with the surrounding existing developments and zoning of nearby properties. The surrounding mixed-use and commercial areas to the south, west, and northwest include an office complex, restaurant, hotel, condominium complex, and waterfront marina related development. The surrounding properties are zoned Residential Single Family (RSF-3), Residential Duplex (RDD-4.5), Professional Small Office (PR-S), Planned Development Waterfront (PDW), and Planned Development Mixed-Use (PDMU).

E. Transitions.

Analysis: The surrounding area is 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 GDP amendment application does not change the currently approved Zoning District designation of PDC and is consistent with the current development pattern of the surrounding area.

F. Design Quality.

Analysis: This provision of the LDC states that site plans in PD zoning districts are to be designed superior when compared to conventional site plans. The GDP provided by the applicant does not provide staff with the specific design of the development. The GDP also incorporates the following elements:

- 134,984 sq. ft. (59 unit) mini-warehouse/self-storage facility
- One access point on US 41 (North Tamiami Trail)
- 15-foot roadway buffers along US 41 North and Jungle Way
- 20-foot greenbelt screening buffer along the east and 15-foot greenbelt screening buffer along the south
- One stormwater pond to the northwest and 2 additional stormwater ponds to the east

However, the Applicant provided the architectural design of the building's elevations provided as Attachment 6. Further evaluation of superior design standards will be reviewed at the time of the PSP and FSP.

G. Relationship to Adjacent Property.

Analysis: See discussion on Sections 342.4.A.1 - Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties; 342.4.A.8 - Consistency with the Development Patterns in the Area; 342.4.A.9 - Logical Expansion of Adjacent Zoning Districts; 402.6.D - Compatibility; and, 402.6.E, Transitions.

H. Access. (Section 402.7.D.6)

Analysis: The proposed development has one access to US 41, an Arterial Roadway (FDOT maintained). The proposed development 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.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed per Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of PSP/FSP.

J. Pedestrian Systems.

Analysis: The GDP provided by the applicant does not show internal pedestrian systems. Per LDC Section 1001.6.B, a 5-foot wide sidewalk system shall be required for the development at time of PSP and FSP.

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

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to Florida Department of State's Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.

Analysis: The ROR FLUC allows for 1.0 for maximum floor area ratio (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 when located along an Urban Corridor within the ROR FLUC.

M. Height. (Section 402.7.D.9)

Analysis: The previous approved GDP had a maximum height of 34 feet. The proposed maximum height is 2-stories (or 27 feet) and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.

Analysis: Fifteen-foot roadway buffers are proposed along US 41 (North Tamiami Trail), and a 20-foot greenbelt buffer is proposed along the east property line. The proposed commercial development shall provide fencing and screening as required by the LDC. Staff will review for compliance at the time of PSP/FSP.

O. Yards and Setbacks. (Section 402.7.D.7)

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

P. Trash and Utility Plant Screens.

Analysis: All trash and utility areas will be screened as required by County regulations.

Q. Signs.

Analysis: No signs are shown in the GDP. All signage will be reviewed at time of the PSP/FSP and shall comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Detailed landscaping plans will be provided with the PSP/FSP. All landscaping will meet or exceed the standards in Section 701.

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

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

T. Environmental Factors.

1. +Water Conservation.

Analysis: There are no anticipated impacts to the conservation of water resources. Refer to the Environmental Narrative provided by Monarch Ecology Group (August 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.

2. Minimum Open Space Requirements. (Section 402.7.D.2, 403.8.D.8)

Analysis: The minimum open space required for PDC developments is 30 percent. The applicant is proposing 45.2 percent (1.9+

8 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.

3. Preservation of Existing Plant Communities.

Analysis: The existing site was previously cleared with remnants of previous development existing on site. Majority of the subject site is classified as Undeveloped Lands within Urban Areas (8.82 acres). However, there are no native habitats qualifying for preservation exist on site.

U. Rights-of-Way and Utility Standards.

Analysis: All ROW and utility improvements shall adhere to the requirements of the County's Administrative Procedures for all public and private ROW construction. The subject project area is located along US 41 (North Tamiami Trail).

V. Stormwater Management.

Analysis: The GDP provided by the applicant is not required to show the location of and the calculation of the stormwater facilities. Compliance with LDC 801 and the Manatee County Public Works Standards, Part 2. Stormwater Management Design Manual will be reviewed at the time of the PSP and FSP.

W. Consistency with Comprehensive Plan.

Analysis: The project is consistent with the Comprehensive Plan, as analyzed in Section 5.

X. Other Factors.

Analysis: The project is located in the Coastal Planning Overlay (CPA), Coastal Evacuation Area (CEA), and Coastal High Hazard Area (CHHA). LDC Section 403.8.D.8 requires 30% landscaping/open space for new non-residential projects. As depicted on the GDP, the project is conforming with these Overlay standards. The Project does not have any requested Specific Approvals.

LDC SECTION 402.11.D - PDC STANDARDS

1. Intensity.

Analysis: The intensity proposed is below the maximum permitted in the ROR FLUC. There is a concurrent application for a Comprehensive Plan Text amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) to increase the maximum potential development on the site as described under Policy 2.14.1.13 - D.5.13. Please see Section 4 (LDC Section 402.6.L) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: Section 4 (LDC Section 402.6.R and LDC Section 402.6.T.3) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Yards and Setbacks.

Analysis: Section 4 (LDC Section 402.6.I) of this staff report provides the required and proposed setbacks for the proposed development.

LDC SECTION 403.2 – AI (AIRPORT IMPACT) OVERLAY DISTRICT

1. Maximum Heights. (403.2.C.1.d)

Analysis: The provision of the LDC does not apply because the maximum height proposed is less than 55 feet above the airport elevation.

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

Analysis: The Applicant will provide a Hurricane Evacuation Plan in accordance with the requirements of the Division of Emergency Management. All other applicable standards will be reviewed at the time of the PSP and FSP.

LDC SECTION 403.5 – HA (HISTORICAL AND ARCHAEOLOGICAL) OVERLAY DISTRICT

Analysis: Not Applicable. No known historic structures or other cultural resources were found on this site. Stipulation A.6 ensures that the discovery of any significant historical or archaeological resource will be properly reported to Florida Division of Historical Resources during development activities.

LDC SECTION 403.13 – WR (WHITEFIELD RESIDENTIAL) OVERLAY DISTRICT

Analysis: PDC does not allow residential use thus the regulations do not apply for the proposed commercial development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Retail / Office / Residential (ROR) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

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

Analysis: The subject 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: A Comprehensive Plan Text Amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage from 66,625 to 134,984 square feet under Policy 2.14.1.13 - D.5.13. 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.

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).

Analysis: As previously stated above, a Comprehensive Plan Text Amendment (PA-25-05/ORD-26-13 fka 25-44/PLN2506-0144) has been submitted concurrently to increase the permitted commercial square footage from 66,625 to 134,984 square feet under Policy 2.14.1.13 - D.5.13. The proposed change in intensity is below the maximum permitted intensity (1.0 FAR) when located along an Urban Corridor within the ROR FLUC.

SECTION 6
POSITIVE ASPECTS
<ul style="list-style-type: none"> • The ROR FLUC encourages neighborhood, community, and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses similar to the uses proposed with this application. (Planning) • The subject property is west of the FDAB. (Planning) • No Specific Approvals are requested with this application. (Planning) • Site design provides 45.2% (1.98 acres) open space, exceeding the required 30% (1.31 acres) open space for the project. (Environmental) • The proposed change in land use is expected to generate fewer trips compared to the trips in approved GDP. (Transportation)
NEGATIVE ASPECTS
<ul style="list-style-type: none"> • Not applicable. No negative factors are provided with this application
MITIGATING FACTORS
<p>Not applicable. No mitigating factors are provided with this application.</p>

SECTION 7
SPECIFIC APPROVAL REQUESTS
<p>Not applicable. No specific approvals are requested with this application.</p>

SECTION 8
STIPULATIONS
<p>A. DESIGN AND LAND USE STIPULATIONS</p> <ol style="list-style-type: none"> 1. The total non-residential (commercial) square footage of the site is limited to 66,625 <u>134,984</u> square feet and offices) including vehicle sales and display areas. 2. The uses approved for this project are limited to those voluntarily proffered by the applicant in the Schedule of Permitted & Prohibited Uses attached to the Zoning Ordinance PDC-18-19(G)(R) as Exhibit “B”. 3. All roof-mounted H.V.A.C mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, so as not to be visible from view from US 41 N, Jungle Way, Magellan Drive, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with

the construction of the exterior finish of the main buildings. Details of screening shall be submitted with Preliminary/Final Site Plan.

4. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Preliminary/Final Site Plan.
5. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
6. Any new or temporary use or uses proposed at this property, other than those approved with this application, shall be required to apply for a new general development permit through Development Services-Planning & Zoning, as required by the Land Development Code.
7. Each Unit must be used exclusively for personal storage and personal recreation and no other purposes. No active or individual businesses are permitted within a Unit nor is any heavy mechanical work permitted within any Unit.
8. No Unit may not be used as living or sleeping quarters, a dwelling unit, or converted into a dwelling unit.
9. Park any vehicle or trailer overnight or park any vehicle on any portion of the premise other than a parking space.
10. A parking plan must be provided to demonstrate accessibility to the site.
11. The premises shall not be used for the operation of a business for retail purposes, including, but not limited to automobile repair. This does not prohibit minor maintenance, care, or upkeep of motor vehicles, boats, trailers, or recreational vehicles stored in individual units. Storage and warehousing may be permitted.
12. The Project shall be constructed in substantial conformance with the building elevations submitted into the public hearing record and attached to the General Development Plan.

B. UTILITY ENGINEERING STIPULATIONS

- ~~1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.~~
- ~~2. Potable water, wastewater, and reclaimed water infrastructure at or above ground level (i.e. water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated to a minimum of 1-foot above the existing effective map for Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.~~
- ~~3. The above minimum required infrastructure elevation compliance shall be demonstrated through the construction plan and Final Site Plan (FSP) submittal to Manatee County Public Works Department for approval.~~

C. STORMWATER ENGINEERING STIPULATIONS

- ~~1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) 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 FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.~~

- ~~2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Bowlees Creek Watershed.~~
- ~~3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.~~

B. ENVIRONMENTAL

1. If Gopher Tortoises or their burrows are found on site, all relocation permits and correspondence with the Florida Fish and Wildlife Conservation Commission shall be submitted to ERS staff prior to the Final Site Plan approval.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County Environmental Performance Standard (EPS) for review and approval prior to Final Site Plan approval recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structure (if existing);
 - GPS coordinates (Latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and,
 - The final disposition of the well - used, capped, or plugged.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
5. Pursuant to the August 2025 Environmental Narrative prepared by Monarch Ecology Group, 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted prior to commencement of development. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.
7. All healthy native trees and palms within the Jungle Way right-of-way and adjacent 15 foot Screening Buffer within the project limits, shall be preserved, to the greatest extent possible, to maintain the established tree canopied character of Jungle Way, in addition to all required Screening Buffer materials with appropriate indemnifications, hold harmless agreements, and permits from Manatee County and the Florida Department of Transportation as required.

C. TRAFFIC ENGINEERING

1. 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, at the time of future site plan submittal, the relevant roadways and intersections are required to be evaluated.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

E. STORMWATER

1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3., the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100- year floodplain delineation pursuant to the Bowlees Creek Watershed Management Plan, and post-development discharge of runoff.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Bowlees Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.
4. Any off-site stormwater will be required to provide appropriate easements from the offsite parcel owner(s).
5. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Final Site Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Bowlees Creek Watershed Management Plan, the FEMA FIRM, and post-development discharge of runoff.

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

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

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.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Trip Generation Comparison Statement and Acceptance Memo
4. Concurrency Deferral Form
5. Environmental Narrative
6. Building Elevations
7. Schedule of Permitted and Prohibited Uses Exhibit B
8. Neighborhood Workshop Summary
9. Previous Ordinance PDC-18-19(Z)(G)
10. Affidavit of Publishing
11. Public Comments
12. Acceptance Letter to Manatee County Proposing Stipulation
13. Ordinance PDC-18-19(G)(R)

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



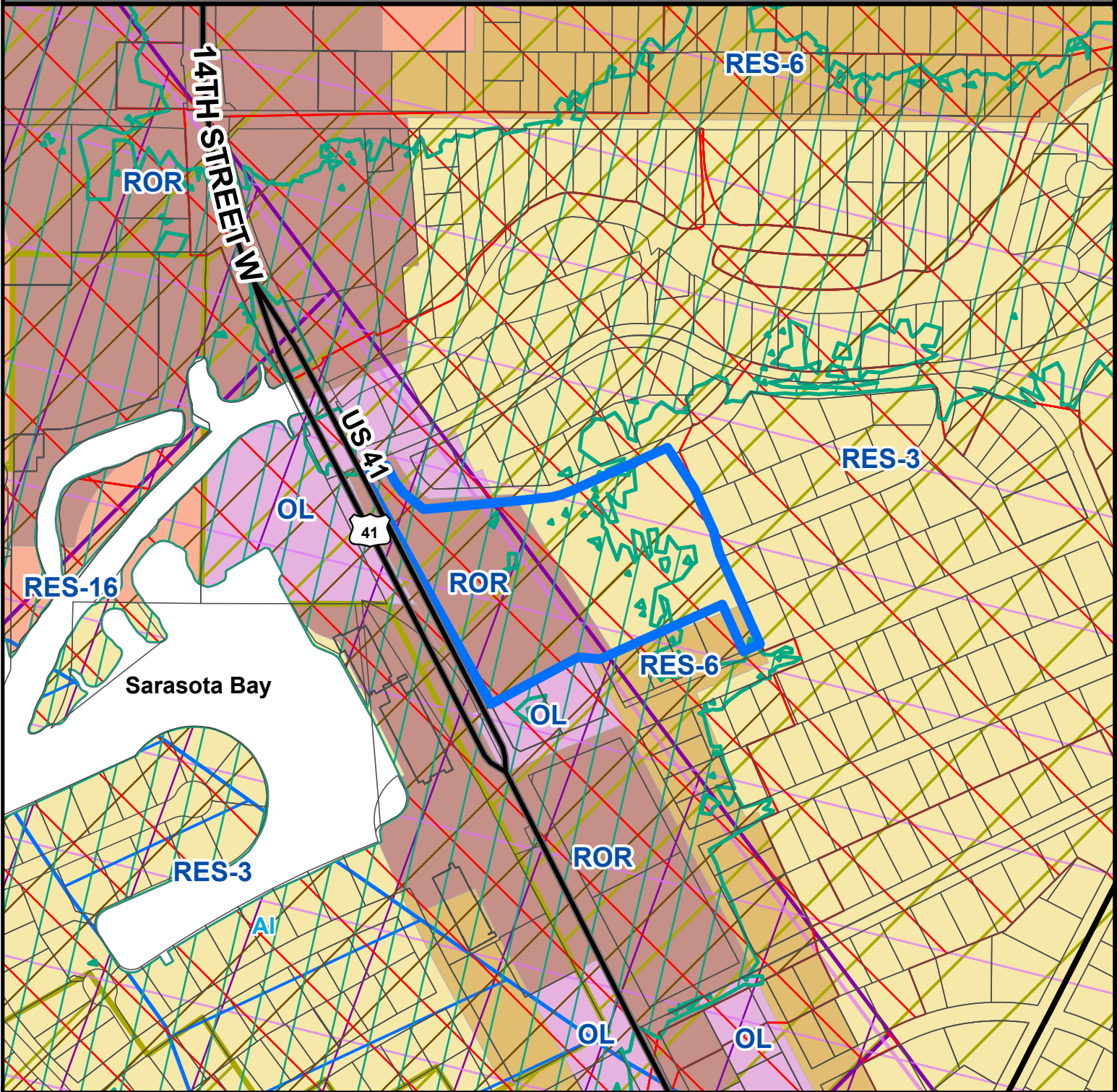
Parcel ID #(s) 6714500003

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

S/T/R: 26 354S 17E
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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

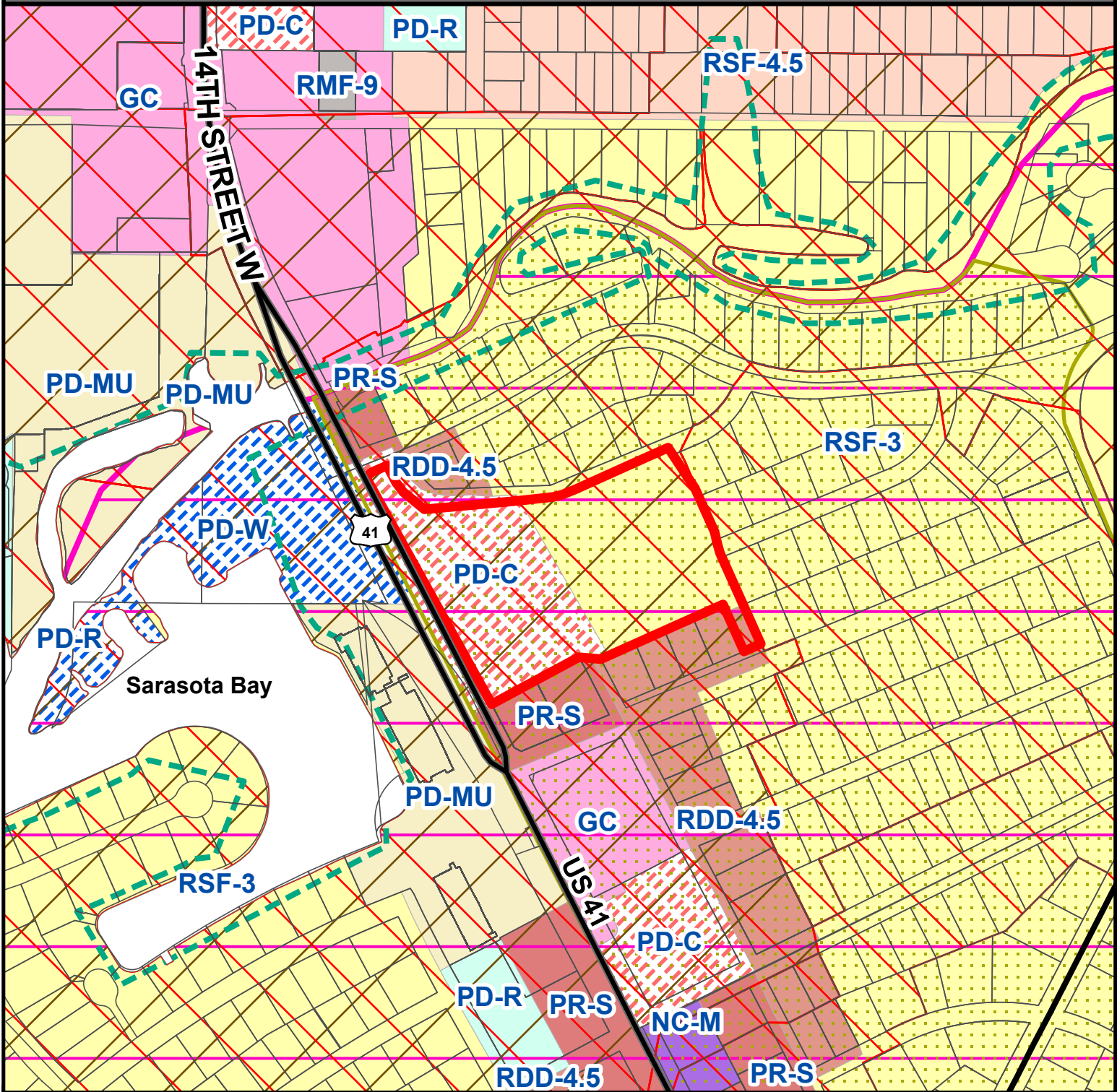
Project Name: SRQ Autoport
 Project #: PDC-18-19 (Z)(G)(R)
 Accela #: PLN2411-0222

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

MODIFICATION TO GENERAL DEVELOPMENT PLAN FOR SRQ AUTOPORT

134,984 SF (59 UNIT) MINI-WAREHOUSE
CAR STORAGE FACILITY

PROJECT TEAM

OWNER/CLIENT:
3-POINT CONSTRUCTION & DEVELOPMENT, LLC
1605 Main Street, Ste. 904
Sarasota, FL 34236
(941) 203-4755

CIVIL ENGINEER:
CAVOLI Engineering, Inc.
63 Sarasota Center Boulevard, Unit 101
Sarasota, FL34240
(941) 927-3647
Fax: (941) 927-3646

SURVEYOR:
Brigham/Allen Land Surveying, LLC
303 S. Tamiami Trail, Suite E
Nokomis, FL 34275
(941) 493-4430

INDEX OF DRAWINGS

COVER SHEET
C1 GENERAL / CONSTRUCTION NOTES
C2 AERIAL W/ SITE PLAN
C3 EXISTING CONDITIONS / DEMOLITION PLAN
C4 GENERAL DEVELOPMENT PLAN

UTILITY OWNERSHIP MATRIX

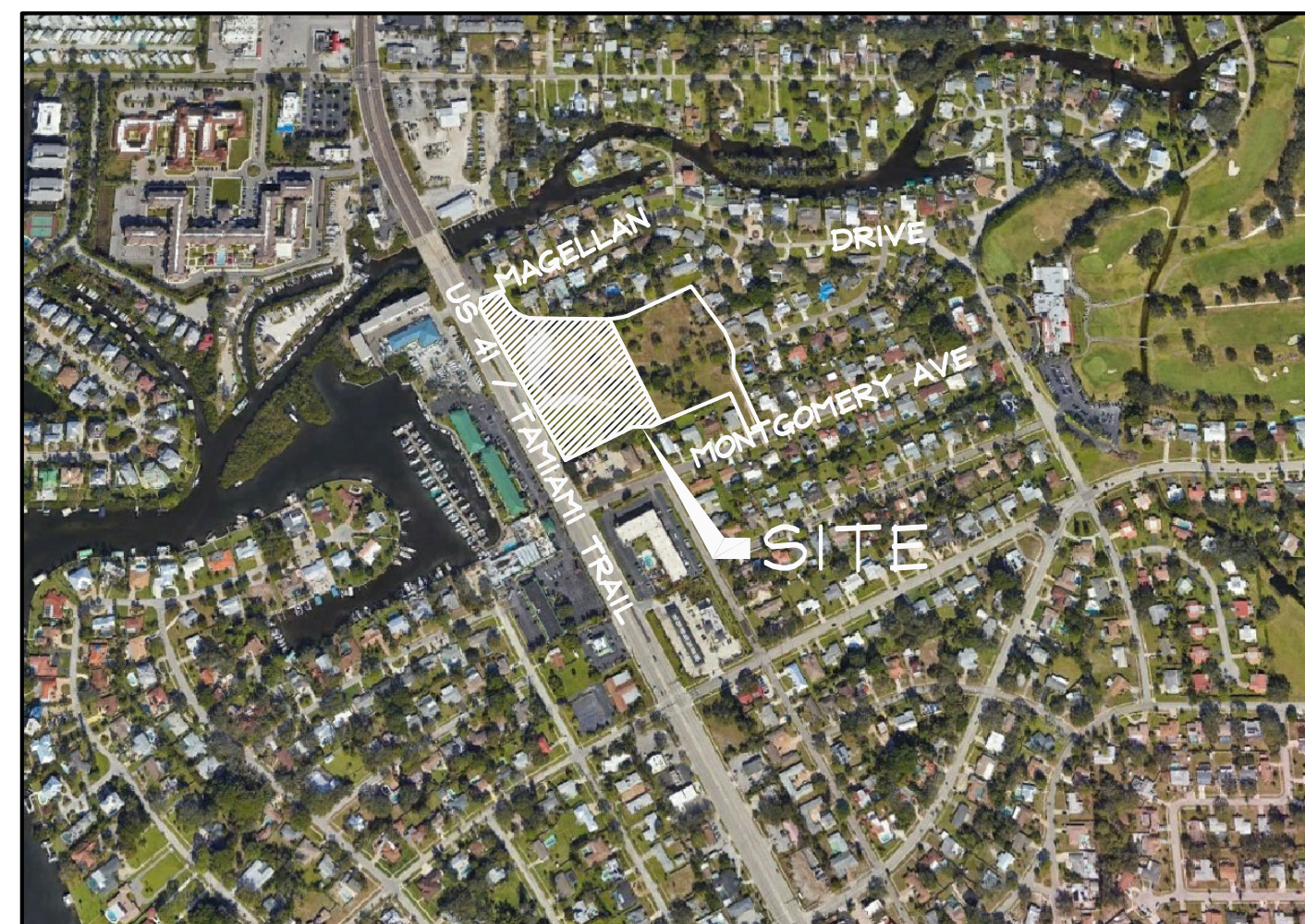
	SOURCE:	OWNERSHIP:
DOMESTIC WATER:	COUNTY	PRIVATE
WASTEWATER:	COUNTY	PRIVATE
RECLAIM/IRRIGATION:	WELL	PRIVATE

SRQ AUTOPORT LAND USE SUMMARY

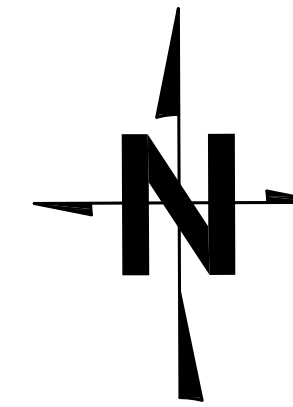
USE:	SQUARE FEET:	SITE PLAN STATUS:
59 UNIT MINI-WAREHOUSE CAR STORAGE FACILITY	134,984	PENDING APPROVAL

LEGAL DESCRIPTION:

THAT PART OF WHITFIELD ESTATES ON SARASOTA BAY, AS PER PLAT THEREOF REC IN PB 6/93 LYING WITHIN BLKS 46, 50, 51 AND 52, ALG WITH A PORTION OF THE R/W'S KNOWN AS MANATEE AVE, JUNGLE WAY AND MENDEZ DR AS SHOWN ON SD PLAT BEING DESC AS FOLLOWS: BEG AT THE SW COR OF LOT 18, BLK 46 OF SD WHITFIELD ESTATES ON SARASOTA BAY, SD PT ALSO BEING A PT ON THE ELY R/W LN OF US HWY 41 (TAMIAMI TRL) AS PER DEED REC IN DB 377/375 OF SD PUBLIC RECORDS; TH N 28 DEG 58 MIN 02 SEC W, ALG SD ELY R/W LN, A DIST OF 705.27 FT; TH N 31 DEG 45 MIN 50 SEC E, ALG SD ELY R/W LN, A DIST OF 13.67 FT TO THE P.I. OF SD ELY R/W LN AND THE SLY R/W LN OF MAGELLAN DR (DE SOTA DR) AS SHOWN ON SD PLAT; TH N 67 DEG 19 MIN 27 SEC E, ALG SD SLY R/W LN, A DIST OF 54.25 FT TO THE NELY COR OF LOT 1 OF SD BLK 46, ALSO BEING THE INT OF SD SLY R/W LN AND THE WLY R/W LN OF MANATEE AVE AS SHOWN ON SD PLAT AND BEING ON A PT ON A CURVE, CONCAVE TO THE NE, HAVING A RAD OF 242.78 FT; TH SLY, ALG THE ARC OF SD CURVE AND SD NLY R/W LN, THROUGH A C/A OF 37 DEG 32 MIN 32 SEC, A DIST OF 154.08 FT (CHORD=156.25 FT; CB=5 40 DEG 21 MIN 49 SEC E) TO THE P.I. OF SD WLY R/W LN AND THE RELOCATED SLY R/W LN OF JUNGLE WAY AS DESC AND REC IN DB 334/353 OF SD PUBLIC RECS; TH N 84 DEG 44 MIN 35 SEC E, ALG SD RELOCATED SLY R/W LN, A DIST OF 327.93 FT TO THE PC OF A CURVE, CONCAVE TO THE N, HAVING A RAD OF 225.00 FT; THE ELY, ALG THE ARC OF SD CURVE AND SD RELOCATED R/W LN, THROUGH A C/A OF 18 DEG 54 MIN 56 SEC, A DIST OF 74.28 FT (CHORD=73.94 FT; CB=17 75 DEG 17 MIN 07 SEC E) TO THE P.T. OF SD CURVE, SD PT BEING A PT ON THE SLY R/W LN OF JUNGLE WAY, A 50 FT WIDE PLATTED R/W AS PER THE PLAT OF WHITFIELD ESTATES SUB; TH N 65 DEG 49 MIN 39 SEC E, ALG SD SLY R/W LN, ALSO BEING THE NLY LN OF BLK 51 OF SD PLAT, A DIST OF 291.14 FT; TH S 33 DEG 19 MIN 30 SEC E, 131.92 FT TO A PT ON THE NLY LN OF LOT 26 OF SD BLK 51; TH S 24 DEG 19 MIN 16 SEC E, ALG THE ELY LN OF THE WLY 21.37 FT OF SD LOT 26, A DIST OF 130.00 FT TO A PT ON THE SLY LN OF BLK 51, ALSO BEING THE NLY R/W LN OF MENDEZ DR, A 50 FT WIDE R/W AS SHOWN ON SD PLAT; TH S 12 DEG 46 MIN 21 SEC E, 51.26 FT TO A PT ON THE SLY R/W LN OF SD MENDEZ DR, ALSO BEING THE NLY LN OF BLK 52 DEG OF SD PLAT; TH S 24 DEG 06 MIN 28 SEC E, ALG THE ELY LN OF THE WLY 38.00 FT OF LOT 7 OF SD BLK 52, A DIST OF 140.00 FT; TH S 24 DEG 12 MIN 09 SEC E, ALG THE ELY LN OF THE WLY 2.0 FT OF LOT 35 OF SD BLK 52, A DIST OF 140.00 FT TO A PT ON THE SLY OF SD BLK 52, ALSO BEING THE NLY R/W LN OF MONTGOMERY DR, A 70 FT WIDE PLATTED R/W AS SHOWN ON SD PLAT; TH S 65 DEG 52 MIN 35 SEC W, ALG SD NLY R/W LN, A DIST OF 50.00 FT; TH N 24 DEG 12 MIN 09 SEC W, ALG THE WLY LN OF THE ELY 49 FT OF LOT 36 OF SD BLK 52, A DIST OF 140.00 FT TO A PT ON THE NLY OF SD LOT 36; TH S 65 DEG 51 MIN 55 SEC W, ALG THE NLY LN OF LOTS 36, 37, 38 AND 39 OF SD BLK 52, A DIST OF 363.36 FT TO THE NELY COR OF SD LOT 40, SD COR BEING A PT ON THE ELY R/W LN OF MANATEE AVE, A 50 FT WIDE R/W AS SHOWN ON SD PLAT; TH N 85 DEG 01 MIN 45 SEC W, 60.27 FT TO A PT ON THE WLY R/W LN OF SD MANATEE AVE, SD PT BEING A PT ON THE ELY LN OF LOT 13, BLK 46 OF SD PLAT; TH S 61 DEG 39 MIN 09 SEC W, ALG THE SLY LN OF LOT 13 OF SD BLK 46 AND ITS ELY PROJECTION, A DIST OF 270.20 FT TO THE POB. (OR 2643/5378), P1#67145.0000/3



MANATEE COUNTY



SCALE: N.T.S.
SECTION(S): 26
TOWNSHIP(S): 35S
RANGE: 17E
LATITUDE: 27° 24' 53.92" N
LONGITUDE: 82° 34' 20.67" W

LEGEND

EX MH	EXISTING MANHOLE	MH #5	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
33X #1	EXISTING SPOT GRADE	FH #2	PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	WM	PROPOSED WATER MAIN
64.00	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB #5	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
JB	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV. 29.05	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM	PROPOSED FORCEMAIN
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE	(TYP)	TYPICAL
INV.	PROPOSED INVERT		PROPOSED HANDICAP PARKING SPACE
BM	BENCHMARK	6" CL. MIN.	6" CLEAR MINIMUM
	SEASONAL HIGH/NORMAL WATER LINE		PROPOSED DRAINAGE BASIN
	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)

FOR AGENCY USE ONLY

CAVOLI Engineering, Inc.
Consulting Civil Engineers

FL Cert. of Auth. No. 8875
63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240 email: info@cavoliengineering.com

(941) 927-3647

Fax: (941) 927-3646

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN F. CAVOLI, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

CONSTRUCTION NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS, ALL APPLICABLE CODE REQUIREMENTS, AND ALL PERMITS ISSUED FOR THE SUBJECT PROJECT.
- THE CONTRACTOR SHALL NOTIFY FLORIDA ONE CALL, FPL, AND ALL UTILITY COMPANIES PRIOR TO THE START OF ANY WORK BOTH ON-SITE AND OFF-SITE SO THAT THE EXACT LOCATION OF EXISTING UTILITIES CAN BE DETERMINED AND ALL APPROPRIATE ADJUSTMENTS CAN BE MADE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND CONTINUED SERVICE OF ALL EXISTING UTILITIES.
- ALL FACILITIES HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
- ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT AND MUTCD STANDARDS, CONTROL STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS.
- ANY PROPOSED DEVIATIONS FROM THE APPROVED PLANS WILL BE REQUESTED IN WRITING AND APPROVAL GIVEN BY ALL PERMITTING AGENCIES AND THE ENGINEER OF RECORD.
- ALL SURFACE WATER DISCHARGES SHALL COMPLY WITH ALL STATE WATER QUALITY STANDARDS AND ANY APPLICABLE REQUIREMENTS.
- ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH CURRENT FDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND THE ROADWAY AND TRAFFIC DESIGN STANDARD INDEX.
- ALL SIGNING AND STRIPING WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 711-001.
- ALL RPM PLACEMENT WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 706-001.
- NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR W/IN THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
- ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC AND STORM WATER STANDARDS.
- TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORM WATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT-OF-WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS.
- WHEEL STOPS SHALL BE REQUIRED WHEN THE SIDEWALK IS FIVE (5') IN WIDTH AND THE FRONT OF A VEHICLE ENCROACHES ANY INTERIOR LANDSCAPED AREA OR WALKWAY IN FRONT OF BUILDING WITHOUT A RAISED CURB.
- MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS, THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE COUNTY INFRASTRUCTURE INSPECTOR, SHALL BE APPLIED.
- TOPOGRAPHIC INFORMATION SHOWN WITHIN THESE PLANS IS BASED ON NAVD88 DATUM. PER 'VERTCON' DATUM CONVERSION SOFTWARE, THE CONVERSION FACTOR FROM NAVD88 TO NGVD29 DATUM = 1.084' (100.00' NAVD88 + 1.084' = 101.084' NGVD29).
- ALL TREE REPLACEMENT/REMOVAL AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTIONS 402, 403.8, 531, 700 AND 701.
- IT IS ESTIMATED THAT THE SITE DOES NOT CONTAIN ANY NATIVE UPLAND HABITATS (0.00 AC. OF NATIVE UPLAND HABITATS).

GENERAL NOTES

- TOTAL SITE ACREAGE: 4.38± AC. (PARCEL 1);
- SITE ADDRESS: 7045 N. TAMiami TRAIL, SARASOTA, FL 34243.
- PID(S): 67460009.
- EXISTING ZONING: PD-C;
- ADJACENT ZONING: SEE PLANS;
- EXISTING LAND USE: VACANT (1554);
- ADJACENT LAND USE: SEE PLANS;
- PROPOSED USE: MINI-WAREHOUSE/CAR STORAGE FACILITY;
- FUTURE LAND USE: ROR;
- THE PROJECT IS NOT LOCATED WITHIN AN ENTRANCEWAY;
- THE PROJECT IS LOCATED WITHIN THE FOLLOWING OVERLAYS: ASC, CEA, CHH, CPA, SUR, WHITFIELD DIST. AND WR;
- THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE;
- FLOOD ZONE: THE SUBJECT SITE IS LOCATED IN FLOOD ZONE 'AE', WITH A BASE FLOOD ELEVATION 9.0 NAVD, AND FLOOD ZONE 'X', 0.2% ANNUAL CHANCE FLOOD HAZARD, PER FEMA MAP NO. 12081C 0302F, EFFECTIVE DATE AUGUST 10, 2021;
- TOPOGRAPHIC/TREE INFORMATION: SEE PLANS
- THERE NO KNOWN WETLANDS LOCATED ONSITE. THERE ARE NO KNOWN NATIVE UPLAND HABITATS TO BE PRESERVED WITHIN THE PROJECT LIMITS;
- THIS MODIFICATION TO THE GPP IS ONLY FOR THE COMMERCIAL PORTION OF THE SITE. (134,984 SF, 59 UNIT MINI-WAREHOUSE/CAR STORAGE FACILITY);
- FLOOR AREA RATIO (FAR): (134,984 SF / 4.38 AC.) = 0.71
- COMMERCIAL STANDARDS:
 - BUILDING SETBACKS- FRONT: 30' (THOROUGHFARE); 35' (LOCAL); SIDE: 15'; REAR: 20';
 - PARKING REQUIREMENTS:
 - COMMERCIAL:
 - REQUIRED PARKING (MINI-WAREHOUSE 1/5,000 GFA) = 134,984 SF/5,000 SF = 27 SPACES;
 - PROVIDED PARKING: (59 SPACES + 13 VISITOR SPACES) = 72 SPACES PROVIDED;
 - BICYCLE PARKING REQUIRED: 4 SPACES; BICYCLE PARKING PROVIDED: 4 SPACES;
- BLOCK DATA AND ORIENTATION: N/A
- OTHER EASEMENTS AS SHOWN ON PLANS
- OPEN SPACE: 30.0% (30.0% COASTAL PLANNING OVERLAY/4.38 AC. = 1.31 AC. REQUIRED); 45.2% (1.98 AC.) PROVIDED;
 - LANDSCAPE BUFFERS: 0.60 AC. (13.7%)
 - LAKES/OTHER OPEN SPACE: 0.72 AC. (16.4%)
 - TOTAL OPEN SPACE PROVIDED: 1.32 AC. (30.1%)
 - TOTAL PROJECT AREA: 4.38 AC. (100.0%)
- MAXIMUM BUILDING HEIGHT: 2 STORIES (27.0') PROPOSED;
- MAXIMUM FLOORS/BLDG.: N/A
- ALL REQUIRED YARDS ARE DELINEATED ON THE PLANS.
- ALL STREETS, STORM WATER MANAGEMENT FACILITIES AND DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED
- CONSTRUCTION SCHEDULE:
 - START DATE: UPON RECEIPT OF ALL AGENCY APPROVALS (APPROXIMATELY NOVEMBER 1, 2025)
 - COMPLETION DATE: ONE YEAR FROM START DATE (APPROXIMATELY NOVEMBER 1, 2026), BUT NOT TO EXCEED THE EXPIRATION OF THE CERTIFICATE OF LEVEL SERVICE. ALL BUILDING PERMITS MUST BE ISSUED PRIOR TO THE EXPIRATION OF THE CLOS OR FSP, WHICHEVER COMES FIRST.
- THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE.
- THE PROJECT WILL BE GATED;
- STATEMENT OF SCHOOL NEEDS: REQUEST FOR STATEMENT OF SCHOOL NEEDS HAS BEEN MADE TO THE MANATEE COUNTY SCHOOL BOARD.
- ALL SIGNS SHALL BE IN ACCORDANCE WITH SECTION 6 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
- THERE ARE NO KNOWN PERENNIAL STREAMS LOCATED ON THE SUBJECT SITE.
- ALL EASEMENTS, DEDICATIONS, AND PRESERVATIONS WILL BE COMPLETED THROUGH THE FINAL PLAT.
- THERE ARE NO KNOWN WELLS LOCATED ON THE SUBJECT SITE. IF ANY WELLS ARE DISCOVERED THEY WILL BE PLUGGED AND ABANDONED IN ACCORDANCE WITH FDEP AND MANATEE COUNTY PUBLIC HEALTH UNIT REGULATIONS.
- SANITARY SEWER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED AND WILL CONSIST OF CENTRAL SEWER SYSTEM CONNECTING TO AN EX. 8" PUBLIC GRAVITY SEWER LOCATED ALONG JUNGLE WAY RIGHT-OF-WAY. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
- WATER DISTRIBUTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED AND WILL CONSIST OF AN INTERNAL SYSTEM CONNECTED TO THE EX. 6" PUBLIC WATER MAIN LOCATED ALONG JUNGLE WAY RIGHT-OF-WAY. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
- IRRIGATION WATER SOURCE SHALL BE THE LOWEST QUALITY WATER SOURCE AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS FOR IRRIGATION. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS MAY BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
- SOLID WASTE TO BE COLLECTED VIA CENTRALIZED PICKUP FOR BOTH GARBAGE AND RECYCLING, BY A CERTIFIED WASTE HAULER.
- STORM WATER MANAGEMENT SYSTEM CONSISTS OF INLETS WITH RELATED PIPING, STORM STRUCTURES, PONDS AND A CONTROL STRUCTURE. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS AND MEET THE REQUIREMENTS OF CHAPTER 40D-4 OR 40D-40 FAC (SFPW/MD).
- A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE ON THE CONSTRUCTION SITE. THE MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 500 G.P.M. HIGHER FLOW REQUIREMENTS MAY BE REQUIRED ACCORDING TO THE DENSITY OF THE APPROVED PROJECT (NFPA 241-8.72.1.)
- NFPA 241 ACCESS: FOR USE OF HEAVY FIRE FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
- COMBUSTIBLES BEING INTRODUCED TO THE SITE AS SOON AS THE WATER SUPPLY IS AVAILABLE FOR TESTING, NOTIFICATION SHALL BE MADE TO THE FIRE DEPARTMENT. (2418.721)
- PUBLIC SWIMMING POOLS AND SPAS SHALL MEET THE STANDARDS IN CHAPTER 64E-9, FLORIDA ADMINISTRATIVE CODE, AND REQUIRE AN ANNUAL OPERATING PERMIT FROM THE HEALTH DEPARTMENT. PRIOR TO OPENING, CONTACT (941) 748-0747 EXT. 1340 FOR PLAN SUBMITTAL AND APPLICATION INFORMATION.
- A TELEPHONE SHALL BE LOCATED WITHIN THE POOL AREAS AND SHALL COMPLY WITH LDC SECTION 511.16 AND F.A.C. 64E-9.
- ALL GATES OR EMERGENCY ACCESS POINTS WITHIN OR TO THE PROJECT SHALL BE ACCESSIBLE TO EMERGENCY SERVICE PROVIDERS. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL OBTAIN WRITTEN APPROVAL FROM EMS AND FIRE MARSHALL APPROVING THE PROPOSED SYSTEM.
- ANY OFFSITE IMPROVEMENTS WITHIN THE MANATEE COUNTY RIGHT-OF-WAY (ROW) AS DEPICTED ON THE APPROVED 'CONSTRUCTION PLANS' AND/OR 'FINAL SITE PLAN', AS APPLICABLE, SHALL REQUIRE A 'TEMPORARY TRAFFIC CONTROL PLAN' (TTCP) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR MANATEE COUNTY TRANSPORTATION STANDARD DETAIL 406.0 (ROAD/LANE CLOSURE PROCEDURES). THE TTCP SHALL BE SUBMITTED TO INFRASTRUCTURE INSPECTIONS DIVISION PRIOR TO THE START OF SAID CONSTRUCTION. CONTACT infrastructure@manatee.org FOR SPECIFIC REQUIREMENTS.
- THE APPLICANT SHALL ADDRESS PERMITTING AND/OR STORM WATER FACILITIES FOR ANY OFFSITE ROADWAY IMPROVEMENTS WHICH ARE REQUIRED FOR ACCESS OR TRAFFIC CONCURRENCY ASSOCIATED WITH THIS PROJECT.
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC, AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORM WATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- THE PROPOSED DRAINAGE EASEMENTS AND STORM WATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC, AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORM WATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY AND TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE 100TH UNIT, THE SECOND MEANS OF ACCESS SHALL BE CONSTRUCTED AND APPROVED TO MANATEE COUNTY TRANSPORTATION DEPARTMENT STANDARDS FOR ALL PHASES OVER 99 UNITS.
- NFPA 241: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY CONSTRUCTION WORK.
- ALL FIRE HYDRANTS SHALL CONFORM TO MANATEE COUNTY PUBLIC WORKS STANDARDS.
- THIS PROJECT INTENDS TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
- ACCESS LOCATION AND DESIGN IS SUBJECT TO CHANGE DEPENDANT ON A DETAILED REVIEW OF DRIVEWAY SPACING, INTERSECTION SIGHT DISTANCE, ANY TURN LANE LENGTH REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESSES SHOWN IN PROXIMITY TO INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
- SITE PLANS FOR PARCEL 1 (FSP/FSP) AND PARCEL 2 (FSP ONLY) WILL BE PROCESSED CONCURRENTLY TO ACCOMMODATE FOR THE OFFSITE STORM WATER PONDS LOCATED ON PARCEL 2.

NO.	REVISIONS	DATE	BY
6	ADDED PARCEL SUBMITTAL NOTE (#66)	12/17/25	JRR
5	ADDED BUILDING HEIGHT (IN FEET)	11/03/25	JRR
4	REVISED GENERAL NOTES 6 AND 9	7/14/25	JRR
3	REVISED PARKING CALCULATIONS	4/23/25	JRR
2	REVISED GENERAL/CONSTRUCTION NOTES	3/24/25	JRR
1	REVISED PROPOSED USE/SETBACKS	2/13/25	JRR

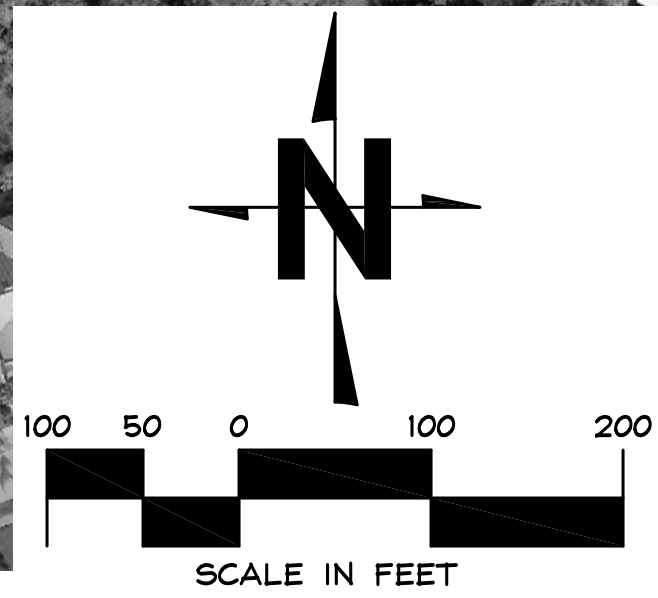
THIS DRAWING HAS BEEN CAREFULLY REVIEWED AND SEALED BY DONALD CAVALIPE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. NO PART OF THIS DRAWING SHOULD BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ENGINEER OF RECORD.

SCALE	N.T.S.
JOB NO.	STAN03
SHEET	C1

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

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

CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 P.E. Carl Cavoli, No. 8875
 63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240
 email: info@cavolingenr.com
 (941) 927-3646
 Fax: (941) 927-3646



CAVOLI Engineering, Inc.
 Consulting Civil Engineers
 63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240
 (941) 927-3647
 Fax: (941) 927-3646
 email: info@covoliengineering.com

CLIENT: 3-POINT CONSTRUCTION & DEVELOPMENT, LLC
 PROJECT: SRQ AUTOPORT
 SHEET: AERIAL W/ SITE PLAN

NO.	REVISIONS	DATE	JRR	BY
2	UPDATED SITE PLAN	7/14/25	JRR	
1	UPDATED SITE PLAN	3/24/25	JRR	

THESE PLANS REPRESENT A PROFESSIONAL ENGINEER'S DESIGN AND SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. ANY CHANGES TO THE DESIGN OR CONSTRUCTION SHALL BE MADE BY THE ENGINEER OF RECORD.

SCALE
 1" = 100'
 JOB NO.
 STAN03
 SHEET
C2

NO.	REVISIONS	DATE	BY
7	REVISED FLU CALLOUTS	12/17/25	JRR
6	REVISED FLU CALLOUTS	11/3/25	JRR
5	REVISED ZONING CALLOUTS	10/27/25	JRR
4	ADDED EX. DRAINAGE BASINS	9/24/25	JRR
3	ADDED EXISTING UTILITIES	7/14/25	JRR
2	ADDED PARCEL I.D.S., FLU	4/23/25	JRR
1	ADDED FLOOD ZONE BOUNDARIES	2/13/24	JRR

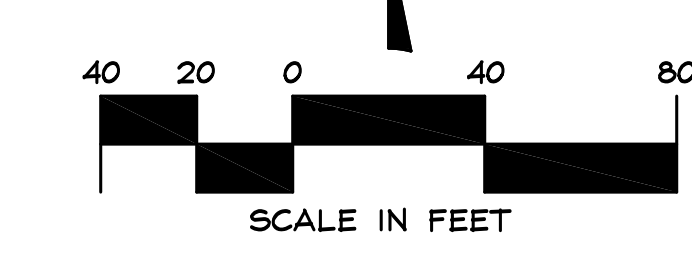
THESE PLANS HAVE BEEN PREPARED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER.
 ANY CHANGES MADE TO THESE PLANS MUST BE RECORDED AND SEALED BY THE SAME ENGINEER.

SCALE	1" = 40'
JOB NO.	STAN03
SHEET	C3



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	159.08' (F)	242.78' (F)	37°32'34"	N 38°38'07" W	156.25' (F)
C1(D)	159.08' (F)	242.78' (F)	37°32'34"	N 40°21'49" W	156.25' (F)
C2	74.28' (F)	225.00' (F)	18°54'52"	S 77°00'49" W	73.94' (F)
C2(D)	74.28' (F)	225.00' (F)	18°54'52"	N 75°17'07" E	73.94' (F)

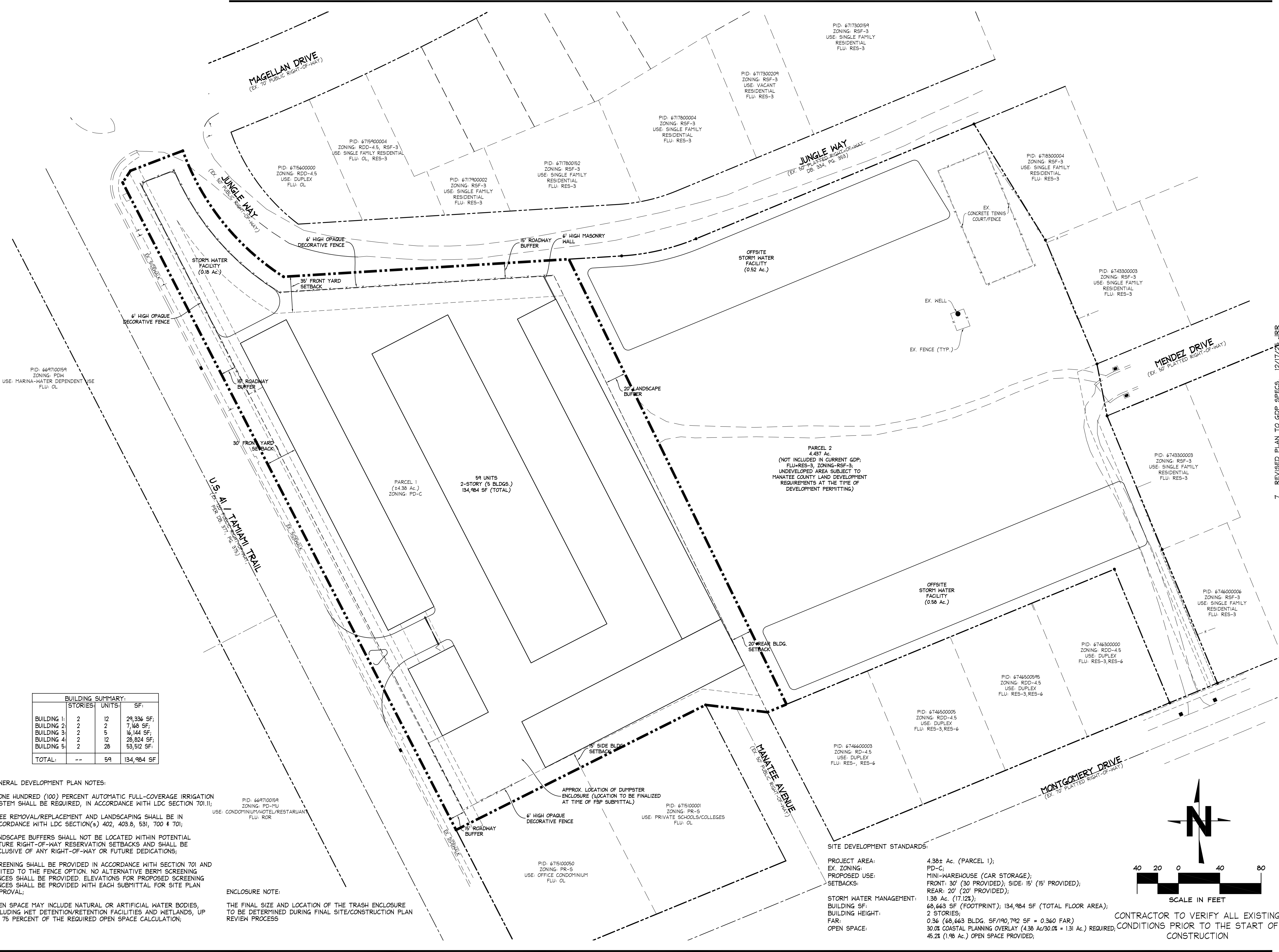
LINE	BEARING	DISTANCE
L1	S 33°24'32" W	13.67' (F)
L1(D)	S 31°45'50" W	13.67' (F)
L2	N 6°40'04" E	54.25' (F)
L2(D)	S 67°19'27" W	54.25' (F)
L3	N 11°22'39" W	51.26' (F)
L3(D)	N 12°46'21" W	51.26' (F)
L4	S 67°36'17" W	50.00' (F)
L4(D)	N 68°52'35" E	50.00' (F)
L5	S 83°18'03" E	60.27' (F)
L5(D)	N 85°01'45" W	60.27' (F)



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

NO.	REVISIONS	DATE	BY
5	DELETED FLOODPLAIN DELINEATION	9/24/25	JRR
4	ADDED BLDG. MATRIX, EX. UTILITIES	7/14/25	JRR
3	REVISED SITE PLAN	4/23/25	JRR
2	REVISED SITE PLAN, GENERAL	3/24/25	JRR
1	DEVELOPMENT NOTES, BLDG. SF	2/13/25	JRR
1	ADDED LANDSCAPE/RESIDENTIAL NOTES	2/13/25	JRR

THE PLAN HAS BEEN ORIGINALLY PREPARED AND SEALED BY JONAS CAVOLI, P.E. ON THE DATE INDICATED TO THE SEAL. ANY REVISIONS MUST BE VERIFIED BY ANY LICENSED PROFESSIONAL ENGINEER.



BUILDING SUMMARY:			
BUILDING	STORIES	UNITS	SF
BUILDING 1:	2	12	29,336 SF
BUILDING 2:	2	2	7,168 SF
BUILDING 3:	2	5	16,144 SF
BUILDING 4:	2	12	28,824 SF
BUILDING 5:	2	28	53,512 SF
TOTAL:	--	59	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 701.11;

TREE REMOVAL/REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION(S) 402, 403.8, 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 BERM 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 WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION;

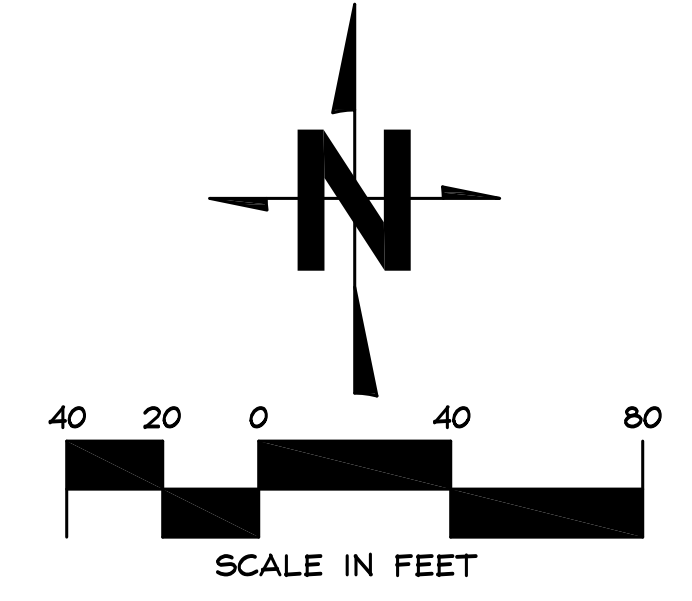
PID: 6697100159
 ZONING: PD-MU
 USE: CONDOMINIUM/HOTEL/RESTAURANT
 FLU: ROR

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: 4.38± Ac. (PARCEL 1);
 EX. ZONING: PD-C;
 PROPOSED USE: MINI-WAREHOUSE (CAR STORAGE);
 SETBACKS: FRONT: 30' (30' PROVIDED); SIDE: 15' (15' PROVIDED); REAR: 20' (20' PROVIDED);

STORM WATER MANAGEMENT: 1.38 Ac. (17.12%); 68,663 SF (FOOTPRINT); 134,984 SF (TOTAL FLOOR AREA); 2 STORIES; 0.36 (68,663 BLDG. SF/190,792 SF = 0.36 FAR)
 30.0% COASTAL PLANNING OVERLAY (4.38 Ac/30.0% = 1.31 Ac.) REQUIRED;
 45.2% (1.98 Ac.) OPEN SPACE PROVIDED;



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

7 REVISED PLAN TO GDP SPECS. 12/17/24 JRR
 6 ADDED GATED ENTRY NOTE 11/3/25 JRR

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



Form D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

NOTE: When an application for a development order defers "Concurrency" certification to a later stage of approval, the property owner(s) or authorized representative(s) must acknowledge the eventual requirement for certification. A development order that does not have a "Concurrency" Certificate of Level of Service Compliance shall not grant any rights or entitlements to certification; shall not exempt the proposed development from the eventual requirements for certification; and shall not grant any rights to commence development without certification.

Parcel No: 6714500003

Property Size (acres or sq. ft.): 8.819

Section: 26

Township: 35S

Range: 17ETAZ: [Click here.](#)

Print Name(s) of all Property Owners:

SRQ LAC-FL, LLC

Being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) or authorized representative(s) of the following described property: (print legal description)
See Attached Legal
2. That this property constitutes the property for which a request for approval is sought precedent to the use or development of land and is sought through the Building & Development Services Department, an administrative agency of the Board of County Commissioners of Manatee County, Florida.
3. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not exempt me/us, or the successors and/or assigns of the property, when seeking further development approval(s) from Manatee County Government for the above-cited property, from the requirement for a Certificate of Level of Service which shall ensure the adequacy of public facilities to serve land development according to the adopted level-of-service standards.
4. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not grant me/us, or the successors and/or assigns of the property, any rights or entitlements to a Certificate of Level of Service Compliance, public facility capacities or approval to commence development.
5. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not assure me/us, or the successors and/or assigns of the property, of future adequate capacities in public facilities, and that (I/we) proceed aware of the risk of future inadequate capacities.

**SRQ AUTOPORT
SARASOTA, MANATEE COUNTY**

**MANATEE COUNTY
ENVIRONMENTAL ASSESSMENT REPORT**

Prepared for:

**3 Point Construction & Development
214 South Park Avenue, Suite B
Winter Park, FL 32789**

Prepared by:



***Tammy Lyday, Senior Project Manager
Monarch Ecology Group, LLC
3431 Pine Valley Drive
Sarasota, Florida 34239
tlyday@monarchecology.com
941-313-6479***

August 7, 2025

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APPENDICES

Appendix A Historic Aerials (1940, 1973, 1984, 2006, 2017, 2019)

Appendix B Photolog

LIST OF TABLES

Table 3-1. Listed Wildlife Species Observed or Having Potential to Occur at the SRQ Autoport Parcel.

LIST OF FIGURES

- Figure 1. Location Map
- Figure 2. USGS Topographic Map
- Figure 3. Land Use Map
- Figure 4. Soils Map
- Figure 5. Observed Listed Species Map
- Figure 6. Listed Species Database Map

1.0 INTRODUCTION

Monarch Ecology Group, LLC (MONARCH) conducted an environmental assessment for the SRQ Autoport Parcel in support of Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit (ERP) application and a Manatee County Final Site Plan (FSP) Application for the site. The property encompasses a total of 8.82 (+/-) acres (Parcel No. 6714500003) located at 7045 North Tamiami Trail in Sarasota, Manatee County (Figures 1 and 2). The property is located on the east side of U.S. Highway 41 just north of Sarasota Bradenton International Airport. It sits approximately 0.5 mile east of Sarasota Bay and less than a 0.1 miles south of Bowles Creek. The property is surrounded by commercial and residential development and was previously developed with a commercial building and parking, but the building was torn down some time in 2017. The property is currently zoned as Planned Development Commercial and Residential Single-Family (PD-C, RSF-3) within the Whitfield Estates on Sarasota Bay subdivision.

To assist with this application, MONARCH has prepared an environmental assessment report that addresses environmental criteria pertaining to native habitats and listed species. MONARCH's findings for wetlands and surface waters, habitat assessments, and listed species are summarized in the report. The assessment was conducted through a combination of desktop review and field work. The desktop review included a review of publicly available data such as: high resolution aerial photographs (current and historic), National Wetlands Inventory (NWI), Southwest Florida Water Management District (SWFWMD) Land Use data, Natural Resource Conservation Service (NRCS) Soil Survey and a number of listed species databases published by the Audubon Eagle Watch Database, Florida Fish and Wildlife Conservation Commission (FWC), and United States Fish and Wildlife Service (USFWS). MONARCH also reviewed online records from regulatory agencies (i.e. SWFWMD) show two prior applications in 2019 and 2021 for a mix of residential and retail uses (Sara Bay SWFWMD Application No's. 791371 and 832046). However, no permits were issued due to the lack of response by the applicant. The lack of responsiveness does not appear to be due to any environmental concerns.

Field work to support this assessment was conducted by MONARCH on July 23, 2025. Field work included a wetland assessment, general habitat assessment, and preliminary listed species.

MONARCH's findings for the habitat assessment and listed species survey are addressed in Section's 2.0 and 3.0.

2.0 HABITAT ASSESSMENT

MONARCH conducted a general habitat assessment for the property on July 23, 2025, to review the site for potential wetlands and upland habitats. All habitats were mapped based on the *Florida Land Use and Cover Forms Classification Systems*¹ (FLUCFCS). No wetlands or native habitats were found on the site. The uplands are characterized as undeveloped lands within urban areas (FLUCFCS 191) as shown on the enclosed Land Use Map (Figure 3). Review of historic aerials from 1973 through 2017 shows several building structures along with asphalt roads, parking, and tennis courts were located on the site. The large structure along U.S. Highway 41 appears to have been a church. (Appendix A). By 2019, the building structures have been removed. A Soils Map (Figure 4) is enclosed which shows the site is mapped as non-hydric/upland soils (Duette Fine Sand, Eau Gallie Fine Sand, and Pomello Fine Sand). Descriptions of the land uses are summarized below and representative photographs are included in the enclosed photolog (Appendix B).

2.1 UPLANDS

Undeveloped Lands within Urban Areas (FLUCFCS 191; 8.82 acres)

The site is characterized as open land that was previously cleared and remnants of previous developments on the site. Improvements include asphalt roads and parking areas, chainlink fence, old tennis court, electrical box, and debris and trash piles. This site is regularly mowed with trees scattered throughout the site. Native trees include live oaks (*Quercus virginiana*), laurel oaks (*Quercus laurifolia*), slash pines (*Pinus elliottii*), strangler fig (*Ficus aurea*), and cabbage palm (*Sabal palmetto*) and well as several dead pines and snags. Nuisance and exotic or landscape plants consists of Brazilian pepper (*Schinus terebinthifolia*), Indian rubber tree (*Ficus elastica*), carrotwood (*Cupaniopsis anacardioides*), and lead tree (*Leucaena leucocephala*). The groundcover is vegetated with bahia grass (*Paspalum notatum*), Bermuda grass (*Cynadon dactylon*), St. Augustine grass (*Stenotaphrum secundatum*), broomsedge (*Andropogon* sp.) intermixed with various weedy species including Mexican clover (*Richardia grandiflora*), smutgrass (*Sporobolus indicus*), girdlepod (*Mitracarpus hirtus*), elephantsfoot (*Elephantopus*

¹ Published by FDOT January 1999

elatus), frogfruit (*Phyla nodiflora*), carpetgrass (*Axonopus* sp.), narrowleaf silkgrass (*Pityopsis graminifolia*), ragweed (*Ambrosia artemisifolia*), hairy indigo (*Indigofera hirsuta*), and caesarweed (*Urena lobata*).

3.0 LISTED SPECIES

MONARCH conducted a general wildlife survey to evaluate the site for state² and federally³ listed species that are regulated by FWC and USFWS and may need to be considered for permitting and development. The wildlife survey was conducted following general guidelines and methodologies provided in the Florida Wildlife Conservation Guide⁴, but focused on listed species that are known to occur in Manatee County and have potential to utilize habitats such as those found onsite. Given the density of residential and commercial uses and major roads, there is limited habitat for wildlife, but listed species will still need to be addressed during permitting.

The wildlife survey included both a desktop review and field review. As part of the desktop review, MONARCH reviewed relevant regulatory databases for listed species that are known to occur in Manatee County and also took into consideration USFWS consultation areas that overlap this site (i.e., Florida scrub jays). MONARCH conducted a general wildlife survey during the field review (on July 23, 2025) to evaluate the site for listed species and also conducted a 100% gopher tortoise (*Gopherus polyphemus*) survey in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023). No listed species or gopher tortoise burrows were found on the site. However, there are a total of three (3) ospreys (*Pandion haliaetus*) observed on the site with two (2) nest structures and one dilapidated nest structure (Figure 5). Ospreys are not state or federally listed, but active osprey nests (and their young) are subject to state and federal protection. Table 3-1 below provides a summary of listed species that were evaluated for the survey followed by a brief summary for each species.

² Endangered, Threatened, or of Special Concern by the FWC (under Chapter 68A-27, F.A.C.)

³ Endangered or Threatened by the USFWS (under 50 CFR 17 and 23)

⁴ Developed by FWC and USFWS

Table 3-1. Listed Species Observed or Having Potential to Occur on the SRQ Autoport Parcel.

Common Name	Scientific Name	Legal Status		Probability of Occurrence
		USFWS	FWC ¹	
Reptiles				
American Alligator	<i>Alligator mississippiensis</i>	T (S/A)	FT(S/A)	Very Low
American Crocodile	<i>Crocodylus acutus</i>	T	FT	Very Low
Gopher Tortoise	<i>Gopherus polyphemus</i>	----	ST	Low
Eastern Indigo Snake	<i>Drymarchon couperi</i>	T	FT	Very Low
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	----	ST	Very Low
Birds				
Bald Eagle	<i>Haliaeetus leucocephalus</i>	*	----	Moderate
Osprey	<i>Pandion haliaetus</i>	**	**	Observed
Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	T	FT	Very Low
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	----	ST	Low
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	----	ST	Low
Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	----	ST	Moderate
Wood Stork	<i>Mycteria americana</i>	T	FT	Low
Little Blue Heron	<i>Egretta caerulea</i>	----	ST	Low
Tricolored Heron	<i>Egretta tricolor</i>	----	ST	Low
Roseate Spoonbill	<i>Platalea ajaja</i>	----	ST	Low

* Bald eagles are afforded federal protection under the Bald and Golden Eagle Protection Act.

** Federal Migratory Bird Treaty Act and state Rule 68A-16.001, F.A.C.

USFWS Status: E: Endangered (subject to state and federal protection); T: Threatened (subject to state and federal protection); T(S/A): Threatened due to similarity of appearance.

FWC Status: FE: Federal Endangered (subject to state and federal protection); FT: Federally Threatened (subject to state and federal protection); ST: State-Threatened only (not federally listed); SSC: Species of Special Concern (not federally listed).

FT(S/A): Federally Threatened due to similarity of appearance.

American Alligator

The American alligator (*Alligator mississippiensis*) is a common species in Florida that is federally listed as threatened only because of its similarity in appearance to the American crocodile (*Crocodylus acutus*) which is listed as federally threatened. American crocodiles mostly occur in coastal areas of south Florida, but their range can extend as far north as Tampa Bay. They primarily occur in brackish or saltwater areas and can also be found in ponds, coves, tidal creeks, mangrove swamps and occasionally are encountered in more inland freshwater areas where extensive canal systems exist. American alligators on the other hand have potential to occur on nearly any site in Florida that has freshwater wetlands, rivers, lakes, ponds, ditches and canals. This site does not provide any habitat for alligators and crocodiles.

Gopher Tortoise

Gopher tortoises are state listed as threatened and prefer sandhills, xeric scrub habitat, palmetto prairie, and pine flatwoods but can be found in other habitats and even developed areas and pasturelands. MONARCH conducted a 100% gopher tortoise survey for the site and no gopher tortoise burrows were observed. Regardless, another (100%) pre-construction survey will be required within 90-days of any future clearing or construction in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023). If gopher tortoises (or burrows) are found, a relocation permit will be required (from FWC) to relocate tortoises to an FWC-approved recipient site before any clearing or construction occurs. However, given the site was previously developed and is surrounded by high traffic roads and intensive development, it's very unlikely that gopher tortoises would use this site.

Eastern Indigo Snake

Eastern indigo snakes (*Drymarchon couperi*) are federally listed as threatened and can be found in a wide range of habitats in Florida including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood forests, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. They are also a commensal species and are commonly known for using gopher tortoise burrows for refuge in the wintering months. No suitable habitat is present and given the site was previously developed and is surrounded by intensive development and high traffic roads, it's very unlikely that Eastern indigo snakes use this site.

Florida Pine Snake

Florida pine snakes (*Pituophis melanoleucus mugitus*) are state listed as threatened and inhabit a variety of xeric habitats including sandhill, scrub, xeric hammock, scrubby flatwoods, mesic pine flatwoods, and dry prairie. No pine snakes were observed nor are they expected to use this site since there is no suitable habitat and the property is surrounded by roads and intensive development.

Bald Eagles

While no longer listed as threatened by USFWS or FWC, bald eagles (*Haliaeetus leucocephalus*) continue to be protected by state and federal laws under the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. Eagles are known to nest in large pines and occasionally cell towers. The site does contain some pines, but no eagles or eagle nests were observed. According to the Audubon Eagle Watch database, the closest nest, MN018 is located approximately 2,000 feet east of the site and MN003 located 2,400 feet northwest of the site as shown on the Listed Species Database Map (Figure 6). The project site is well outside of the protection zones (330-foot primary and 660-foot secondary) of the closest eagle nest, and although eagle sightings may occur periodically given the nearby nests, eagles are not expected to use this site.

Florida Scrub Jays

The site occurs in the consultation area for Florida scrub-jays (*Aphelocoma coerulescens*) which are federally listed as threatened. Scrub jays prefer xeric scrub habitat, scrubby flatwoods and sandhills. No scrub jays were observed, nor is there any scrub jay habitat onsite or anywhere around the site. Therefore, Florida scrub jays are very unlikely to use this site.

Southern American Kestrels

Southeastern American kestrels (*Falco sparverius paulus*) are state listed as threatened and inhabit open lands where both foraging and nesting opportunities exist. They are often found in sandhills and open pine savannahs, scrub, pastures and agricultural fields in central and north Florida and tend to nest in cavities of dead trees (snags), abandoned woodpecker nests and utility poles near open, foraging lands where prey can be easily detected. Several dead pines and cavities occur on site (Figure 5) which were carefully inspected by MONARCH. However, no kestrels were observed. The survey was conducted during the kestrel breeding season (March 1st-July 31st) and the FWC

recommended survey window for kestrels (April-August). Therefore, kestrels would have been observed if they were nesting onsite. As a result, its unlikely kestrels are using this site.

Florida Burrowing Owls

Florida Burrowing owls (*Athene cunicularia floridana*) are state listed as threatened and inhabit sandhills, ruderal communities, dry prairies, and pasture with minimal groundcover vegetation. No burrowing owls (or burrows) were observed and they generally are not known to occur in urban areas of Manatee County. Therefore, burrowing owls are not expected to use this site.

Florida Sandhill Cranes

Florida sandhill cranes (*Antigone canadensis pratensis*) are state listed as threatened and typically utilize open grassy areas and pasture for foraging and nest in shallow, freshwater marsh wetlands. The site does not have any suitable nesting habitat, but sandhill foraging may periodically use the open grassy areas for foraging. Regardless, sandhill cranes will not create any development constraints for this site.

Listed Wading Birds

A number of listed wading birds are known to occur in Manatee County and the site is located within a 5-mile radius of wood stork (*Mycteria americana*) colony as shown on the Listed Species Database Map (Figure 6). Regardless, wading birds are not expected to use the site since there are no wetlands or surface waters onsite.

Osprey

The osprey was removed from the state list of threatened and endangered species but is managed as part of the FWC Imperiled Species Management Plan. Osprey, active nests, eggs, and young are also protected under the Federal Migratory Bird Treaty Act and pursuant to state Rule 68A-16.001, F.A.C, 68A-4.001, F.A.C, and 68A-1.004 F.A.C. Ospreys prefer to nest near waterbodies but will fly long distances if a breeding site is desirable. Nests are large and primarily made up of sticks, historically in trees, but are commonly found on artificial structures such as channel markers, utility poles, cell phone towers and platforms constructed for nests. A total of three (3)

ospreys (*Pandion haliaetus*) were observed on the site with two (2) nest structures and one dilapidated nest structure (Figure 5).

Osprey are found year-round in Florida with nesting from December-March and the incubation and nestling stages extending into the summer months. Removal of inactive osprey nests no longer require a permit from FWC. However, active nests (including their eggs and young) are protected and cannot be removed. Therefore, any clearing or construction associated with this project would need to be timed such that it avoids any active nests until nesting is complete and the young are capable of flight (as verified by qualified wildlife biologist). In most cases, work activities near an active osprey nest should be avoided or minimized to the extent practicable to minimize disturbance in accordance with recommendations found in the *Species Conservation Measures and Permitting Guidelines for Osprey* (FWC 2019). Removal of active nests (i.e., those containing eggs or flightless young) is only authorized in limited and specific scenarios (time sensitive infrastructure or emergency permits) and requires a permit.

A permit is not required to remove an inactive status nest of this species, but a qualified biologist should inspect the nest to verify status before any nests are cleared. Information on voluntary conservation practices that benefit ospreys (i.e., installation of replacement nesting platforms) is also available in the *Species Conservation Measures and Permitting Guidelines for Osprey* (FWC 2019). After removal of an inactive osprey nest, the recommendation is to replace it with a structure of comparable or better quality as they will often rebuild nests in undesirable locations unless an alternative structure is provided nearby.

APPENDIX A

HISTORIC AERIALS (1940, 1973, 1984, 2006, 2017, 2019)

1940 Aerial



User Notes:



This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropriate or unintended uses of the information.

1973 Aerial



User Notes:



This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropriate or unintended uses of the information.

1984 Aerial



User Notes:



This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropriate or unintended uses of the information.

2006 Aerial

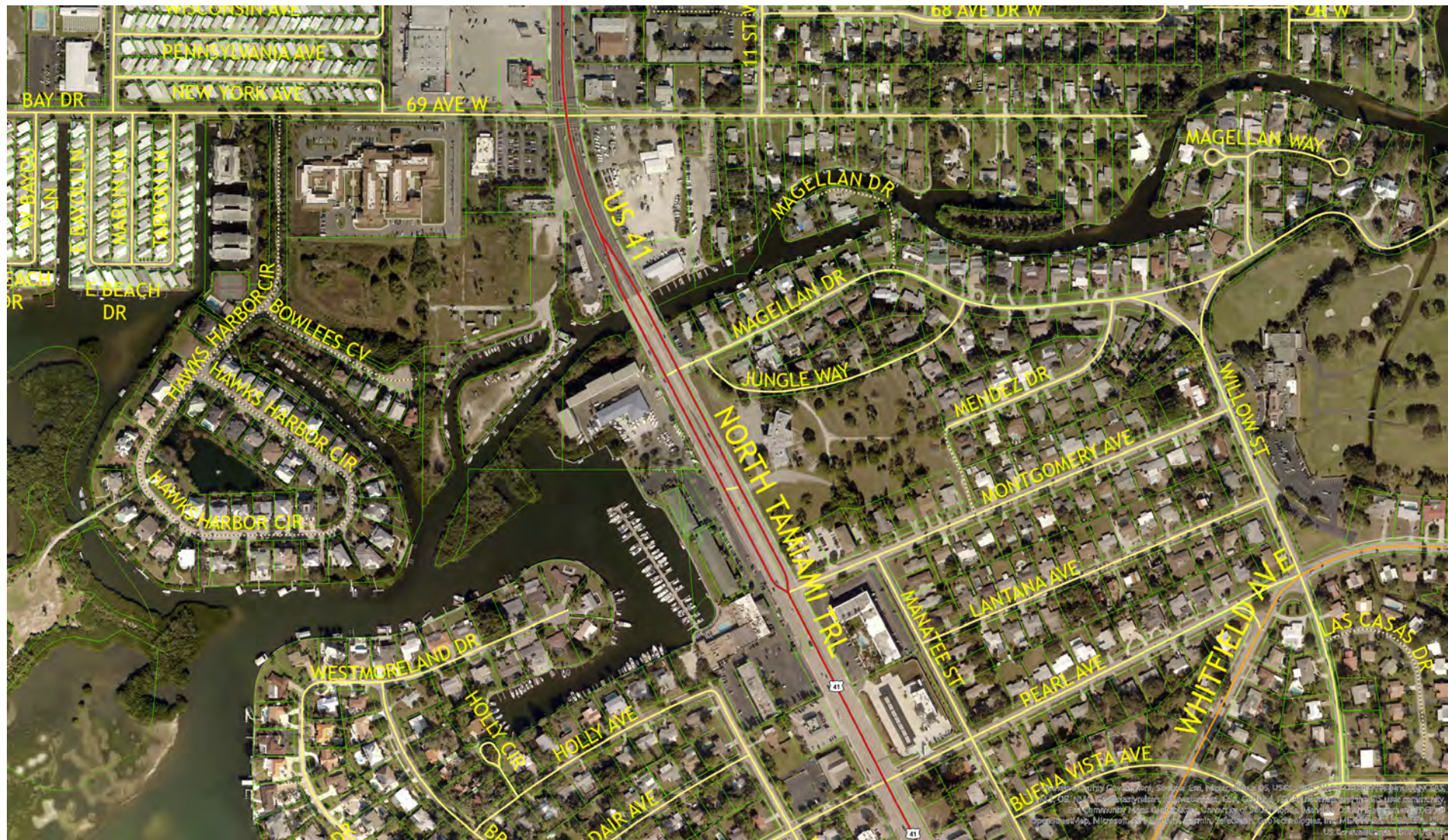


User Notes:



This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropriate or unintended uses of the information.

2017 Aerial

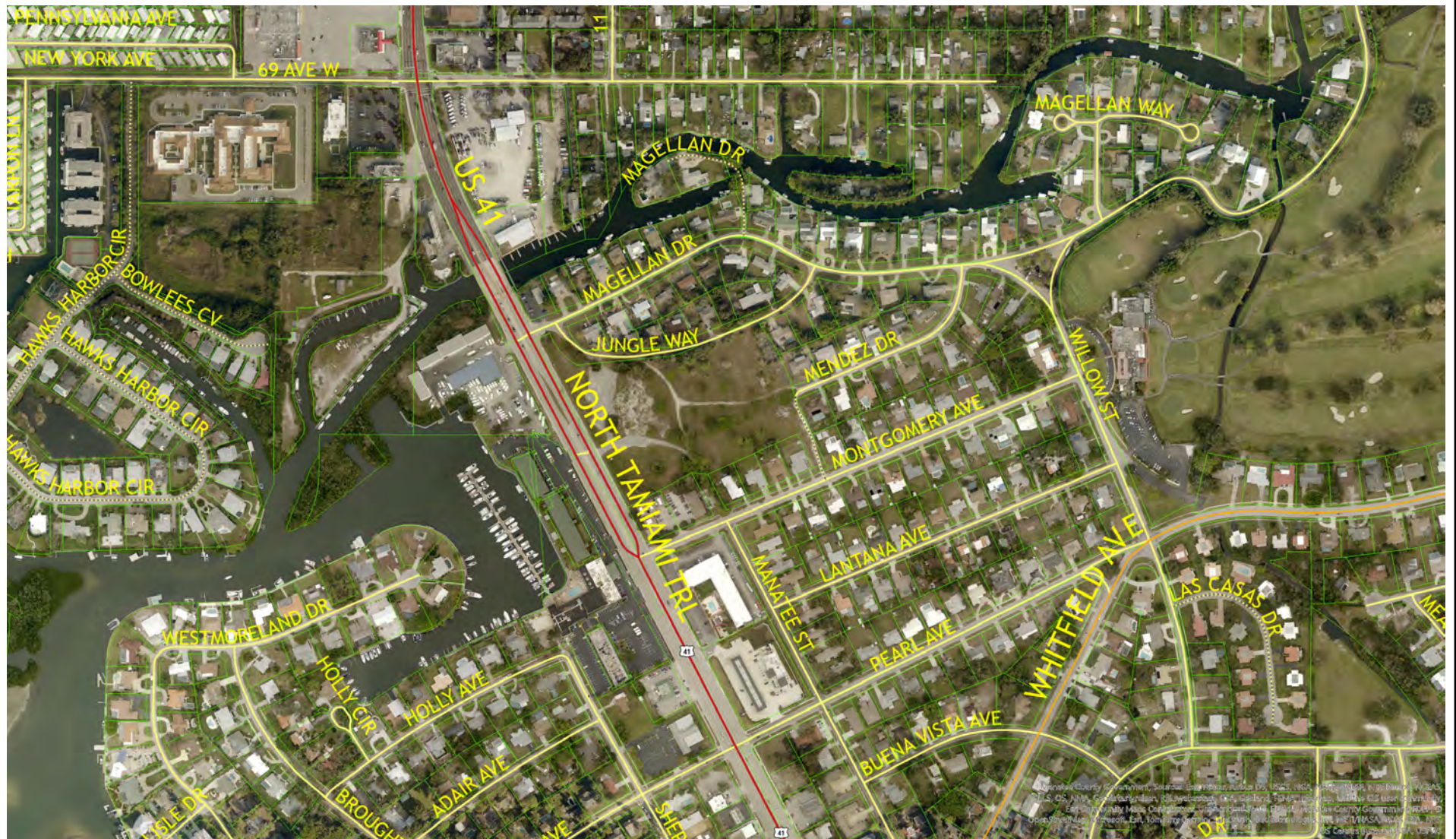


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This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropriate or unintended uses of the information.

2019 Aerial



User Notes:



This map was developed using the Manatee County Geographic Information System. It is provided for general reference, is subject to change, and is not warranted for any particular use or purpose. The information contained within is derived from several sources of varying quality and accuracy. Errors from non-coincidence of features from different sources may be present. The Manatee County Geographic Information Systems and the Manatee County BOCC do not warrant and are not liable for inappropriate or unintended uses of the information.

APPENDIX B

PHOTOLOG



Photograph 1. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout the Site.



Photograph 2. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout the Site.



Photograph 3. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout Site.



Photograph 4. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout Site.



Photograph 5. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout Site.



Photograph 6. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout Site.



Photograph 7. Undeveloped Lands (FLUCFCS 191) with Scattered Trees throughout Site.



Photograph 8. Osprey and Nest (#1) in the North Side of Site.



Photograph 9. Osprey and Nest (#1) in the North Side of Site.



Photograph 10. Osprey and Nest (#2) in the North Side of Site.



Photograph 11. Dilapidated Nest Structure on South Side of Site.

FIGURES

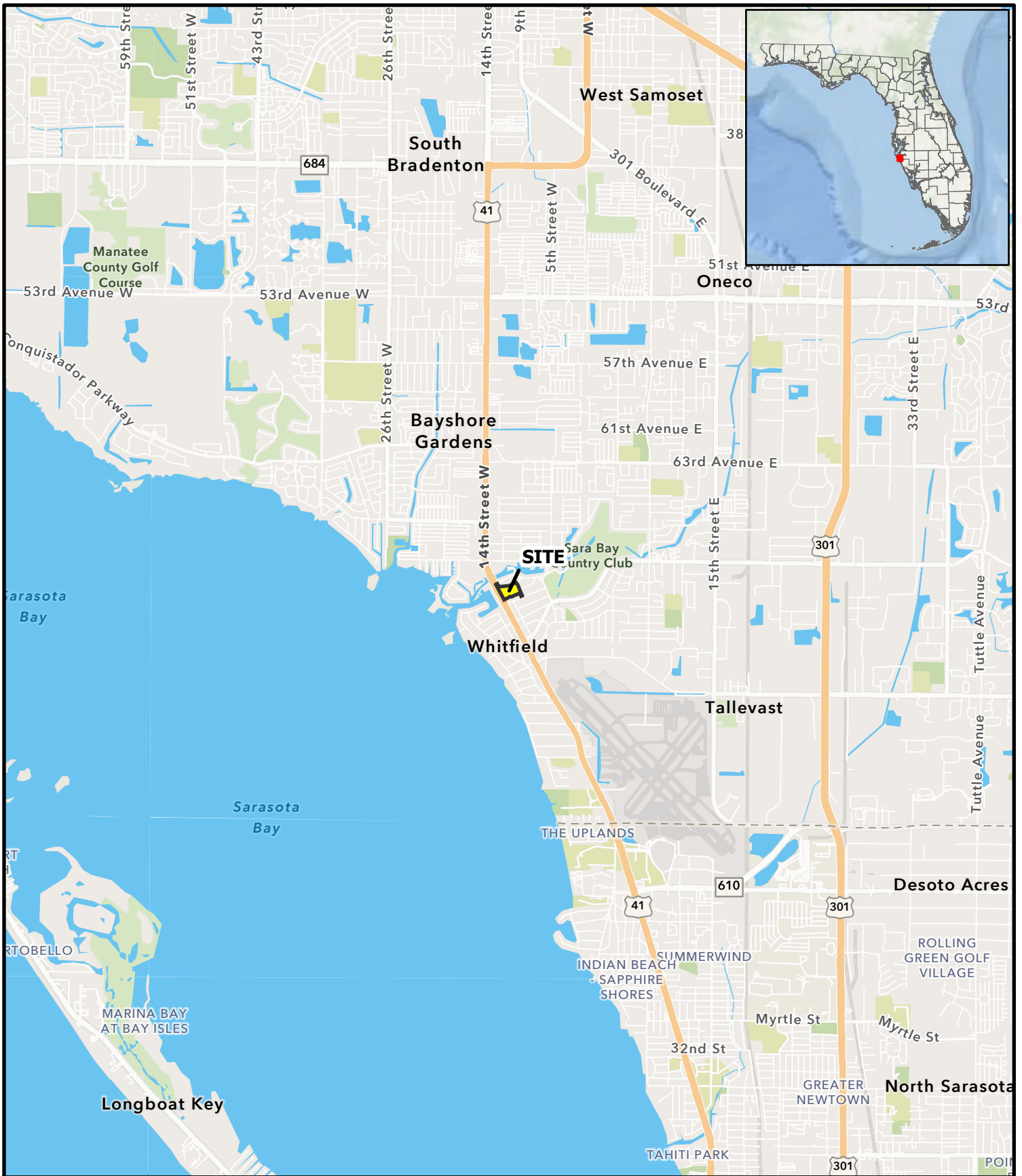
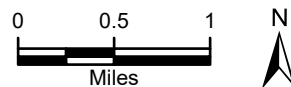


Figure 1
Location Map

SRQ Autoport
Manatee County, Florida

 Project Boundary



Sources: USGS, Verma Quad, 1989; Monarch Ecology Group, 2025

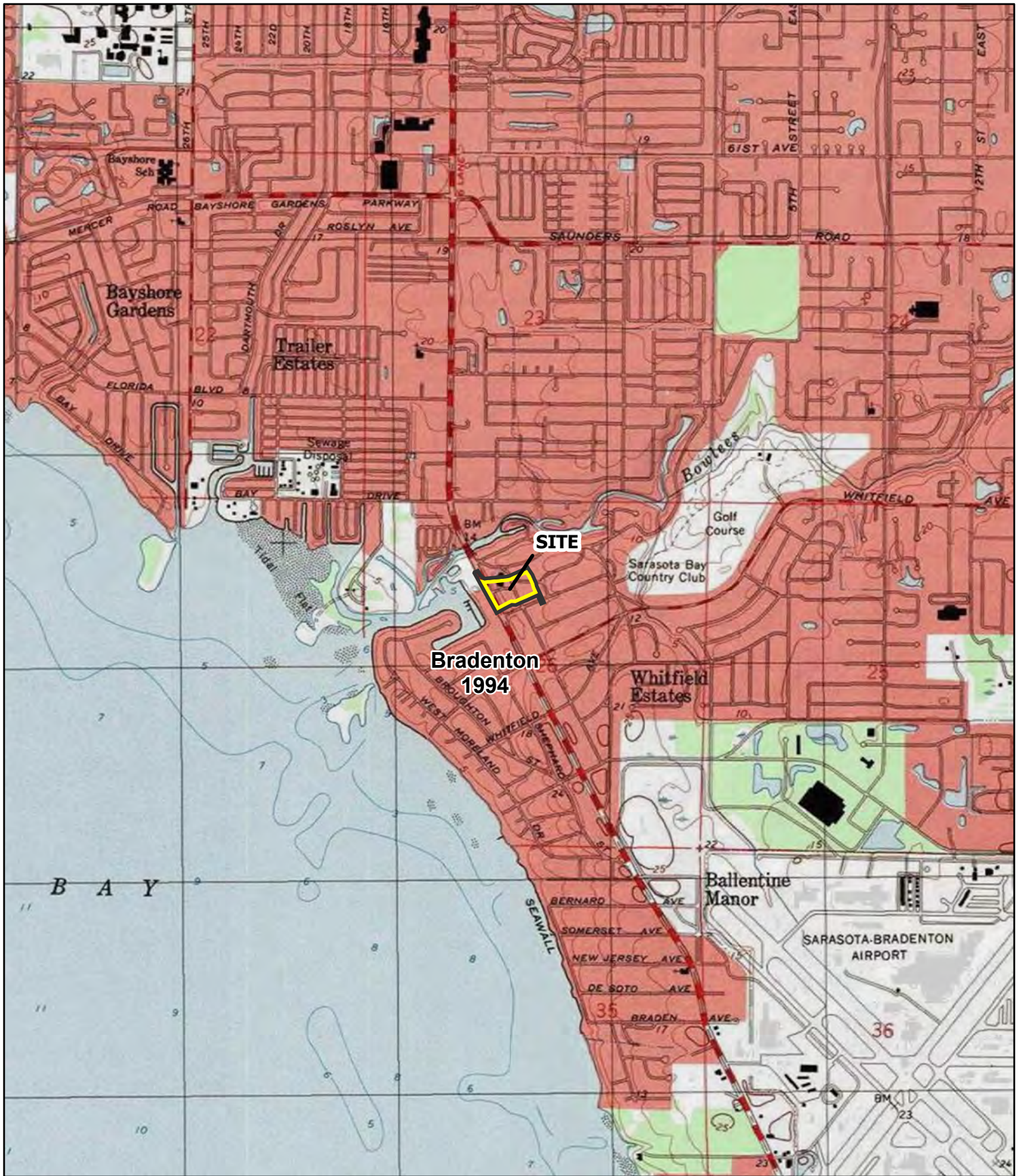
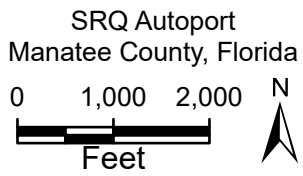




Figure 2
Topographic Map



-  USGS Quad (7.5 min)
-  Project Boundary



Sources: USGS, Bradenton Quad 1994; Monarch Ecology, 2025

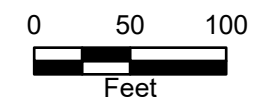


FLUCCS	Description	Acres
191	Undeveloped Land within Urban Areas	8.82

Figure 3
Land Use/Land Cover

SRQ Autoport
Manatee County, Florida

 Project Boundary



Sources: FDOT Imagery, 2024; Monarch Ecology, 2025

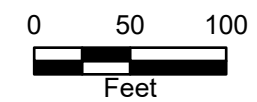




Figure 4
Soils

SRQ Autoport
Manatee County, Florida

-  Project Boundary
-  Soils



Sources: USDA, 2024; FDOT Imagery, 2024; Monarch Ecology, 2025






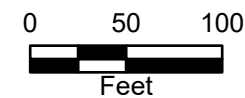


FLUCCS	Description	Acres
191	Undeveloped Land within Urban Areas	8.82

Figure 5
Observed Listed Species

SRQ Autoport
Manatee County, Florida

-  Project Boundary
-  Nest
-  Snag/Cavity



Sources: FDOT Imagery, 2024; Monarch Ecology, 2025



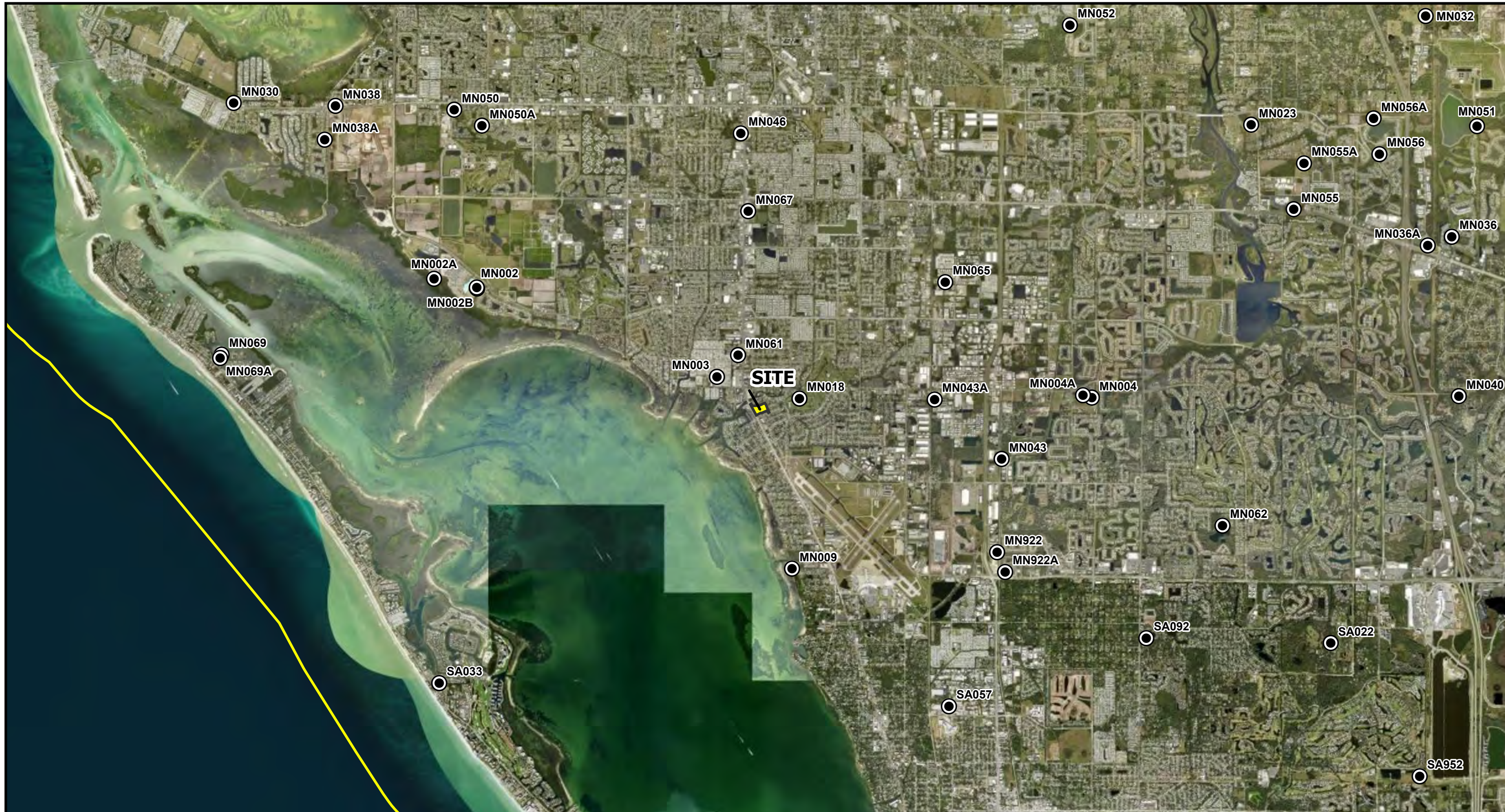
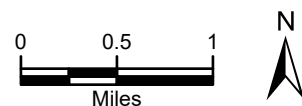





Figure 6
Listed Species

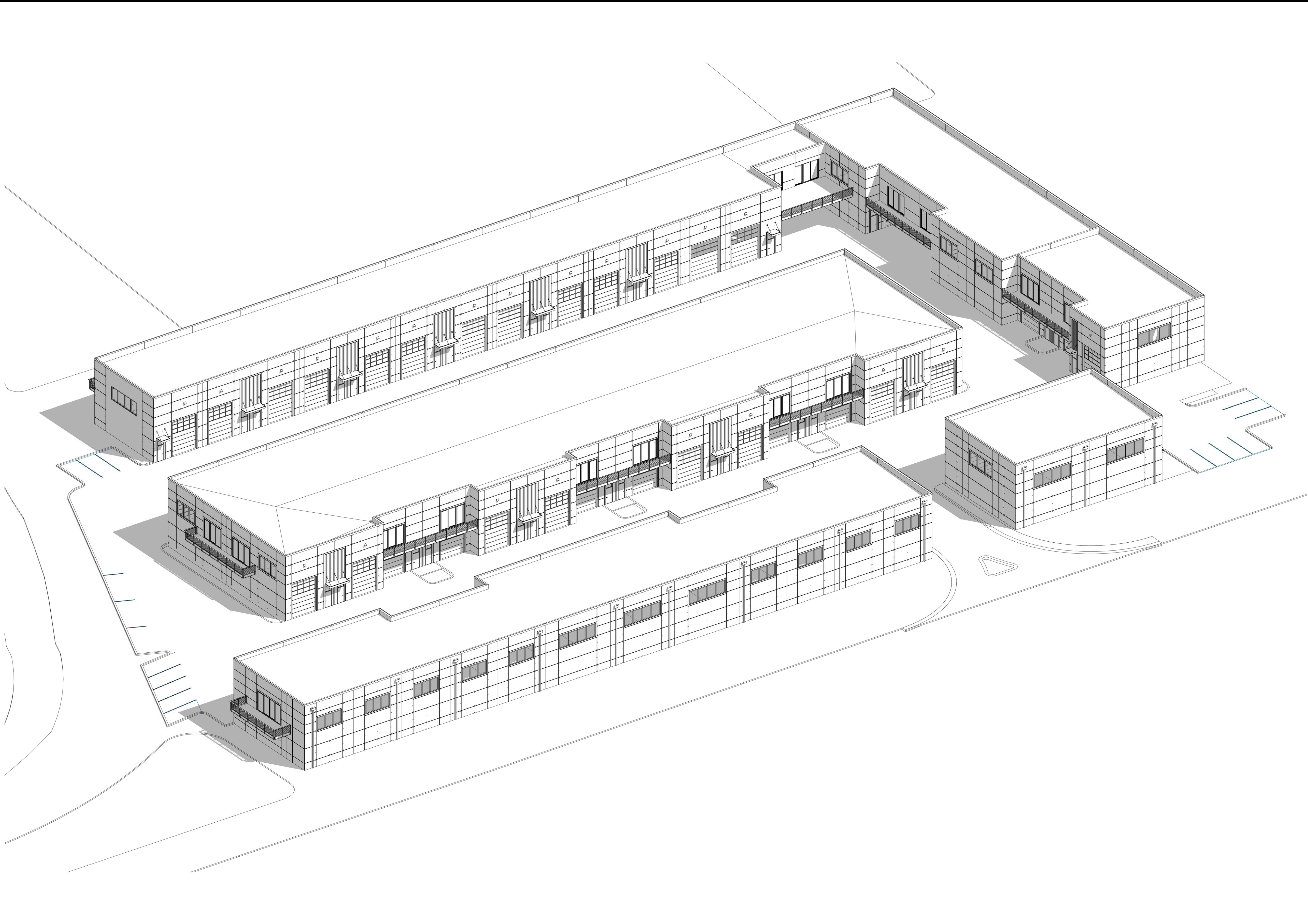
SRQ Autoport
Manatee County, Florida

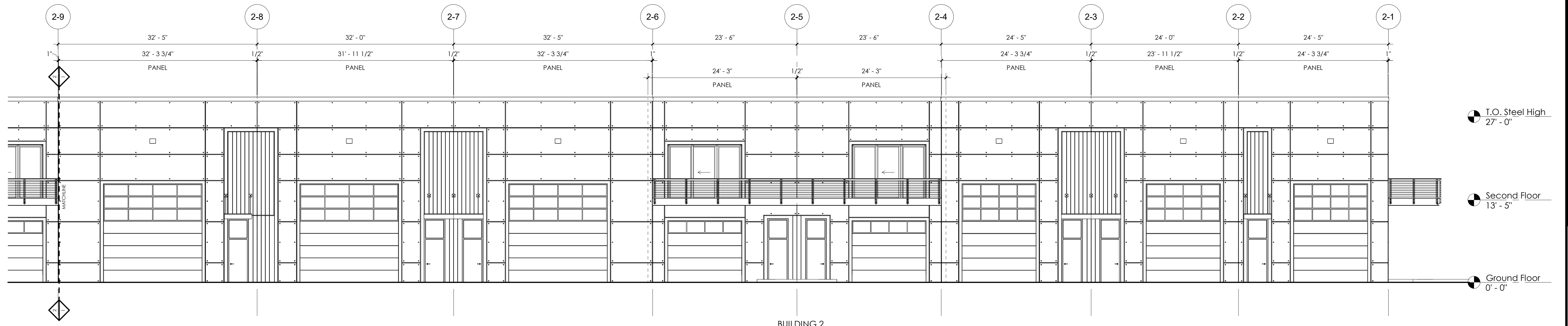


-  Project Boundary
-  Bald Eagle Nest
-  Wood Stork Foraging Area

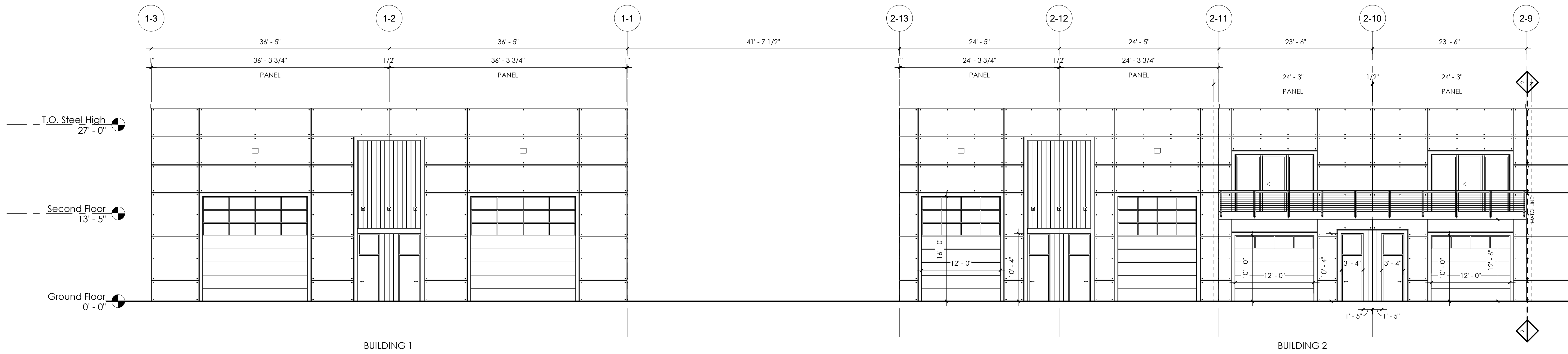
Site Lies within:
USFWS Wood Stork Foraging Area
USFWS Consultation Area:
Florida Scrub Jay



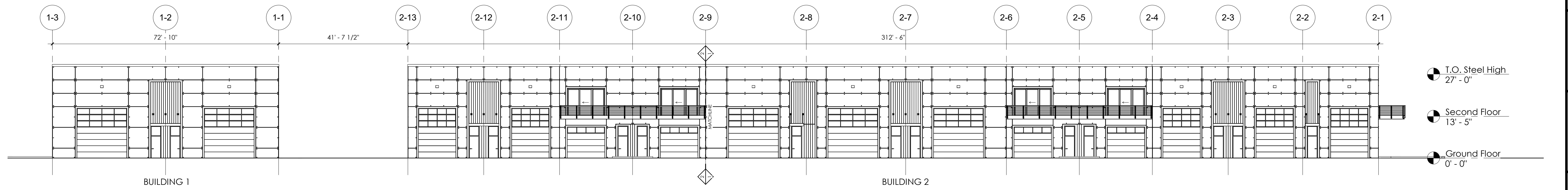




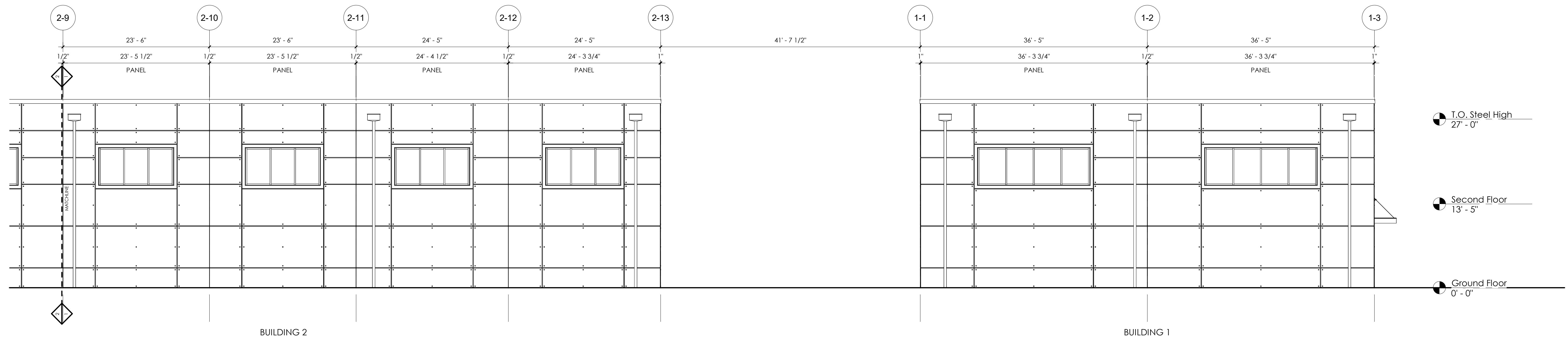
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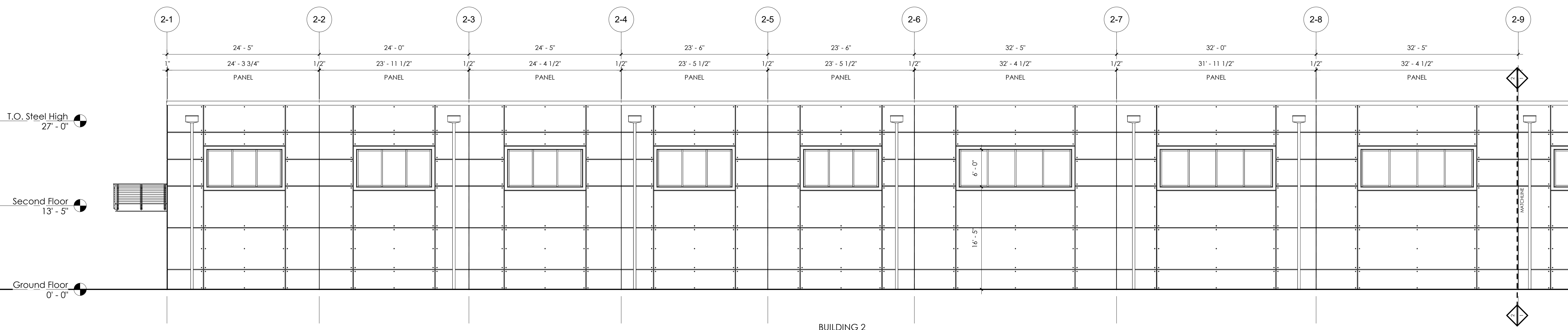
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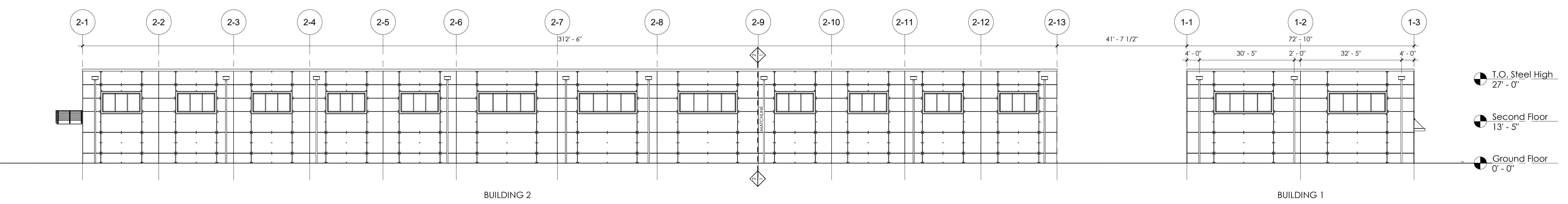
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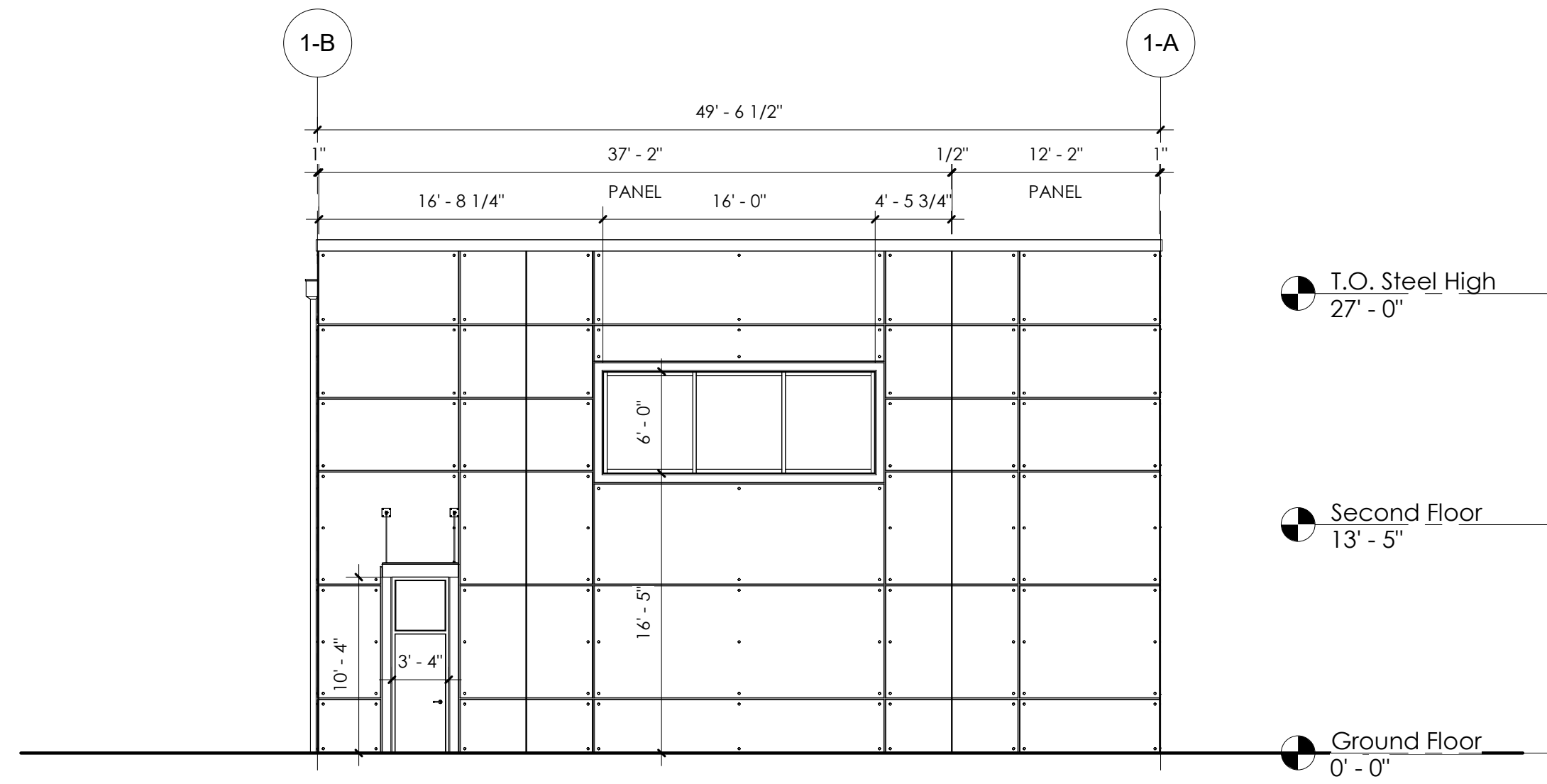
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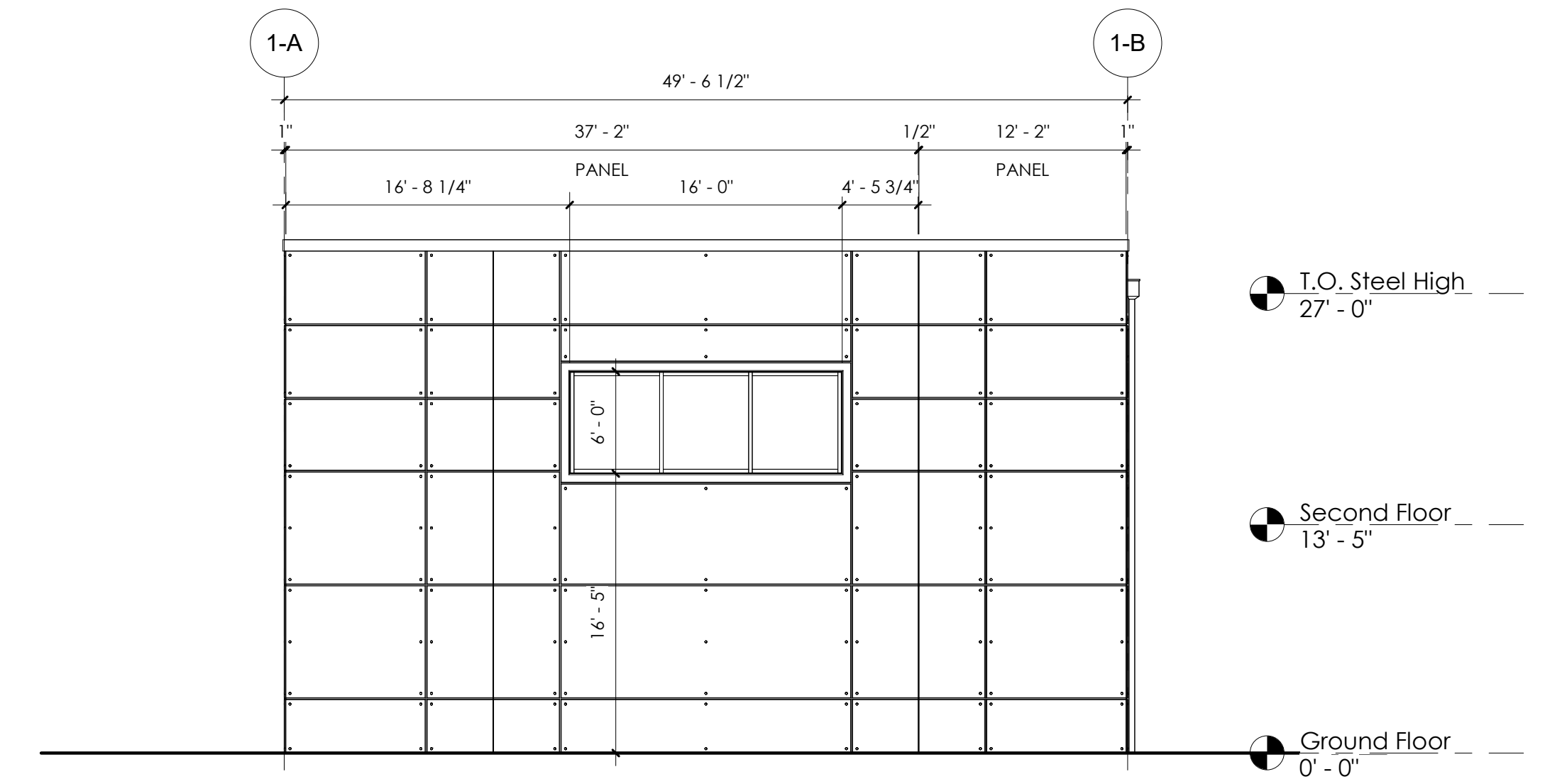
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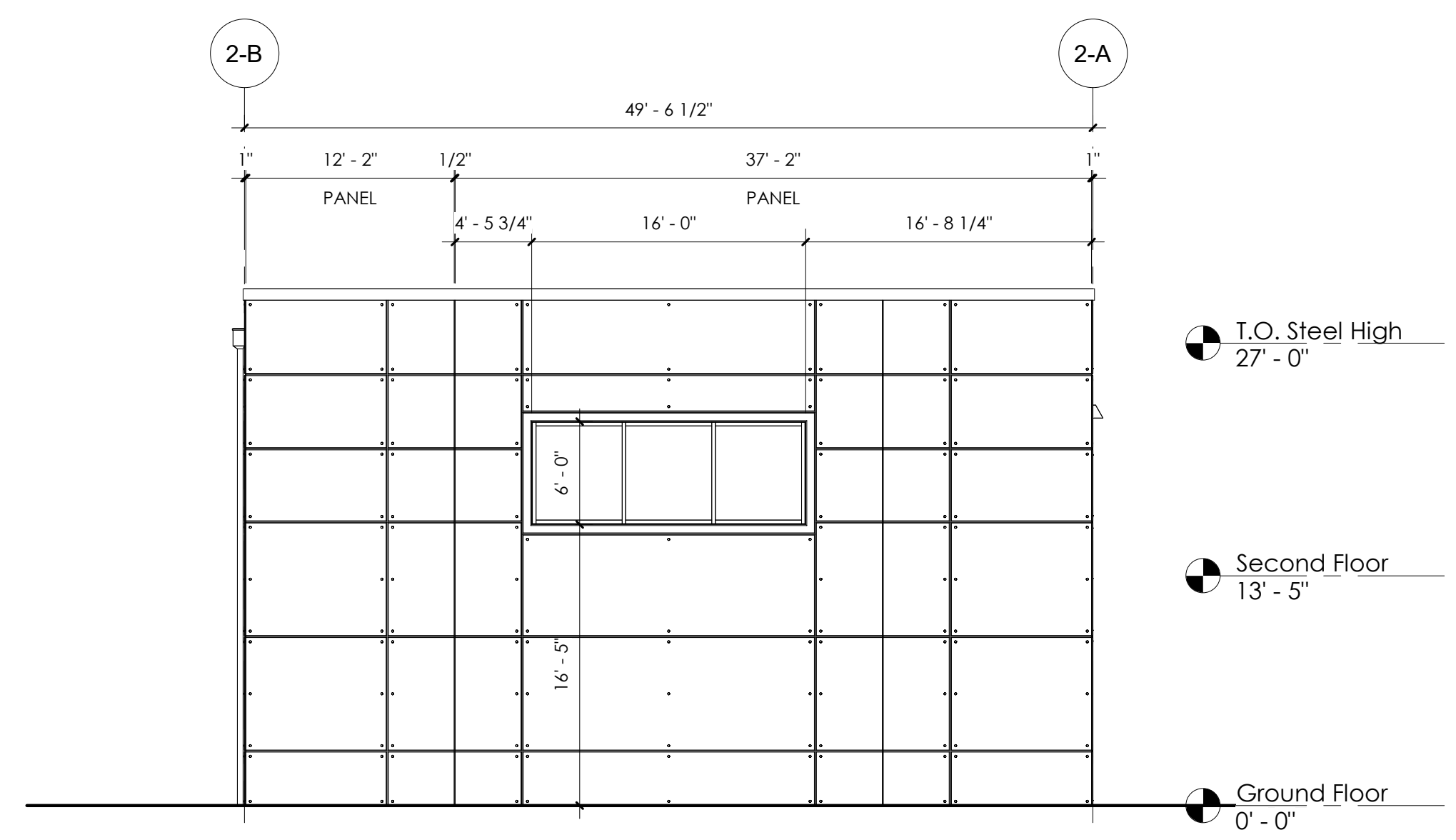
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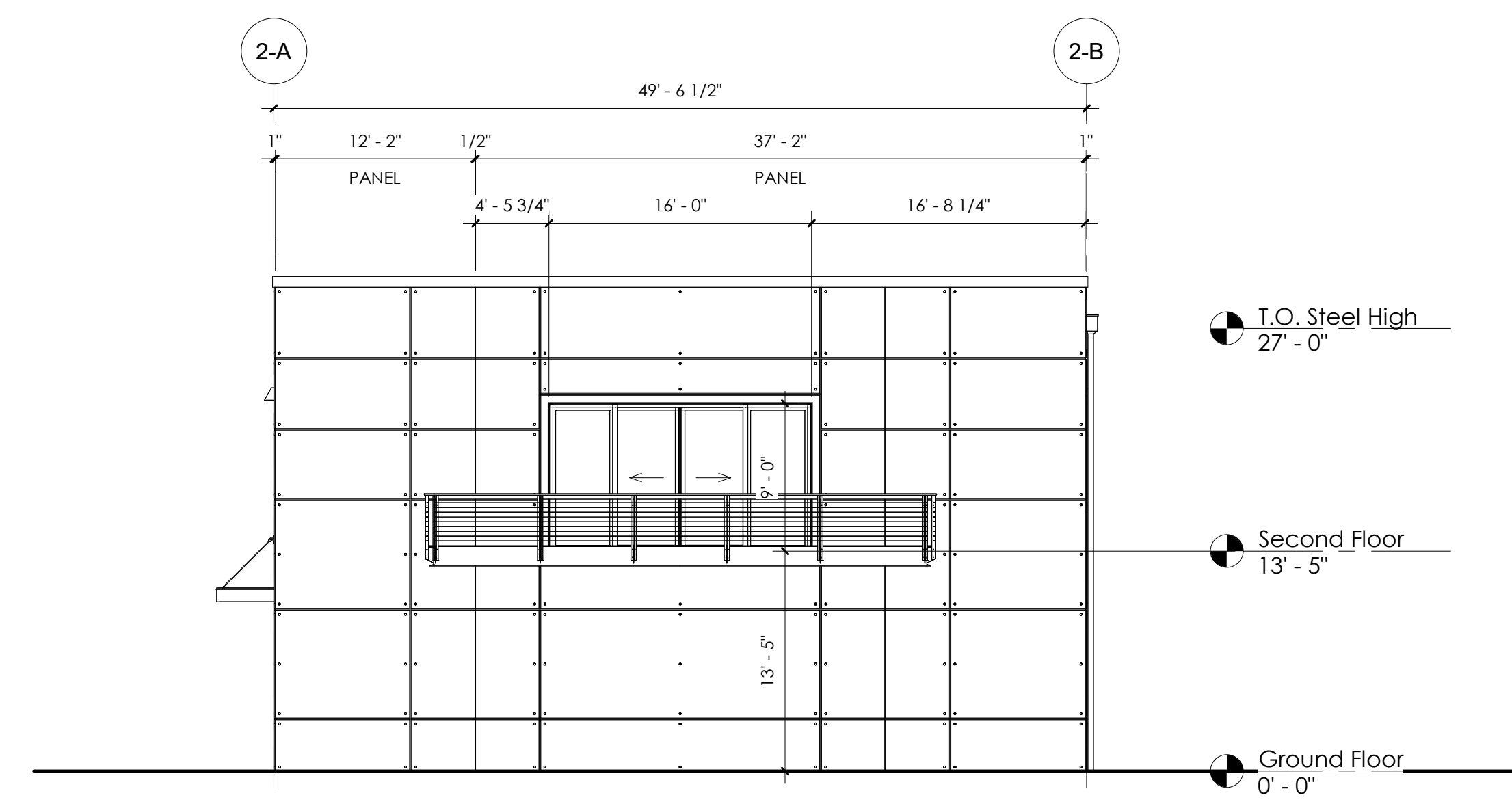
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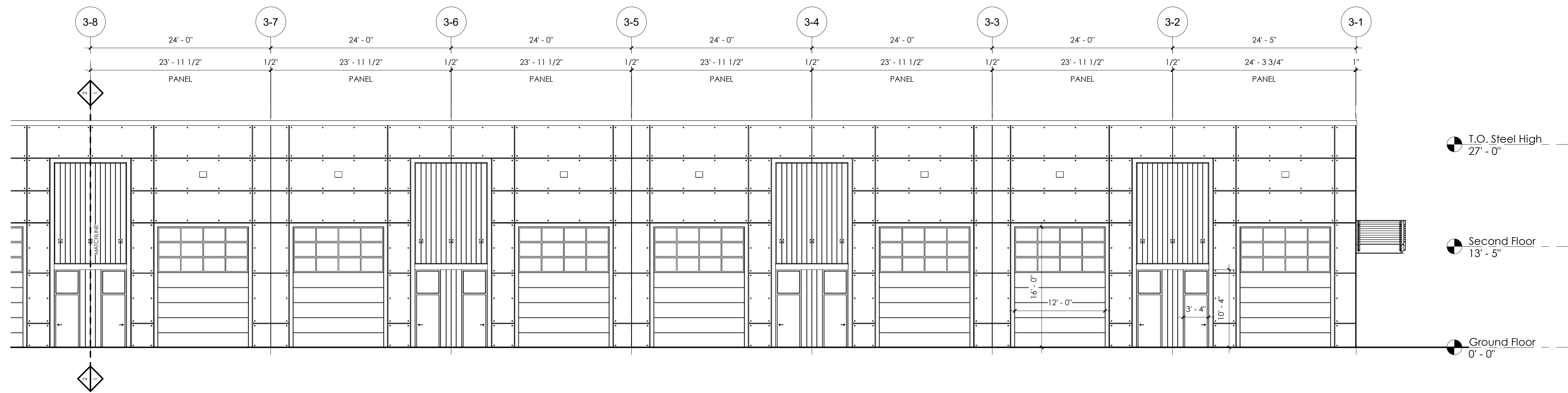
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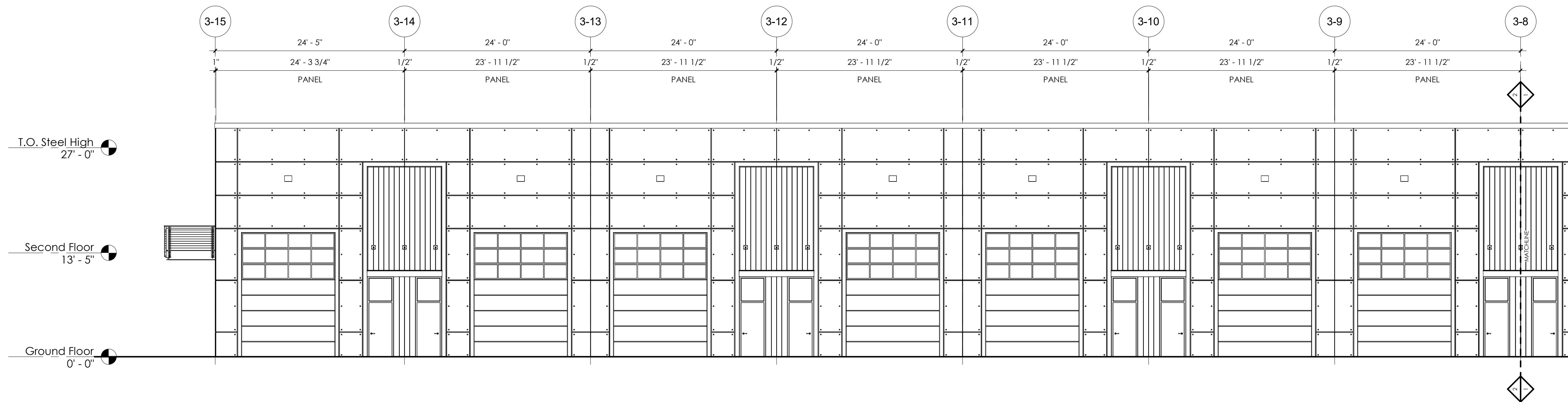
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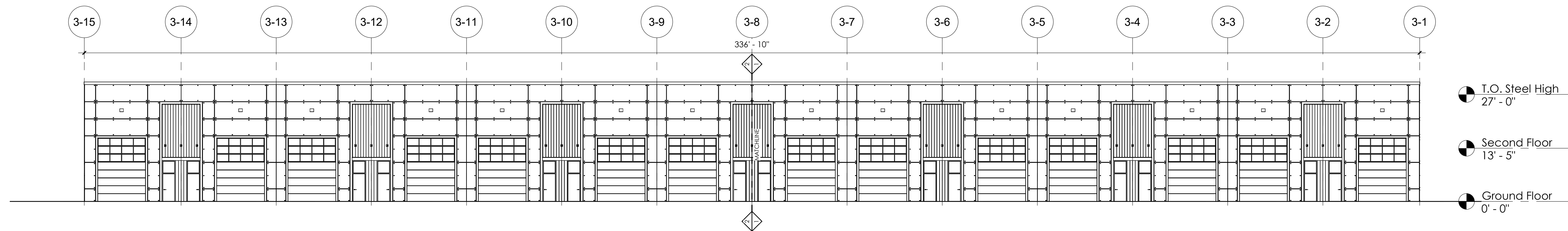
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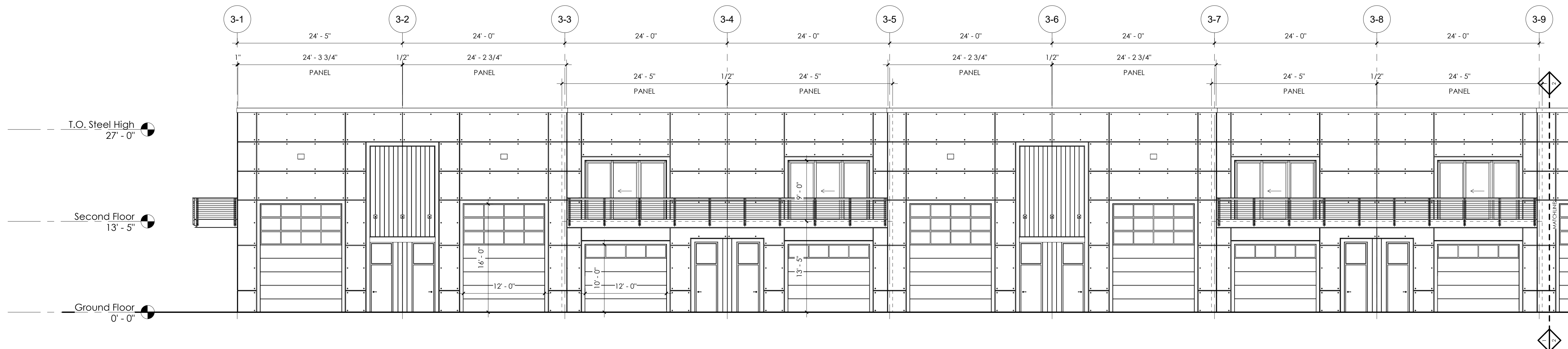
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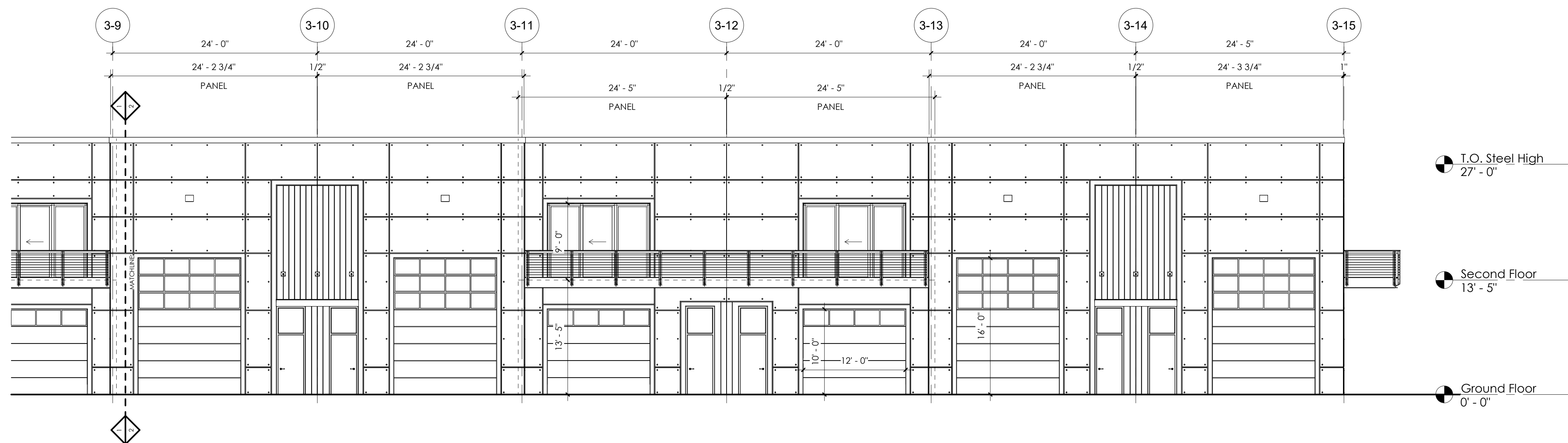
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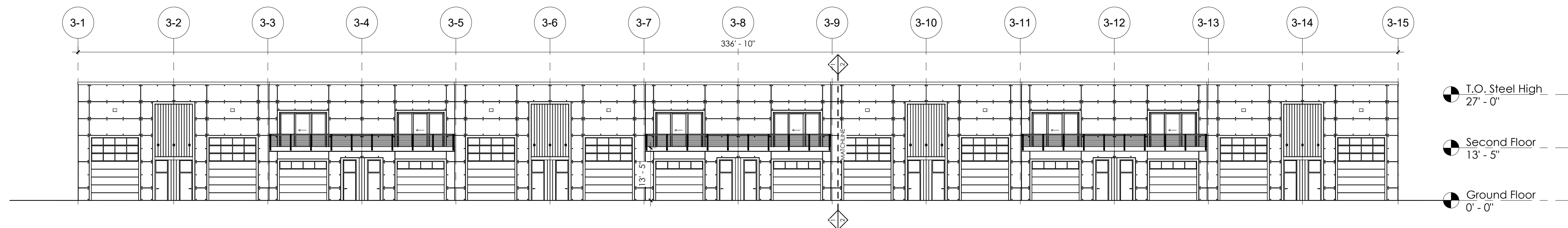
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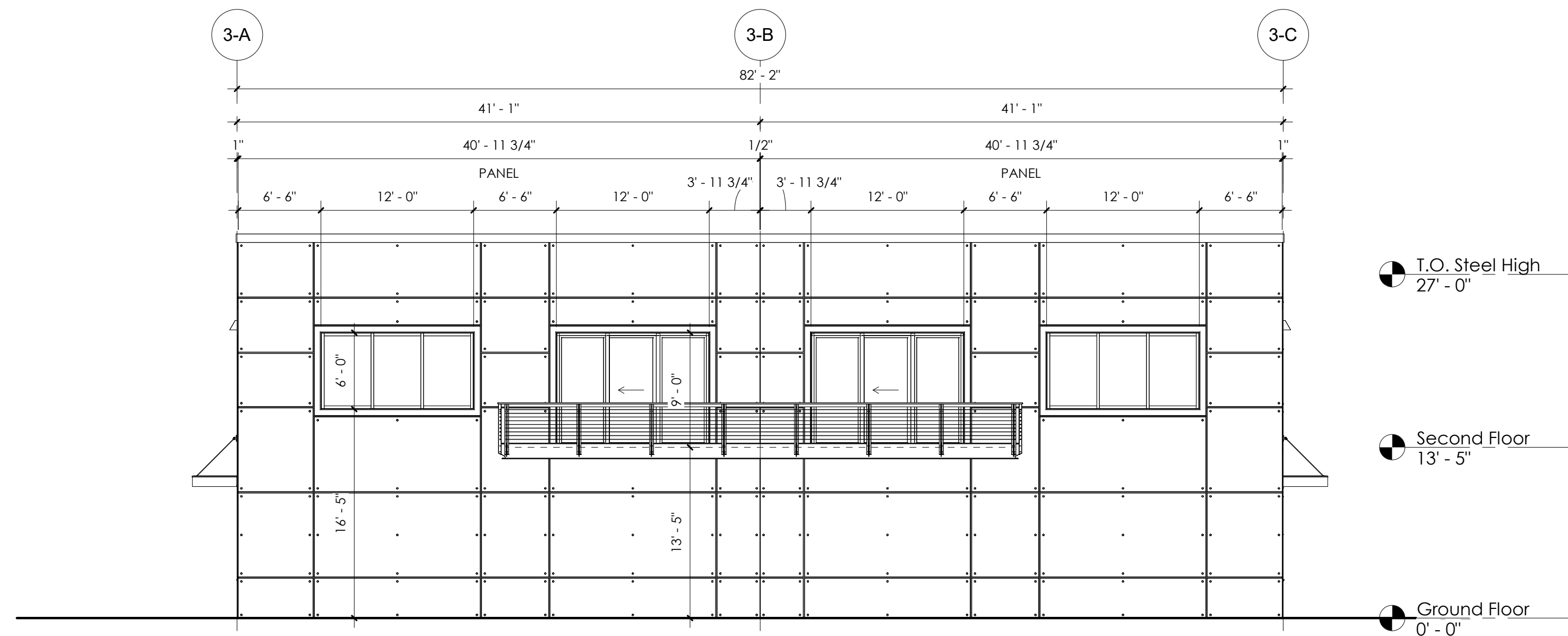
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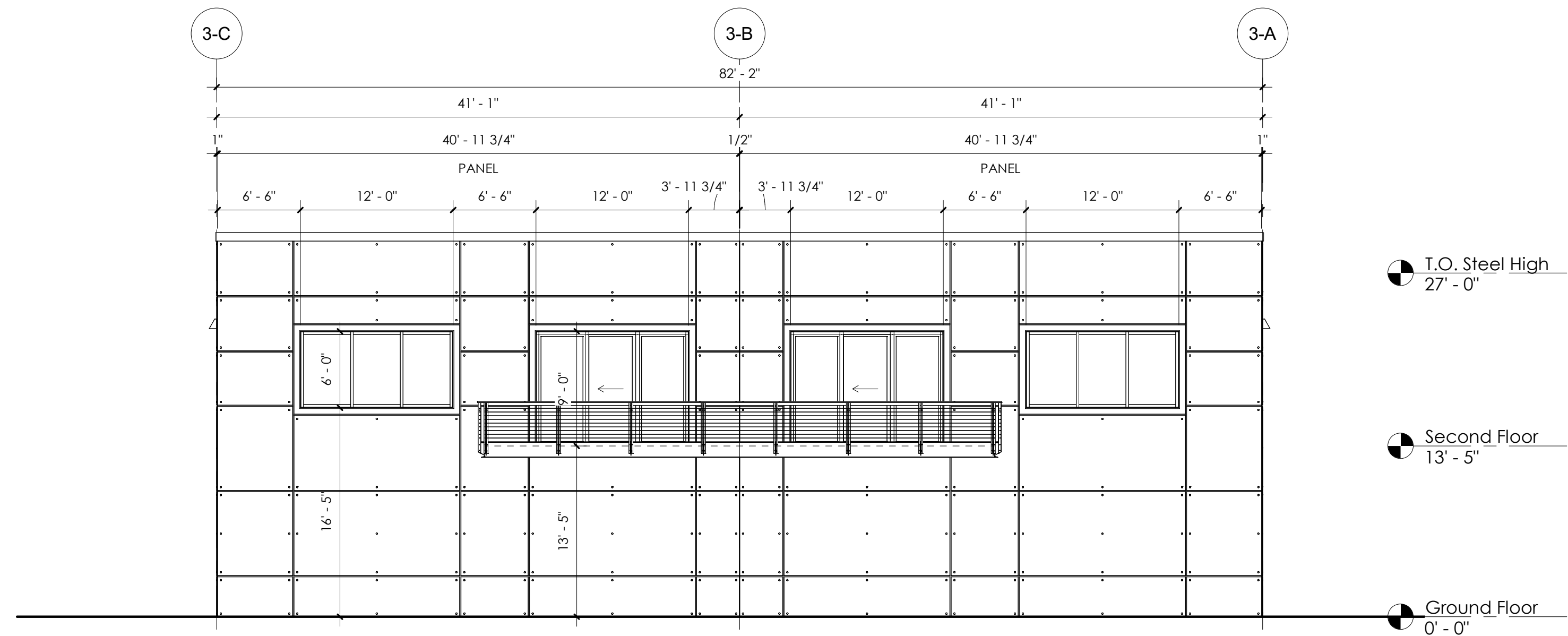
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1/8" = 1'-0"



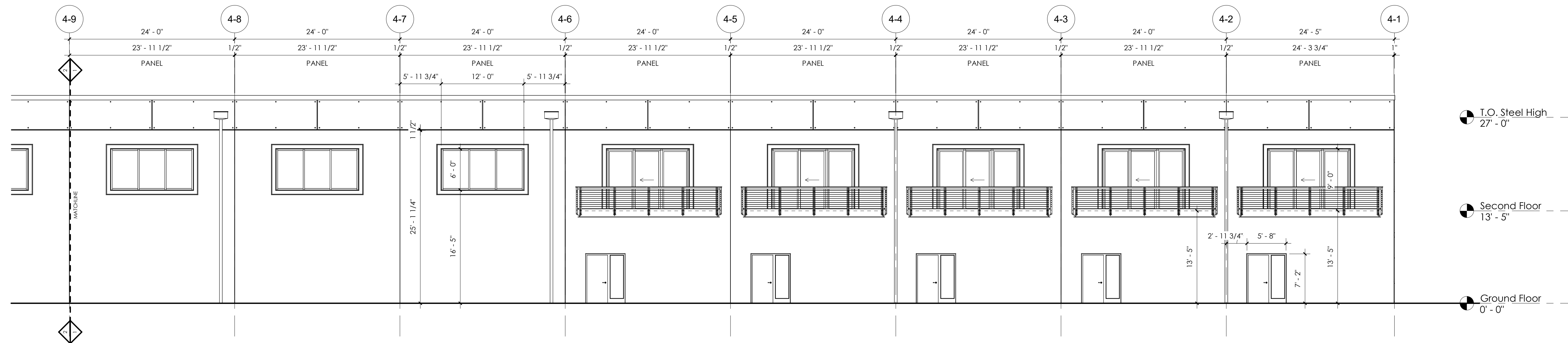
③ Overall Elevation - South - Building 3
1/16" = 1'-0"



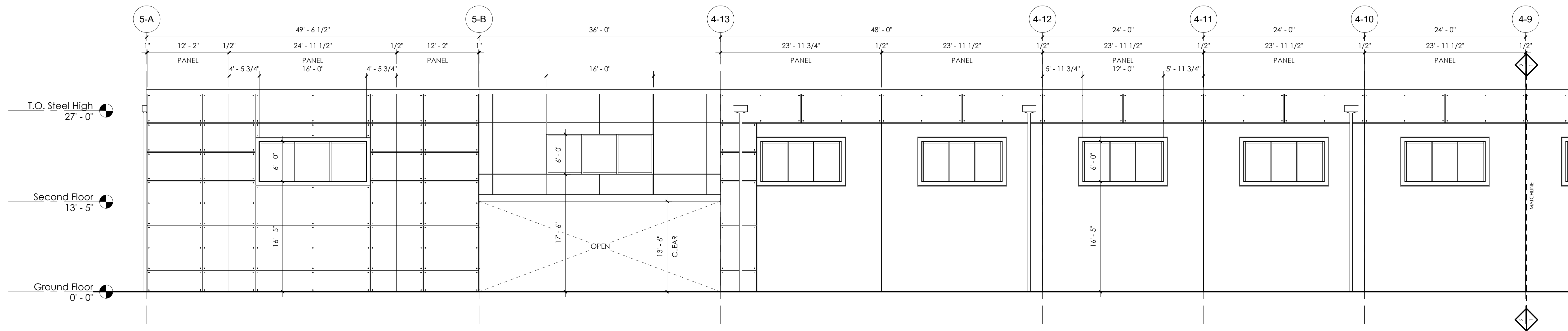
1 Enlarged Elevation - West - Building 3 - Area A
1/8" = 1'-0"



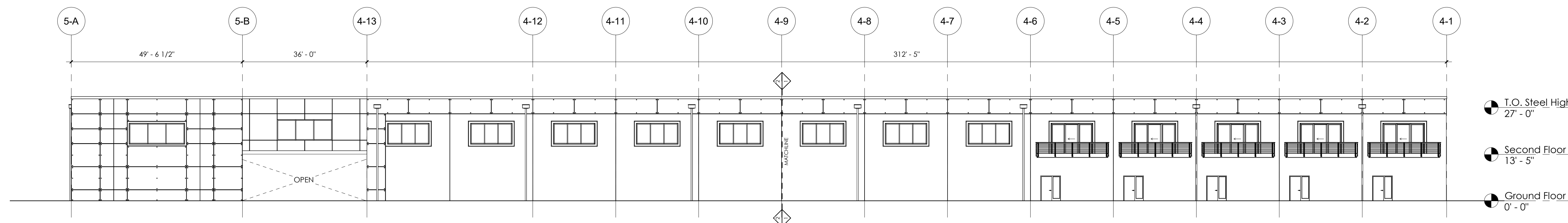
2 Enlarged Elevation - East - Building 3 - Area B
1/8" = 1'-0"



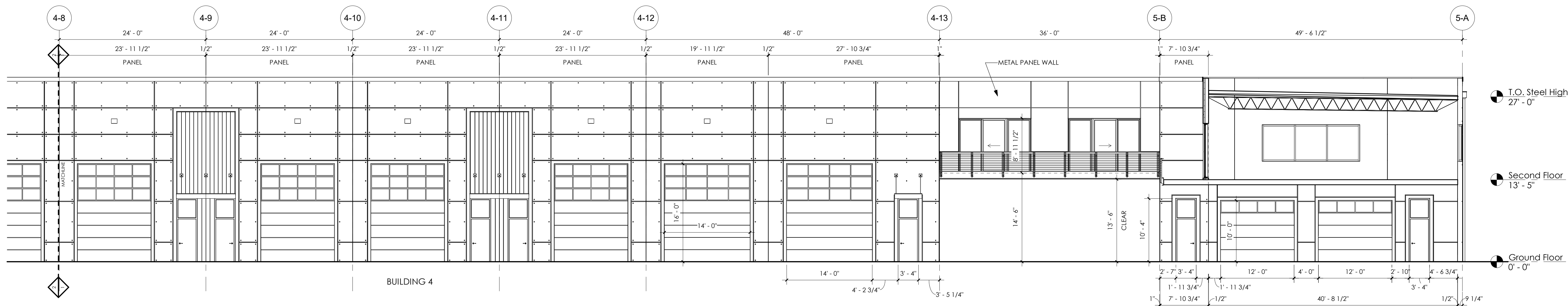
① Enlarged Elevation - North - Building 4 - Area A
1/8" = 1'-0"



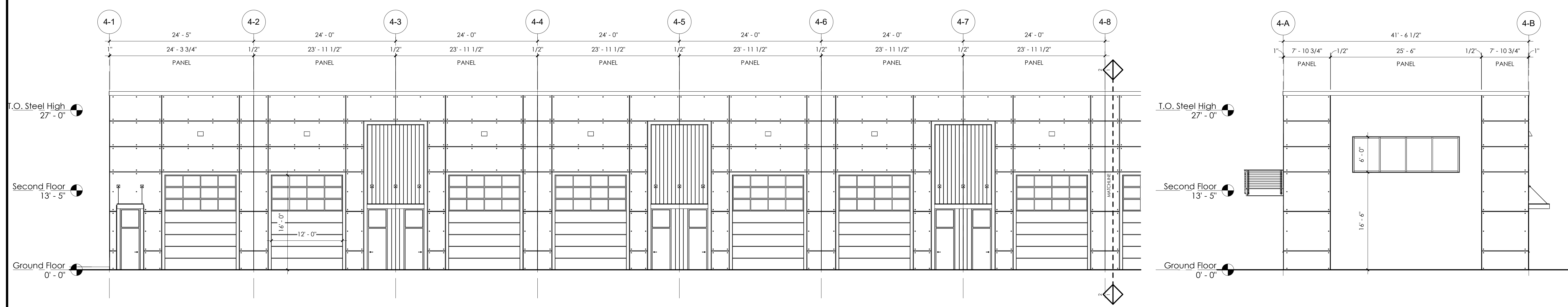
② Enlarged Elevation - North - Building 4 - Area B
1/8" = 1'-0"



③ Overall Elevation - North - Building 4
1/16" = 1'-0"

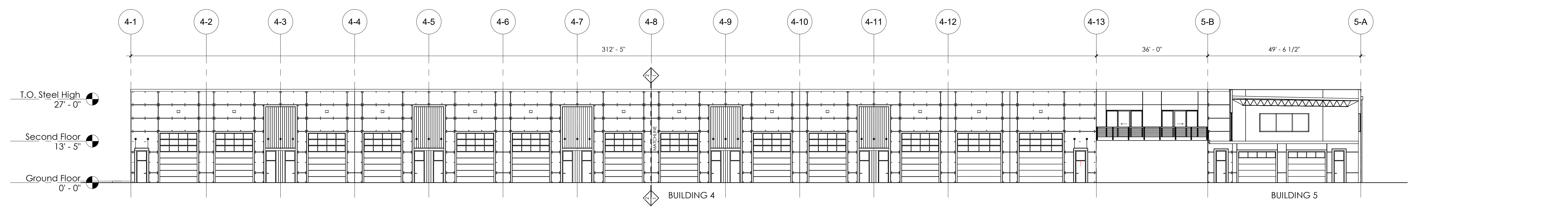


1 Enlarged Elevation - South - Building 4 - Area B
1/8" = 1'-0"

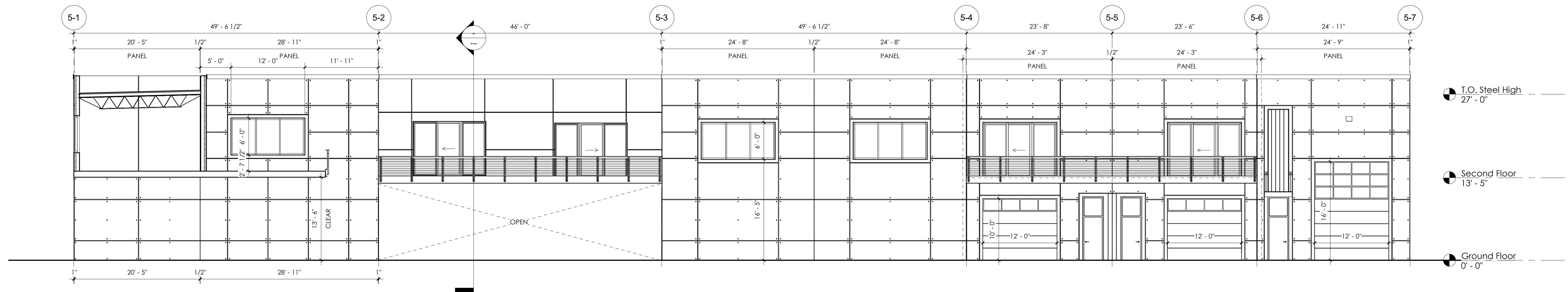


2 Enlarged Elevation - South - Building 4 - Area A
1/8" = 1'-0"

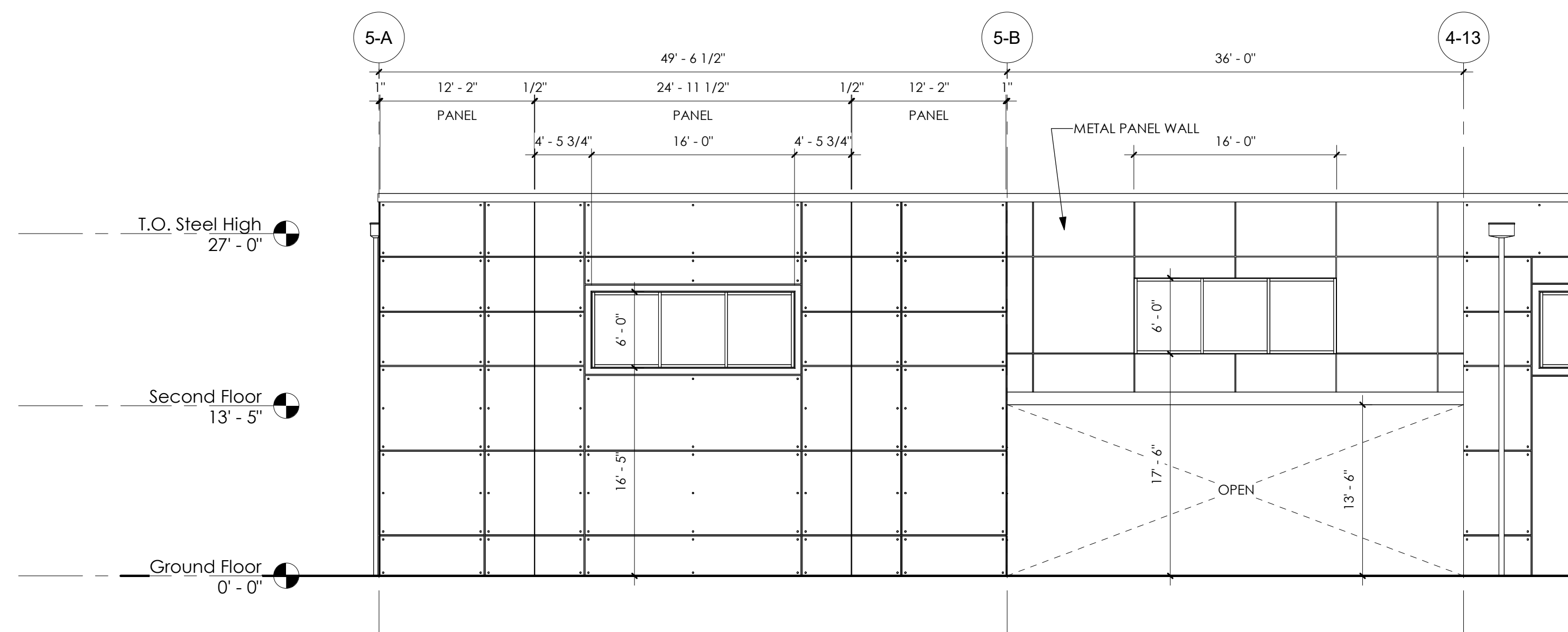
3 Enlarged Elevation - West - Building 4
1/8" = 1'-0"



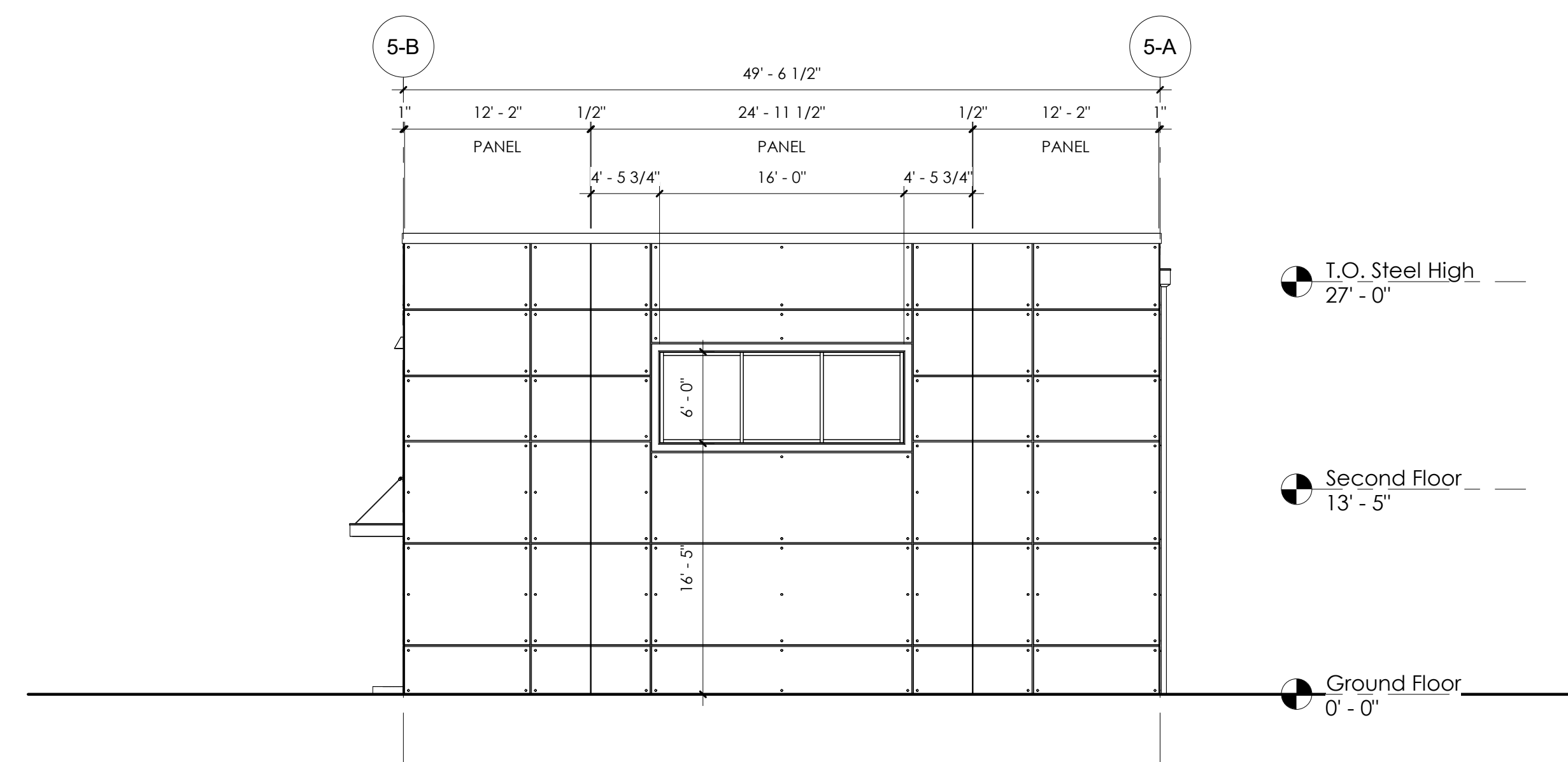
5 Overall Elevation - South - Building 4
1/16" = 1'-0"



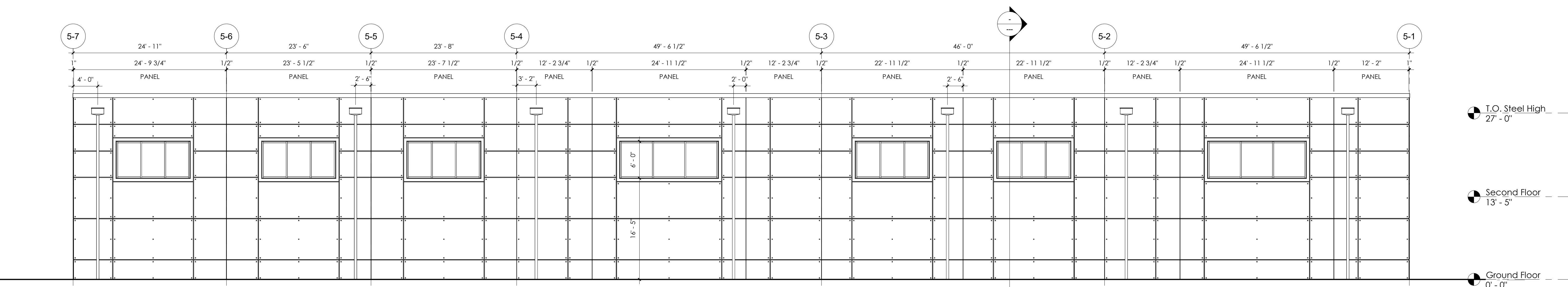
1 Enlarged Elevation - West - Building 5
1/8" = 1'-0"



2 Enlarged Elevation - North - Building 5
1/8" = 1'-0"



3 Enlarged Elevation - South - Building 5
1/8" = 1'-0"



4 Enlarged Elevation - East - Building 5
1/8" = 1'-0"

EXHIBIT “B”

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the
applicant)**

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	–	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.4	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.4	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.4	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.4	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.4	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.4	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.4	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.4	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.4	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X

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EXHIBIT "B"

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the
applicant)**

COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	X

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EXHIBIT "B"

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	--	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	--	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital¹	-	X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	--	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X

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EXHIBIT "B"

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	--	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														

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EXHIBIT "B"

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	–	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	–	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	–	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	–	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	--	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	–	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														

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EXHIBIT "B"

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	–	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	–	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52	-	-	-	-	-	-	-	-	-	-	-	-
Water-Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	–	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X

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EXHIBIT “B”

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large +	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small +	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ¹	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X

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EXHIBIT “B”

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Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	–	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	–	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	–	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X

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EXHIBIT "B"

**PDC-18-19(G)(R) - SRQ Autoport - PLN2411-0222
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)**

Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	—	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	—	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

¹ Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

² Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

³ Limited to 3,000 square feet in gross floor area.

⁴ Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

* The "strike-through" uses are Applicant self-imposed prohibitions.

Summary of Neighborhood Workshop for:

SRQ Autoport
7045 N. Tamiami Trail,
Sarasota, FL 34243

Date of Meeting: Thursday December 11, 2025
Time: 5:30 pm
Location: via Zoom
Contact Name: Jim Ready
CAVOLI Engineering, Inc.
(941) 927-3647
jim.ready@cavoliengineering.com

On Thursday December 11, 2025 at approx. 5:32 pm a Neighborhood Workshop was held virtually, as required by and in accordance with Manatee County Planning Department, for the above referenced project. The following is a summation of topics and issues discussed as well as responses addressing each:

- Mr. John F. Cavoli, P.E. introduced himself and provided a brief outline and purpose of the meeting and asked all attendees to email their respective names and contact information to CAVOLI Engineering, attn.: Jim Ready at the email address included in the mailer notice;
- Mr. Cavoli provided a brief narrative to the attendees stating that the development is a Modification to an approved General Development Plan (GDP) which plans to develop the front 4.38 Ac. portion of the vacant parcel #6714500003, which will consist of a 134,984 sf Min-Warehouse/Car Storage Facility with associated utilities, storm water management, and amenities. The remaining portion shall remain untouched until further planning;
- No wetland impacts are anticipated (No wetlands on site);
- Access to site shall be from U.S. 41/Tamiami Trail only;
- The current zoning is in line with the proposed use. No variance or rezone required;
- Traffic Study recommendations and guidelines shall be adhered to. The Traffic Study submitted shows a reduced trip generation rate of 25 trips/day, down from the original 177 trips/day;
- All storm water shall be treated onsite discharged as permitted. No adjacent flooding or drainage issues are expected. The permitted discharge rate will meet or be reduced, per South West Florida Water Management (SWFWMD) guidelines;
- Participants voiced concern over continued vagrancy issues with the undeveloped site. Mr. Cavoli stated that the site had been recently fenced off from public access;
- Mr. Cavoli stated that the anticipated start date is July 2026, tentatively;
- Mr. Cavoli welcomed participant input on the provided plan;

At approximately 5:51 pm Mr. Cavoli concluded the meeting, again requesting all participants to forward their respective contact information to Jim Ready;

Manatee County Zoning Ordinance

PDC-18-19(Z)(G) SaraBay Development/DBM Marina Development PLN1808-0047

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance No. 15-17, as amended, the Manatee County Land Development Code); relating to zoning within the unincorporated area; providing for the rezoning of approximately 4.37 acres located on the east side of US 41 and north of Whitfield Avenue (western portion of an approximately 8.81 acre parcel) at 7045 North Tamiami Trail, Sarasota (Manatee County) from the PDO/WR/HA/AI (Planned Development Office/Whitfield Residential/Historical and Archeological/Airport Impact Overlay Districts) [approximately 3.79 acres] and RSF-3/WR/HA/AI (Residential Single-Family 3 dwelling units per acre/Whitfield Residential/Historical and Archeological/Airport Impact Overlay Districts) [approximately 0.58 acres] to the PDC (Planned Development Commercial) zoning district, retaining the WR/HA/AI (Whitfield Residential/Historical and Archeological/Airport Impact) Overlay Districts; approving a General Development Plan for 66,625 square feet of commercial space including vehicle sales and display areas; approving a Schedule of Permitted and Prohibited Uses (as voluntarily proffered by the Applicant and attached as Exhibit B); subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

WHEREAS, DBM Marina Development (the "Applicant") filed an application to rezone approximately 4.37 acres (western portion of an approximately 8.81-acre parcel) described in Exhibit "A", attached hereto, (the "Property") from PDO/WR/HA/AI (Planned Development Office/Whitfield Residential/Historical and Archaeological/Airport Impact Overlay Districts) [approximately 3.79 acres] and RSF-3 (Residential Single-Family, 3 dwelling units per acre/Whitfield Residential/Historical and Archaeological/Airport Impact Overlay Districts) [approximately 0.58 acres] to the PDC (Planned Development Commercial) zoning district, retaining the WR/HA/AI (Whitfield Residential/Historical and Archeological/Airport Impact) Overlay Districts; and

WHEREAS, the applicant also filed a General Development Plan for 66,625 square feet of commercial space including vehicle sales and display areas (the "project") on the property; and

WHEREAS, the applicant also filed a request for a Schedule of Permitted and Prohibited Uses (as voluntarily proffered and attached as Exhibit B); and

WHEREAS, the Building and Development Services staff recommended approval of the rezone, General Development Plan and Schedule of Permitted and Prohibited Uses (as voluntarily proffered by the applicant and attached as Exhibit B) applications subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on September 12, 2019 to consider the rezone, General Development Plan and Schedule of Permitted and Prohibited Uses (as voluntarily proffered by the Applicant and attached as Exhibit B) applications, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

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

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

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from PDO/WR/HA/AI (Planned Development Office/Whitfield Residential/Historical and Archeological/Airport Impact Overlay Districts) [approximately 3.79 acres] and RSF-3/WR/HA/AI (Residential Single-Family, 3 dwelling units per acre/Whitfield Residential/Historical and Archaeological/Airport Impact Overlay Districts) [approximately 0.58 acres] to the PDC (Planning Development Commercial) zoning district, retaining the WR/HA/AI (Whitfield Residential/Historical and Archeological/Airport Impact Overlay Districts).

B. The Board of County Commissioners, after due public notice, held a public hearing on October 3, 2019 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

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

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for 66,625 square feet of commercial space including vehicle sales and display areas upon the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The total square footage of the site is limited to 66,625 square foot of non-residential uses (commercial and offices) including vehicle sales and display areas.
2. The uses approved for this project are limited to those voluntarily proffered by the applicant in the Schedule of Permitted & Prohibited Uses attached to the Zoning Ordinance PDC-18-19(Z)(G) as Exhibit "B".

3. All roof mounted H.V.A.C mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, so as not to be visible from view from US 41 N, Jungle Way, Magellan Drive, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the main buildings. Details of screening shall be submitted with Preliminary/Final Site Plan.
4. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Preliminary/Final Site Plan.
5. All requirements of LDC Section 531.57 (Vehicle Sales, Rental, Leasing) shall be complied with at time of Final Site Plan, including:
 - a. Prohibition of use of outdoor speakers where the project is adjacent to properties zoned RDD and RSF.
 - b. Outdoor sales areas shall be no less than twenty (20) feet from any adjacent property zoned RDD and RSF, and
 - c. Screening of all outdoor vehicle display areas to be located adjacent to east and south property lines shall comply with the requirements of LDC Section 701.3.
6. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.
7. Noise attenuation techniques shall be provided at time of PSP/FSP as is required per LDC Section 403.2.D.3.
8. Roadway buffers along US 41 N and Jungle Way will be 15 feet wide as shown in the General Development Plan.
9. All other applicable state or federal permits shall be obtained before commencement of the development.

B. UTILITY ENGINEERING STIPULATIONS

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

2. Potable water, wastewater, and reclaimed water infrastructure at or above ground level (i.e. water meters, fire hydrants, blow-off assemblies, backflow devices, sewer cleanouts, manholes, lift stations) dedicated to Manatee County shall be elevated to a minimum of 1-foot above the existing effective map for Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.
3. The above minimum required infrastructure elevation compliance shall be demonstrated through the construction plan and Final Site Plan (FSP) submittal to Manatee County Public Works Department for approval.

C. STORMWATER ENGINEERING STIPULATIONS

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) 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 FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.
2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Bowlees Creek Watershed.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table or Drainage modeling shall utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.

D. ENVIRONMENTAL STIPULATIONS

1. If Gopher Tortoises or their burrows are found on site, all relocation permits and correspondence with the Florida Fish and Wildlife Conservation Commission shall be submitted to ERS staff prior to the Final Site Plan approval.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structures (if existing).
 - GPS coordinates (latitude/longitude) of the well.
 - The methodology used to secure the well during construction (e.g. fence, tape).
 - The final disposition of the well - used, capped, or plugged.

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from PDO/WR/HA/AI (Planned Development Office/Whitfield Residential/Historical and Archaeological/Airport Impact Overlay Districts) [approximately 3.79

acres] and RSF-3 (Residential Single-Family, 3 dwelling units per acre/Whitfield Residential/Historical and Archaeological/Airport Impact Overlay Districts) [approximately 0.58 acres] to the PDC (Planned Development Commercial) zoning district, retaining the WR/HA/AI (Whitfield Residential/Historical and Archeological/Airport Impact) Overlay Districts and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building and Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

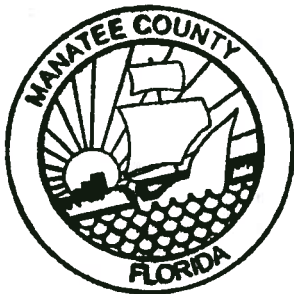
Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of October 2019.



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

BY: 
Stephen R. Jonsson, Chairman

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: 
Deputy Clerk

Exhibit "A"

Legal Description

THAT PART OF WHITFIELD ESTATES ON SARASOTA BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING WITHIN BLOCKS 46, 50, 51 AND 52. ALONG WITH A PORTION OF THE RIGHT OF WAYS KNOWN AS MANATEE AVENUE, JUNGLE WAY AND MENDEZ DRIVE AS SHOWN ON SAID PLAT BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 46 OF SAID WHITFIELD ESTATES ON SARASOTA BAY, SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 41 (TAMIAMI TRAIL) AS PER DEED RECORDED IN DEED BOOK 377, PAGE 375 OF SAID PUBLIC RECORDS; THENCE N 27°14'20" W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 705.27'; THENCE N 33°29'32" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.67' TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF MAGELLAN DRIVE (DESOTA DRIVE) AS SHOWN ON SAID PLAT; ; THENCE N 69°03'09" E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 54.25'; TO NORTHERLY CORNER OF LOT 1 OF SAID BLOCK 46, ALSO BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF MANATEE AVENUE AS SHOWN ON SAID PLAT AND BEING A POINT ON A CURVE, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 159.08', WITH A RADIUS OF 242.78', WITH A CHORD BEARING OF S 38°38'07" E, WITH A CHORD LENGTH OF 156.25', TO THE POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE RELOCATED SOUTHERLY RIGHT OF WAY LINE JUNGLE WAY AS DESCRIBED AND RECORDED IN DEE BOOK 334, PAGE 353 OF SAID PUBLIC RECORDS; THENCE N 86°28'17" E ALONG SAID RELOCATED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 271.14'; THENCE S 27°14'33" E A DISTANCE OF 482.47' TO THE SOUTH LINE OF LOT 1 BLOCK 52 OF WHITFIELD ESTATES ON SARASOTA BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY;; THENCE S 67°35'37" W A DISTANCE OF 24.88' TO THE NORTHWESTERLY CORNER OF SAID LOT 40, SAID CORNER BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MANATEE AVENUE, A 50 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE N 83°18'03" W A DISTANCE OF 60.27' TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MANATEE AVENUE, SAID POINT BEING A POINT ON THE EASTERLY LINE OF LOT 13, BLOCK 46 OF SAID PLAT; THENCE S 63°22'46" W ALONG THE SOUTHERLY LINE OF LOT 18 OF SAID BLOCK 46 AND ITS EASTERLY PROJECTION, A DISTANCE OF 270.22'; TO THE POINT OF BEGINNING.

CONTAINING 190,790.4 Sq. Ft. 4.38 Acres

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
Agricultural Research Facilities	--	X	X	P	P	X	P	X	P	X	X	X	P	P
Agricultural Uses	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Agricultural Products Processing Plants	531.4	X	X	X	X	P	X	X	P	X	X	X	P	P
Animal Products Processing Facility	531.4	X	X	X	X	P	X	X	SP	X	X	X	P	P
Short Term Agricultural Uses	531.4	P	X	P	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.4	P	X	X	X	X	X	X	P	P	P	X	P	X
Stables or Equestrian Centers: Public	531.4	X	X	P	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.4	X	X	X	X	X	P	X	P	X	X	X	P	X
Animal Services (Wild and Exotic)	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	P	P	P	P	X	P	X	X	X	P	X
Farming Service Establishments	531.18	X	X	P	X	X	X	X	P	X	X	X	P	P
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
Sawmills	531.4	X	X	X	X	P	X	X	P	X	X	X	X	P
Slaughterhouses	531.4	X	X	X	X	P	X	X	P	X	X	X	X	X
Stockyards and Feedlots ⁴	531.4	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X
Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
Auction Houses, Enclosed	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center Dispensing Facility	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	--	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	--	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital ⁺	-	X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	--	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P ²	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	--	X	P ³	P	P ³	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Asphalt/Concrete Processing, Manufacturing, or Recycling Plants ⁴	--	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.4	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	--	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	--	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Flea Markets: Enclosed	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.2	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	--	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	--	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52	-	-	-	-	-	-	-	-	-	-	-	-
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
Earthmoving, Minor	702	P	P	P	P	P	P	P	P	P	P	X	P	P
Game Preserve	--	X	X	P	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
Solid Waste Management Facilities	531.53	X	X	P	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large ⁺	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small ⁺	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes ⁺	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT "B"
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	--	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	--	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	--	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

EXHIBIT “B”
PDC-18-19(Z) SaraBay Development / PLN1808-0047
Schedule of Permitted and Prohibited Uses – (voluntarily proffered by the applicant)

Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
Bus and Train Passenger Station	--	P	X	P	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	--	X	X	X	X	P	P	X	P	X	X	X	X	X
Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
Helistop	531.24	P	P	P	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	--	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	--	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

¹ Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

² Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

³ Limited to 3,000 square feet in gross floor area.

⁴ Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

* The “strike-through” uses are Applicant self-imposed prohibitions.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

October 3, 2019

Honorable Angelina Coloneso
Clerk of the Circuit Court
Manatee County
Post Office Box 25400
Bradenton, Florida 34206

Attention: Quantana Acevedo

Dear Ms. Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDC-18-19(Z)(G), which was filed in this office on October 3, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

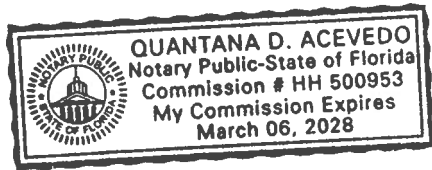
COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Meeting on April 23, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **April 9, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this this 9th day of April 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Q. Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **April 23, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial – Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser) – [PLN2407-0031](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for the rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1, 2 and 3, and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC (Owner) – [PLN2411-0222](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance PDC-18-19(Z)(G) and approving a revised General Development Plan to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres generally located along the east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue; subject to amended voluntarily proffered conditions of approval; a voluntarily proffered schedule of uses; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – [PLN2309-0137](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code) relating to zoning within the unincorporated area; providing for the rezoning of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S and Julianne B Giella (Owner) /AMH Development, LLC (Contract Purchaser) – [PLN2504-0061](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, providing for a rezone of approximately 10.37 acres generally located directly south of Lewis Court, approximately 850 feet west of Rye Road, and commonly known as 3125 North Rye Road, Parrish, Florida (Manatee County) from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 24 single-family detached dwelling units; subject to voluntarily proffered stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**SSP-23-01(R) – Resolution 26-049 North County Middle School - School Site Plan Revision –
PLN2312-0016.REV**

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; allowing for the modification to the previously approved plans for the addition of a classroom building at the North County Middle School in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category; making a Determination of Consistency with the Comprehensive Plan for a School Site Plan Revision to incorporate the addition of a 17,779 square-foot classroom building and associated site, grading, drainage, and utility improvements; all on approximately 30.0 acres within the PDMU (Planned Development – Mixed Use) Zoning District; generally located northwest of the intersection between Fort Hamer Rd. and North River Ranch Trail within the unincorporated area of Manatee County; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: public.comments@mymanatee.org

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
public.comments@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended (“ADAA”), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: April 9, 2026



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



March 10, 2026

Lindsey Craig, Planner I
Planning Development & Zoning Division
Development Services Department
Manatee County Government

Re: PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC

Dear Lindsey,

The Board of the Whitfield Ballentine Manor Association has been monitoring the above referenced proposal and has maintained communication with the applicant Brad Oleshansky. Both staff and the applicant have assured us that the existing drainage/flooding problems that exists along 200 block of Magellan Drive will be taken into considered during future plan reviews for the project.

Our remaining concern is the buffering of the project and preservation of the existing tree line along Jungle Way. With the addition of the following stipulation, the board of the association voted on March 9, 2026 to support the proposed General Development Plan.

All healthy native trees (including cabbage palms), as determined by the County Arborist, within the Jungle Way right-of-way and the 15-foot landscape buffer adjacent to Jungle Way shall be preserved to provide enhanced screening of the proposed facility and to maintain the established tree canopied character of Jungle Way.

If you have any questions or concerns, please contact me.

Sincerely,

Norm Luppino

Norm Luppino, President
Whitfield Ballentine Manor Association, Inc.

Cc: Brad Oleshansky, Commission Mike Rahn



Public Comment

Submitted On:

Mar 8, 2026, 01:09PM EDT

Manatee County Government

Full Name	First Name: GLEN GADFLY Last Name: GIBELLINA
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	March 12, 2026
Topic/Agenda Item	Item 2 and 3
Comment	<p>Public Comment / Formal Objection Letter</p> <p>To: Manatee County Board of County Commissioners / Planning Commission From: Glen Gibellina, Community Advocate Date: March 8, 2026 RE: Stormwater Impact and Infrastructure Capacity Concerns for [Project Name/Number]</p> <p>Dear Commissioners,</p> <p>I am writing to formally express my grave concerns regarding the proposed development at [Location], specifically the construction of a 134,984 square foot rooftop on a parcel of less than five acres. This represents an extreme Impervious Surface Ratio (ISR) that creates significant risks for downstream flooding, water quality degradation, and a failure of our local drainage Level of Service (LOS).</p> <p>1. The Technical Reality of Runoff Volume</p> <p>A rooftop of this magnitude (approx. 3.1 acres) in Manatee County—where we receive an average of 56 inches of rain annually—will generate approximately 4.7 million gallons of runoff every year.</p> <p>Under a standard 25-year / 24-hour storm event (approx. 8–10 inches of rain), this single roof will shed nearly 1 million gallons of water in a single day. On a site smaller than five acres, there is insufficient land area for traditional open-air retention ponds to safely manage this volume while maintaining the required "Net Zero" discharge rate.</p> <p>2. Conflict with Land Development Code (LDC)</p> <p>The proposed intensity of this project appears to conflict with the following regulatory standards:</p> <p>LDC Section 717.3.4 (Stormwater Discharge): This code mandates that the</p>

post-development discharge rate must be equal to or less than the pre-development rate. Without massive, high-cost engineering, it is mathematically improbable to achieve this on such a constrained site without impacting neighboring properties.

LDC Section 717.3.9: For development outside specific watershed districts, the system must permit the filtration of at least the first inch of rainfall. This project will generate over 84,000 gallons of "first flush" pollutants in a single one-inch rain event.

3. Comprehensive Plan Inconsistency

The Manatee County Comprehensive Plan (Infrastructure Element) requires the County to maintain a specific Level of Service (LOS) for drainage. Approving a project with this much impervious surface on such a small footprint risks a localized LOS failure. This places an undue burden on the taxpayer-funded municipal separate storm sewer system (MS4), violating the principle that "growth should pay its own way."

4. Required Safeguards and Mitigation

I request that the County require the following Low Impact Development (LID) safeguards as a condition of approval, rather than relying on standard, inadequate swales:

Subsurface Detention Vaults: The developer must prove they have the capacity to store the full 25-year storm surge underground beneath parking or loading areas.

Mandatory Rainwater Harvesting: Capture a portion of the 4.7 million annual gallons for onsite irrigation or greywater to reduce total discharge.

Cumulative Impact Analysis: A study must be performed to ensure this high-intensity infill does not exacerbate existing flooding issues in the [Mention Specific Basin, e.g., Bowlees Creek or Braden River] watershed.

Conclusion

We cannot continue to approve "big roof" projects on "small dirt" without ironclad engineering safeguards. I urge the Board to require a more robust Stormwater Management Plan that protects the surrounding community from the inevitable runoff this project will create.

Sincerely,

Glen Gibellina

Community Advocate & Candidate for Manatee County Commissioner, District

March 27, 2026

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

Re: PDC-18-19(G)(R)/SRQ Autoport (PLN2411-0222)
Proposed A.13 Condition of the Approval

Dear Lindsey:

On behalf of our client, SRQLAC-Florida, LLC, and pursuant to the discussion at the March 12, 2026, Planning Commission meeting, we proffer the following stipulation:

“All healthy native trees and palms within the Jungle Way right-of-way and adjacent 15 foot Screening Buffer within the project limits, shall be preserved, to the greatest extent possible, to maintain the established tree canopied character of Jungle Way, in addition to all required Screening Buffer materials with appropriate indemnifications, hold harmless agreements, and permits from Manatee County and the Florida Department of Transportation as required.”

Should you have any questions, please feel free to contact me.

Sincerely,



Scott Rudacille

SER/ja

cc: Bobbi Roy, Supervisor, Planning and Zoning – Agenda Division

Manatee County Ordinance

PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-FLORIDA LLC (Owner) – PLN2411-0222

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ZONING ORDINANCE PDC-18-19(Z)(G) AND APPROVING A REVISED GENERAL DEVELOPMENT PLAN TO INCREASE FROM 66,625 TO 134,984 SQUARE FEET OF COMMERCIAL USES, RETAINING THE PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONING DISTRICT AND THE OVERLAY DISTRICTS ON APPROXIMATELY 4.38 ACRES GENERALLY LOCATED ALONG THE EAST OF NORTH TAMiami TRAIL, APPROXIMATELY 1,000 FEET SOUTH OF 69TH AVENUE WEST, AND APPROXIMATELY 1,025 FEET NORTH OF PEARL AVENUE; SUBJECT TO AMENDED VOLUNTARILY PROFFERED CONDITIONS OF APPROVAL; A VOLUNTARILY PROFFERED SCHEDULE OF USES; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SRQLAC-FLORIDA LLC (the “Applicant”) filed an application for a revised General Development Plan for approximately 4.38 acres as described in Exhibit “A”, attached hereto, (the “Property”); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on March 12, 2026, to consider the revised General Development Plan and Specific Approval applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

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

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

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit “A” of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 2026, regarding the proposed Ordinance described herein in accordance

with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

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

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved for to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres upon the property, subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The total non-residential (commercial) square footage of the site is limited to 134,984 square feet.
2. The uses approved for this project are limited to those voluntarily proffered by the applicant in the Schedule of Permitted & Prohibited Uses attached to the Zoning Ordinance PDC-18-19(G)(R) as Exhibit “B”.
3. All roof-mounted H.V.A.C mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, so as not to be visible from view from US 41 N, Jungle Way, Magellan Drive, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the main buildings. Details of screening shall be submitted with Preliminary/Final Site Plan.
4. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Preliminary/Final Site Plan.
5. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
6. Any new or temporary use or uses proposed at this property, other than those approved with this application, shall be required to apply for a new general development permit through Development Services-Planning & Zoning, as required by the Land Development Code.
7. Each Unit must be used exclusively for personal storage and personal recreation and no other purposes. No active or individual businesses are permitted within a Unit nor is any heavy mechanical work permitted within any Unit.
8. No Unit may not be used as living or sleeping quarters, a dwelling unit, or converted into a dwelling unit.

9. Park any vehicle or trailer overnight or park any vehicle on any portion of the premise other than a parking space.
10. A parking plan must be provided to demonstrate accessibility to the site.
11. The premises shall not be used for the operation of a business for retail purposes, including, but not limited to automobile repair. This does not prohibit minor maintenance, care, or upkeep of motor vehicles, boats, trailers, or recreational vehicles stored in individual units. Storage and warehousing may be permitted.
12. The Project shall be constructed in substantial conformance with the building elevations submitted into the public hearing record and attached to the General Development Plan.

B. ENVIRONMENTAL

1. If Gopher Tortoises or their burrows are found on site, all relocation permits and correspondence with the Florida Fish and Wildlife Conservation Commission shall be submitted to ERS staff prior to the Final Site Plan approval.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Performance Standard (EPS) for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structure (if existing);
 - GPS coordinates (Latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and,
 - The final disposition of the well - used, capped, or plugged.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
5. Pursuant to the August 2025 Environmental Narrative prepared by Monarch Ecology Group, 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted prior to commencement of development. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

7. All healthy native trees and palms within the Jungle Way right-of-way and adjacent 15 foot Screening Buffer within the project limits, shall be preserved, to the greatest extent possible, to maintain the established tree canopied character of Jungle Way, in addition to all required Screening Buffer materials with appropriate indemnifications, hold harmless agreements, and permits from Manatee County and the Florida Department of Transportation as required.

C. TRAFFIC ENGINEERING

1. 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, at the time of future site plan submittal, the relevant roadways and intersections are required to be evaluated.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

E. STORMWATER

1. Pursuant to Section 801 of the Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3., the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 100- year floodplain delineation pursuant to the Bowlees Creek Watershed Management Plan, and post-development discharge of runoff.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Bowlees Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall

utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.

4. Any off-site stormwater will be required to provide appropriate easements from the offsite parcel owner(s).
5. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Final Site Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain as derived from the Bowlees Creek Watershed Management Plan, the FEMA FIRM, and post-development discharge of runoff.

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

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
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.

Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

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

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

BY: _____
Chairperson

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

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

THAT PART OF WHITFIELD ESTATES ON SARASOTA BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK ,6 PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING WITHIN BLOCKS ,46 ,50 51 AND .52 ALONG WITH A PORTION OF THE RIGHT OF WAYS KNOWN AS MANATEE AVENUE, JUNGLE WAY AND MENDEZ DRIVE AS SHOWN ON SAID PLAT BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT ,18 BLOCK 46 OF SAID WHITFIELD ESTATES ON SARASOTA BAY, SAID POINT BEING A POINT ON THE EEASTERLY RIGHT OF WAY LINE OF US. HIGHWAY 41 (TAMIAMI TRAIL) AS PER DEED RECORDED IN DEED BOOK ,377 PAGE 375 OF SAID PUBLIC RECORDS; THENCE N28°58'02"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 705.27 FEET; THENCE N31°45'50"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.67 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF MAGELLAN DRIVE (DE SOTA DRIVE) AS SHOWN ON SAID PLAT; THENCE N67°19'27"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 54.25 FEET TO NORTHERLY CORNER OF LOT 1 OF SAID BLOCK ,46 ALSO BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF MANATEE AVENUE AS SHOWN ON SID PLAT AND BEING A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 242.78 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF ,37°32'32" A DISTANCE OF 159.08 FEET (CHORD = 156.25 FEET; CHORD BEARING = S40°21'49"E) TO 7515 POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE RELOCATED SOUTHERLY RIGHT OF WAY LINE JUNGLE WAY AS DESCRIBED AND RECORDED IN DEE BOOK ,334 PAGE 353 OF SAID PUBLIC RECORDS; THENCE N84°44'35"E, ALONG SAID RELOCATED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 327.93 FEET TO 7515 POINT OF CURVATURE OF A CURVE, CONCAVE TO 7515 NORTH, HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RELOCATED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18 ,|—54'56" A DISTANCE OF 74.28 FEET (CHORD = 73.94 FEET; CHORD BEARING = N75°17'07"E TO 7515 POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JUNGLE WAY, A 50 FOOT WIDE PLATI'ED RIGHT OF WAY AS PER THE PLAT OF WHITFIELD ESTATES SUBDIVISION; THENCE N65°49'39"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING THE NORTHERLY LINE OF BLOCK 51 OF SAID PLAT, A DISTANCE OF 291.14 FEET; THENCE S33°19'38"E, 131.92 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 26 OF SAID BLOCK :51 THENCE 524°19'16"E, ALONG THE EASTERLY LINE OF THE WESTERLY 21.37 FEET OF SAID LOT ,26 A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTHERLY LINE OF BLOCK ,51 ALSO BEING THE

NORTHERLY RIGHT OF WAY LINE OF MENDEZ DRIVE, A 50 FOOT WIDE 516517 OF WAY AS SHOWN ON SAID PLAT; THENCE 512°46'21"E. 51.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MENDEZ DRIVE, ALSO BEING THE NORTHERLY LINE OF BLOCK 52 OF SAID PLAT; THENCE 524°06'28"E, ALONG THE EASTERLY LINE OF THE WESTERLY 38.0 FEET OF LOT 7 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET; THENCE S24°12'09"E, ALONG THE EASTERLY LINE OF THE WESTERLY 2.0 FEET OF LOT 35 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK ,52 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF MONTGOMERY DRIVE, A 70 FOOT WIDE 516517 OF WAY AS SHOWN ON SAID PLAT; THENCE S65°52'35"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE N24°12'09"W, ALONG THE WESTERLY LINE OF THE EASTERLY 48 FEET OF LOT 36 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT ;36 THENCE S65°51'55"W, ALONG THE NORTHERLY LINE OF SAID LOT ,36,37,38 AND 39 OF SAID BLOCK ,52 A DISTANCE OF 363.36 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT ,40 BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MANATEE AVENUE, A 50 FOOT WIDE RIGHT OF WAY AS SHOWN ON SAID PLAT; THENCE N85°01'45"W, 60.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MANATEE AVENUE, SAID POINT BEING A POINT ON THE EASTERLY LINE OF LOT ,13 BLOCK 46 OF SAID PLAT; THENCE S61°39'00"W, ALONG THE WESTERLY LINE OF LOT 18 OF SAID BLOCK 46 AND ITS EASTERLY PROJECTION, A DISTANCE OF 270.20 FEET TO BEGINNING.

SRQLAC-Florida, LLC
SRQ Autoport

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

Project Team:

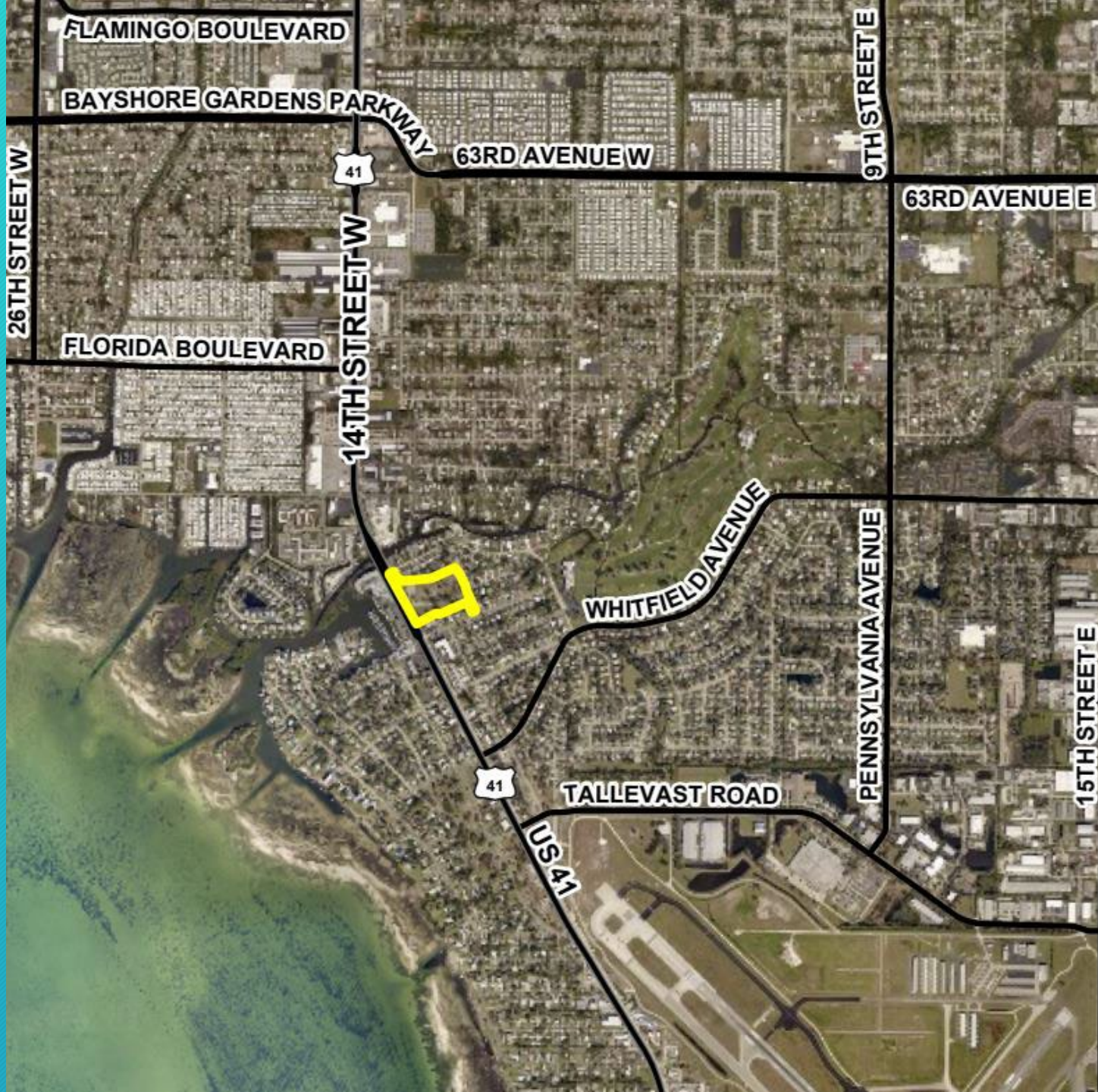
Sam LaGambina, LEED AP, President,
3-Point Construction and Development

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

14TH STREET W

63RD AVENUE E

FLORIDA BOULEVARD

WHITFIELD AVENUE

PENNSYLVANIA AVENUE

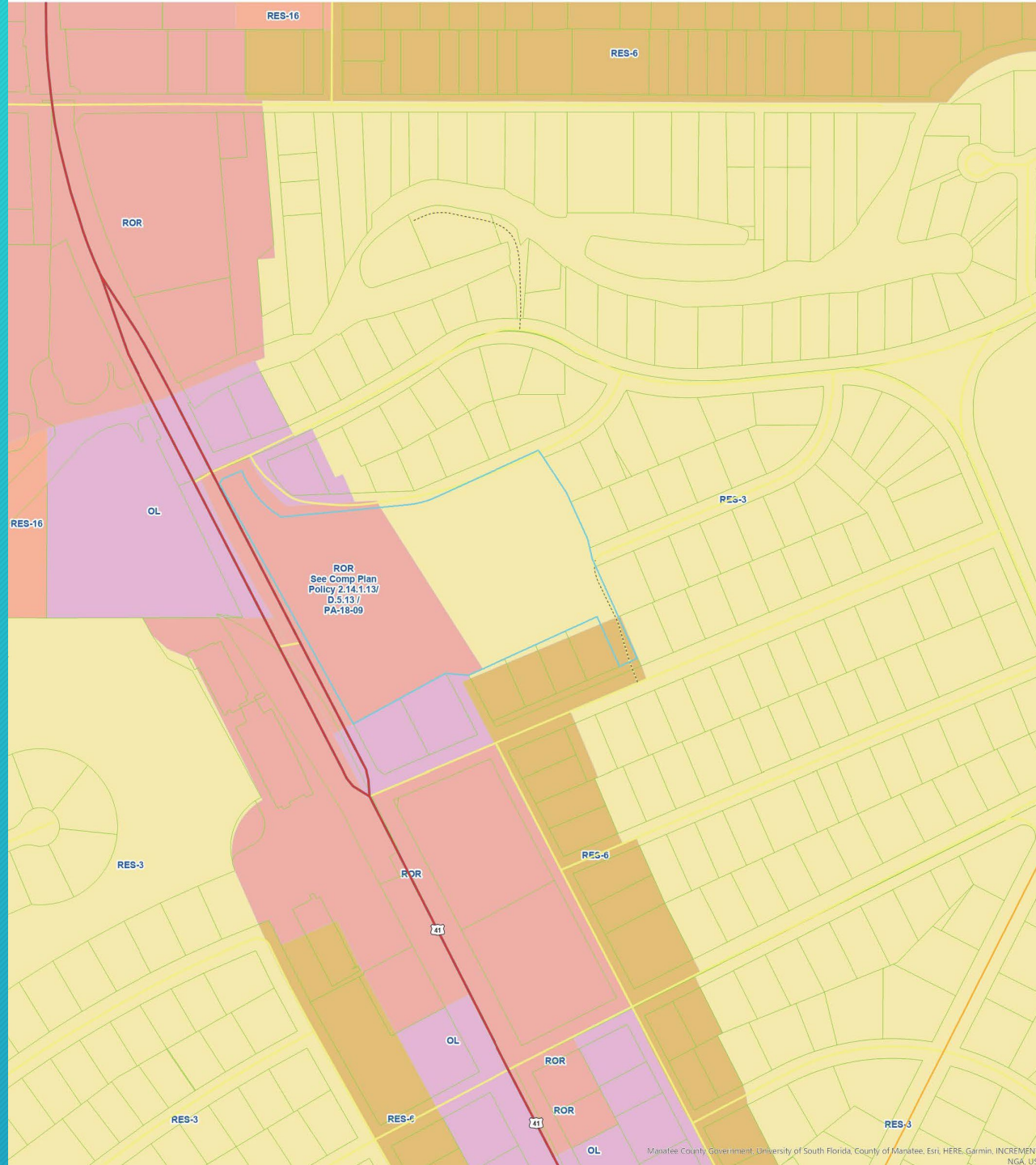
15TH STREET E

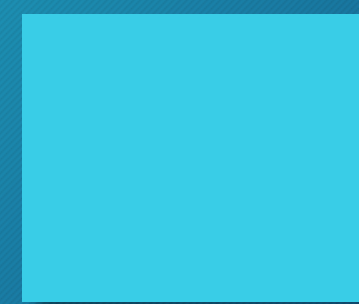
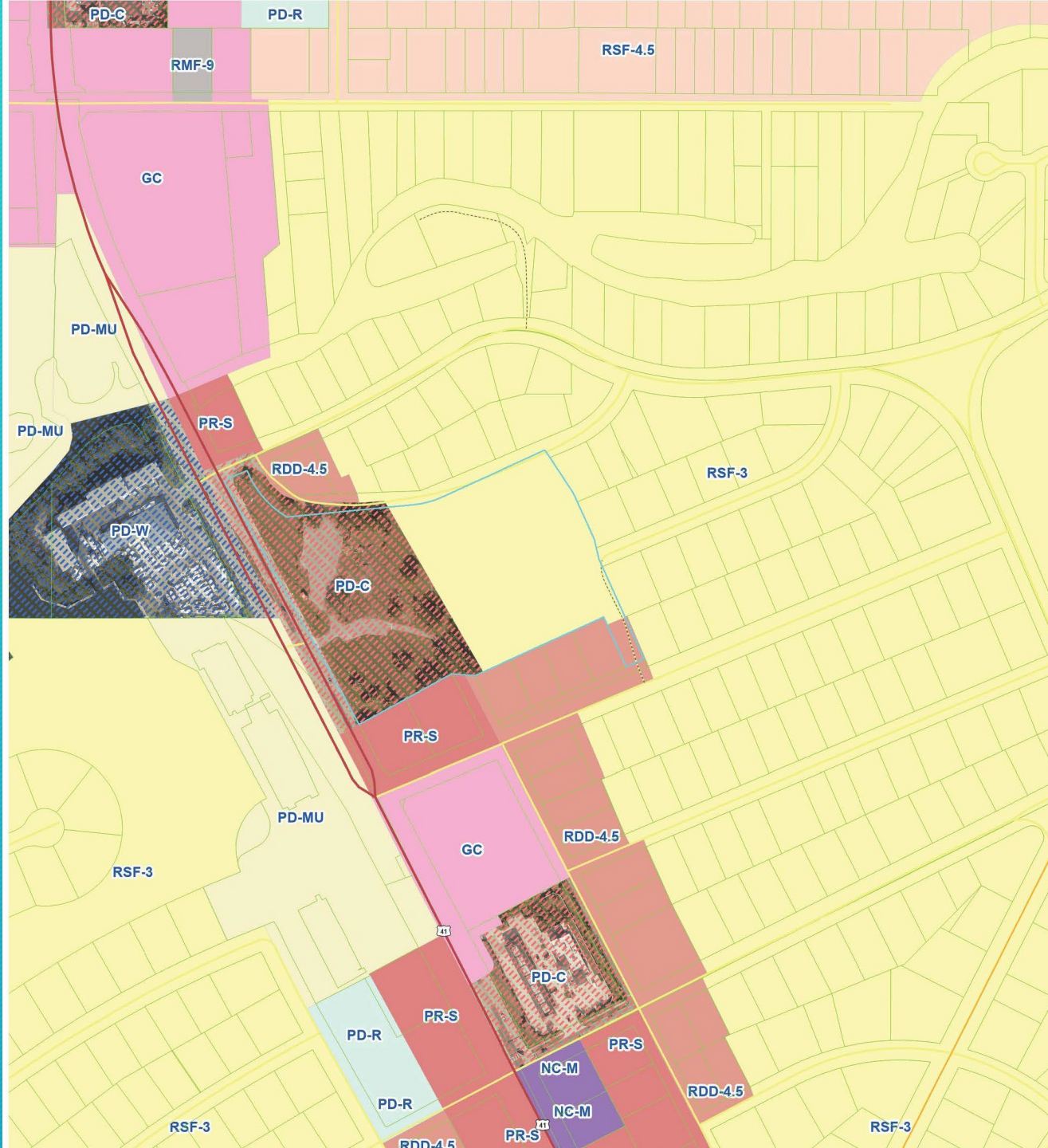
41

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

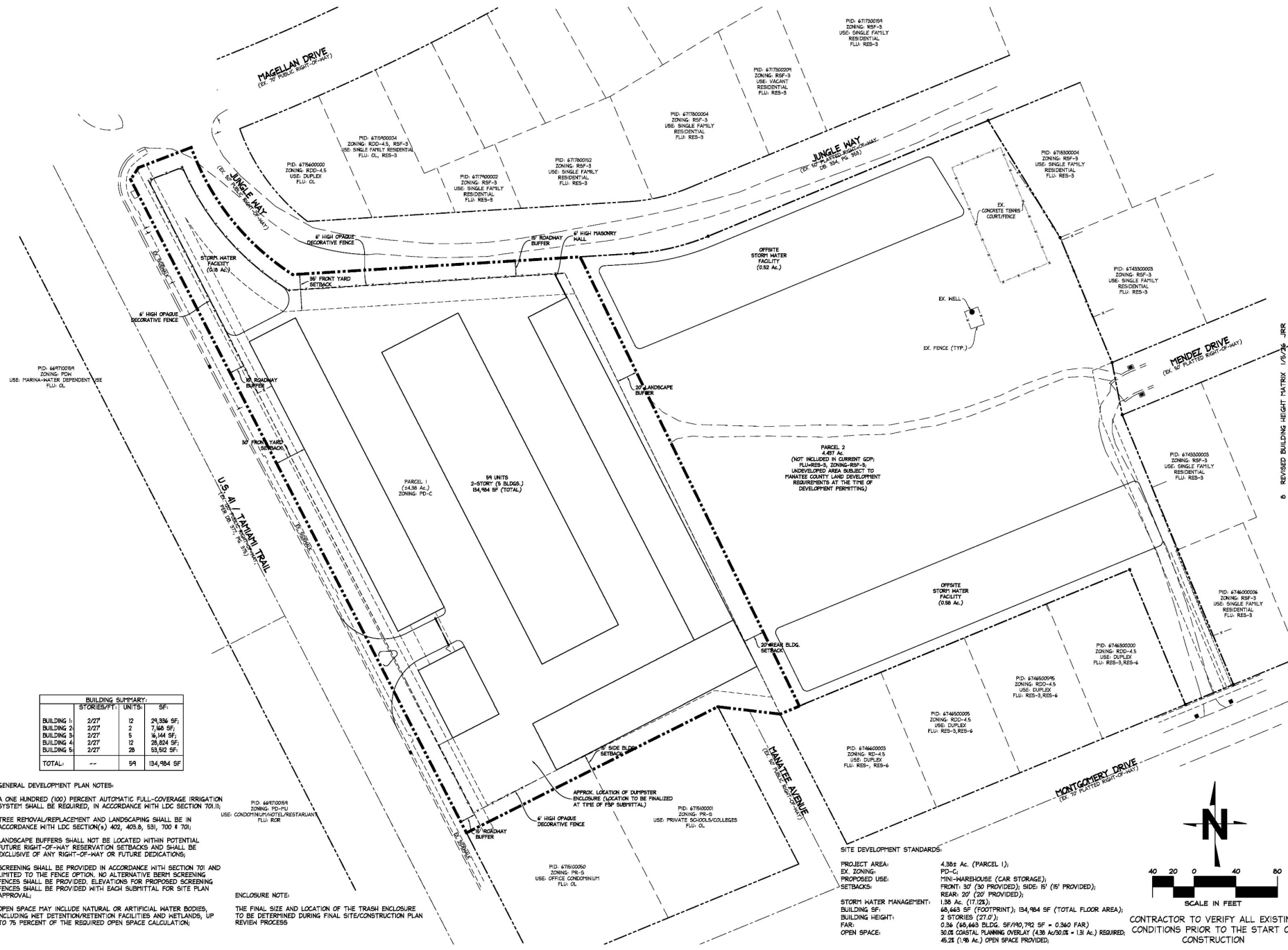
Current Request:

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/FIT	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	53,502 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.

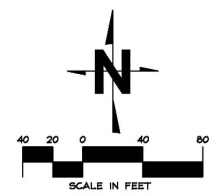
SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 701 AND LIMITED TO THE FENCE OPTION. NO ALTERNATIVE BERRY SCREENING FENCES SHALL BE PROVIDED. ELEVATIONS FOR PROPOSED SCREENING FENCES SHALL BE PROVIDED WITH EACH SUBMITTAL FOR SITE PLAN APPROVAL.

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%);
 BUILDING SF: 60,663 SF (FOOTPRINT); 134,984 SF (TOTAL FLOOR AREA);
 BUILDING HEIGHT: 2 STORIES (27' 0");
 FAR: 0.36 (60,663 BLDG. SF/169,792 SF = 0.360 FAR);
 OPEN SPACE: 30.0% COASTAL PLANNING OVERLAY (1.98 AC./30.0% = 1.98 AC.) REQUIRED; 45.28 (1.98 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	3/27/23	JRR
1	DEVELOPMENT NOTES, BLDG. SF	2/15/23	JRR
1	ADDED LANDSCAPING/RESIDENTIAL NOTES	2/15/23	JRR

SCALE
 1" = 40'
 JOB NO.
 STANDARDS
 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 101, Sarasota, FL 34008 email: info@avolieng.com phone: (941) 972-3447 fax: (941) 972-3448

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

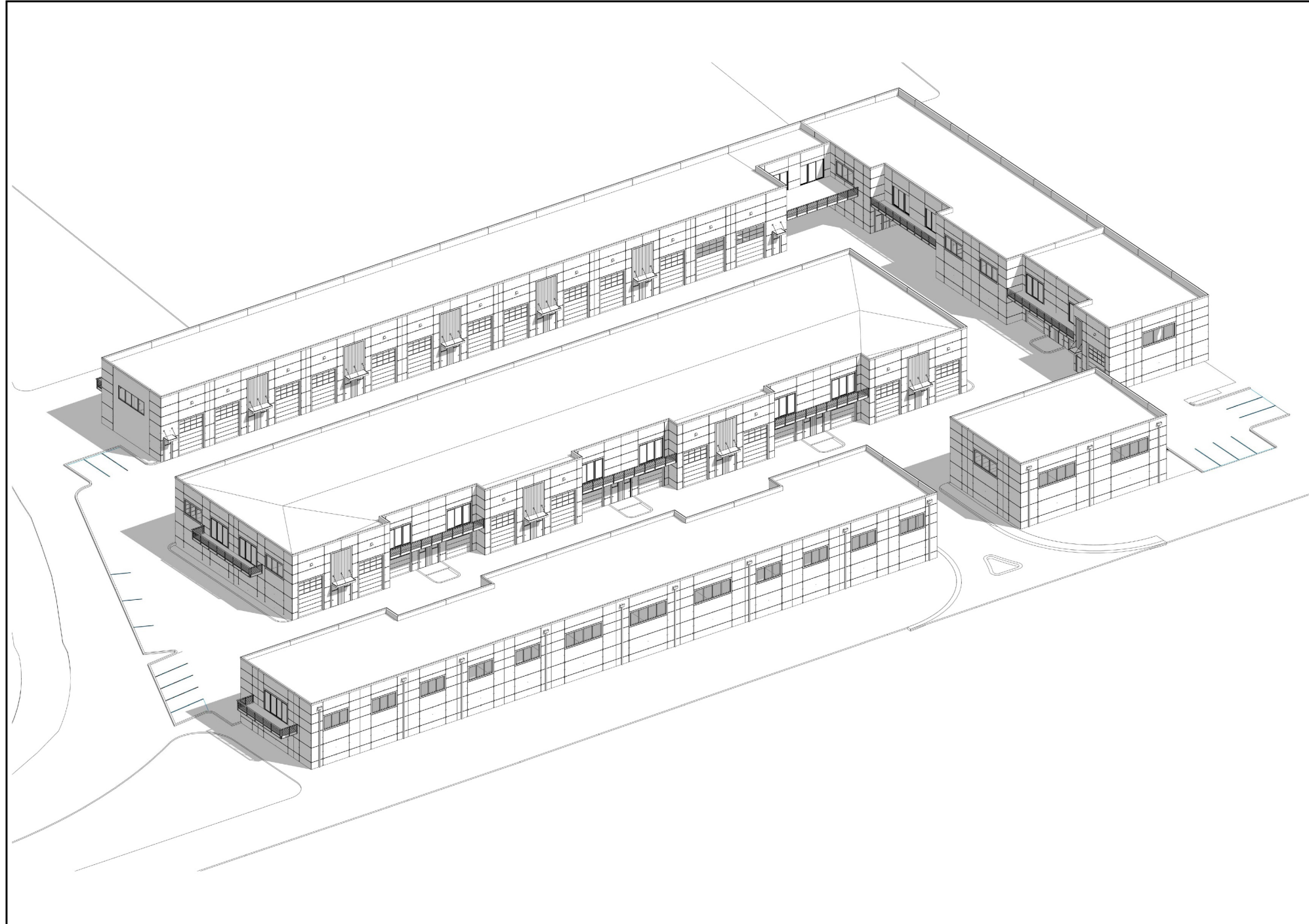
The distribution of trips for PM peak hour for a Mini-Warehouse is 51% entering and 49% exiting.
Average Rate = 0.18 trips per 1,000 SF of Gross Floor Area

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

PROGRESS
DOCUMENTS

Axonometric
Site View

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

PROJECT NO.: 23-05

DATE PLOTTED:

A1.5



THE MOTOR ENCLAVE



















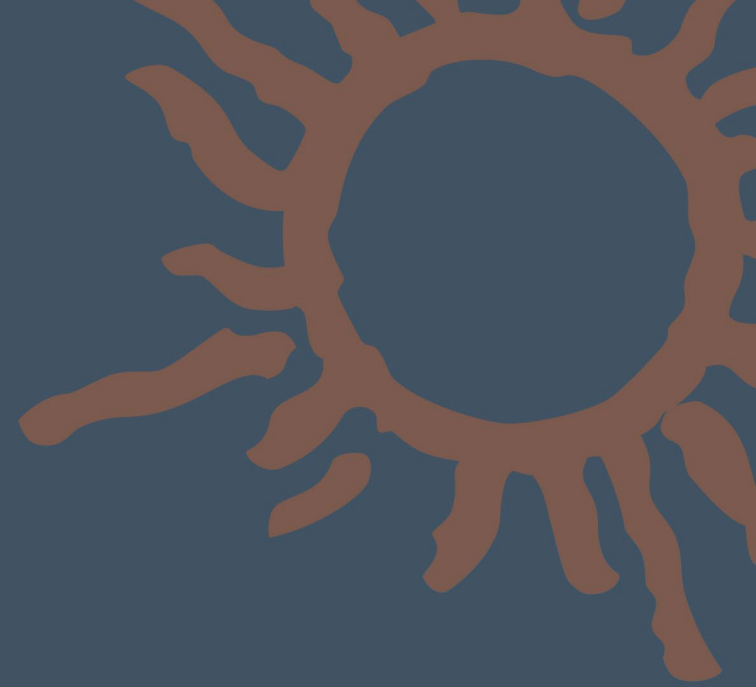




SRQ Autoport

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

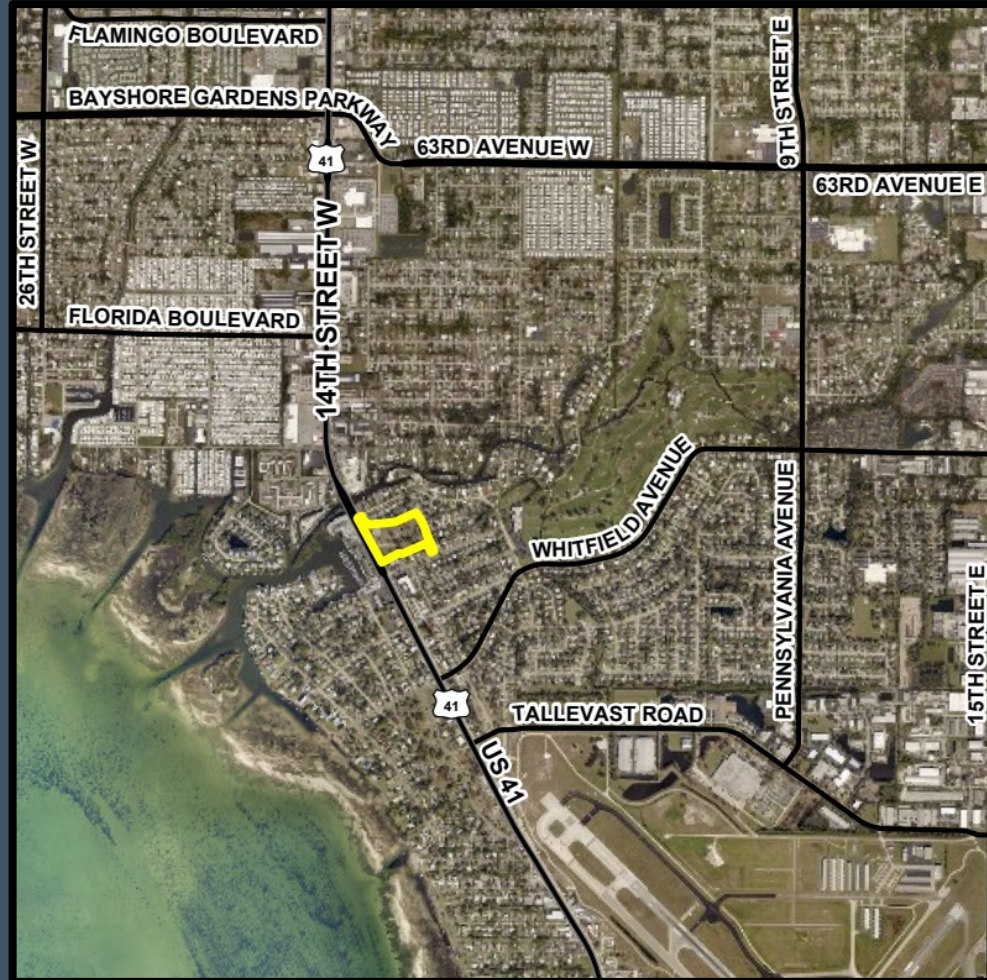
April 23, 2026



Site Location

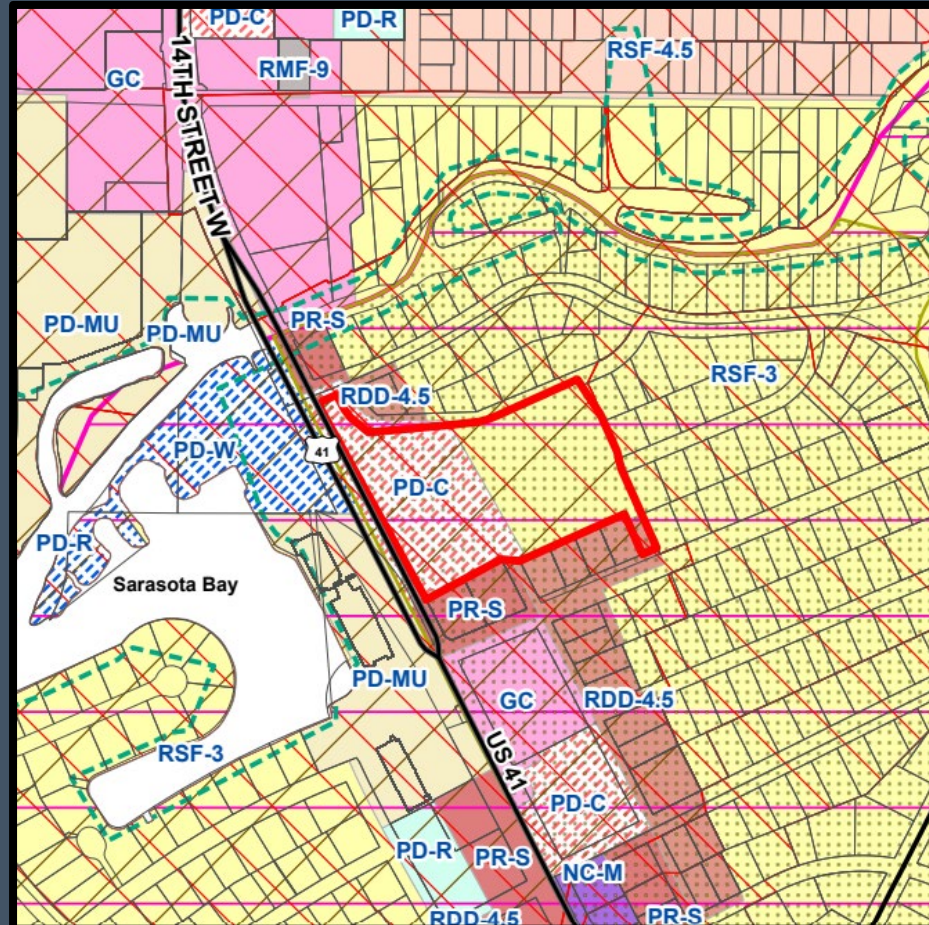
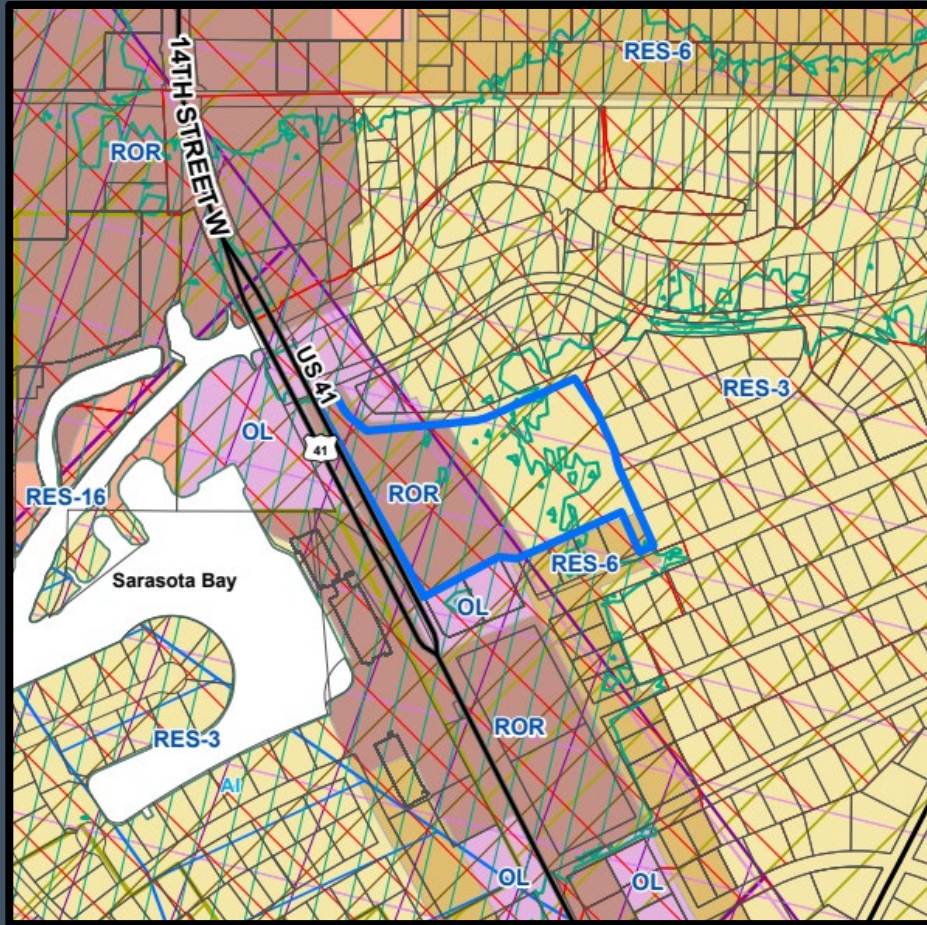
General Location:
Directly east of N. Tamiami Trl.
1,000 feet south of 69th Ave., and
1,025 feet north of Pearl Ave.

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



Source: Manatee County

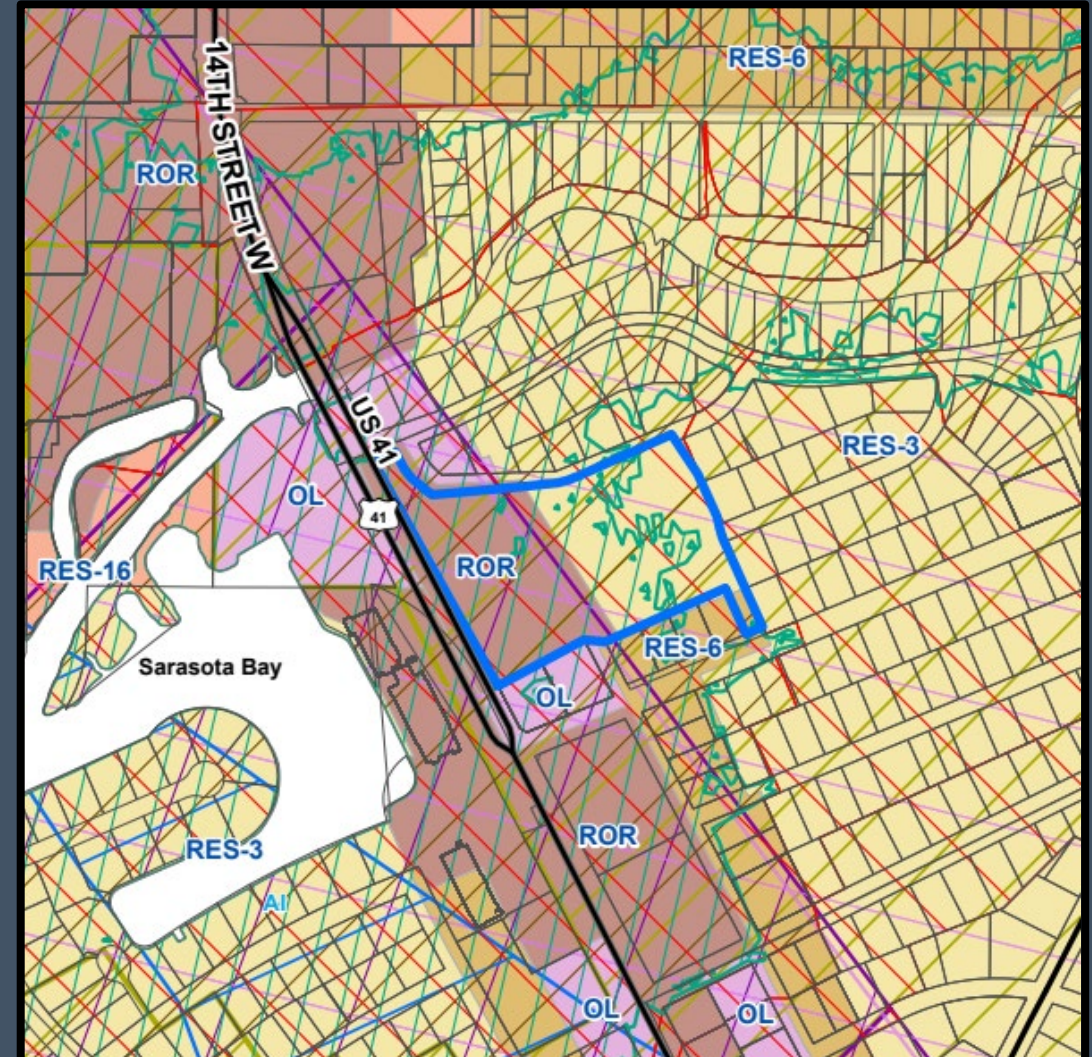
Future Land Use & Zoning District



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



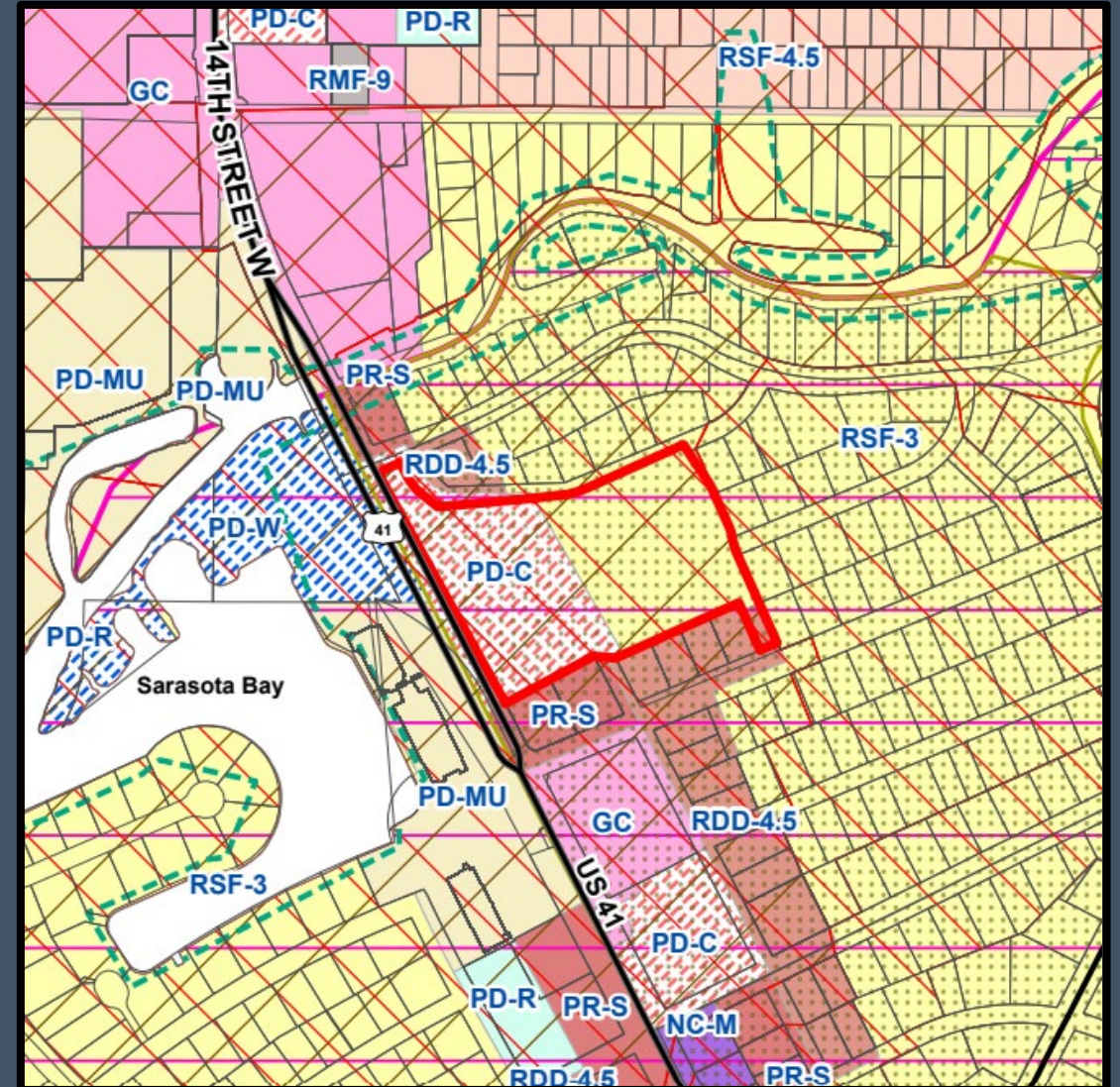
Source: Manatee County



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)

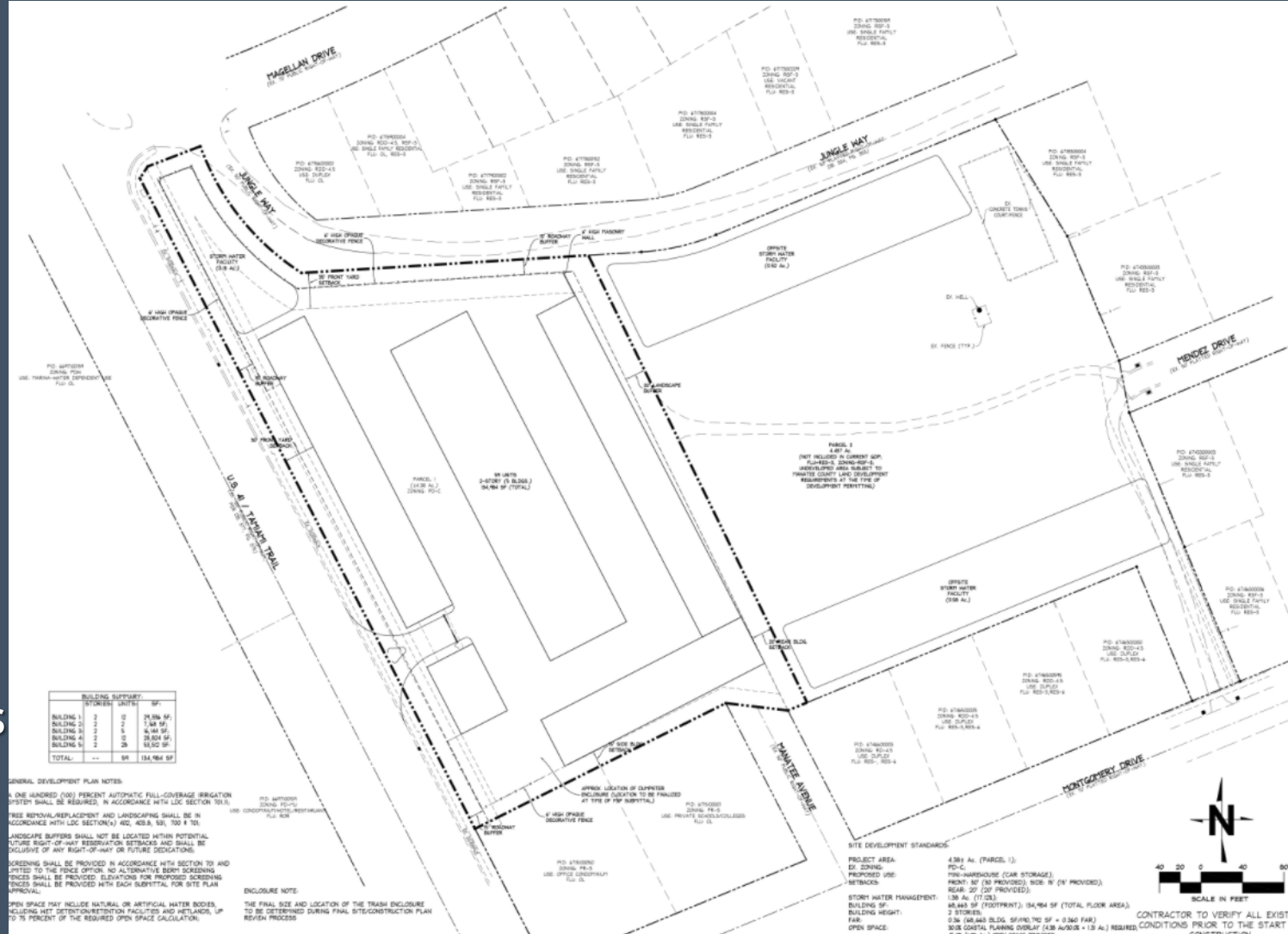
Proposed

- 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

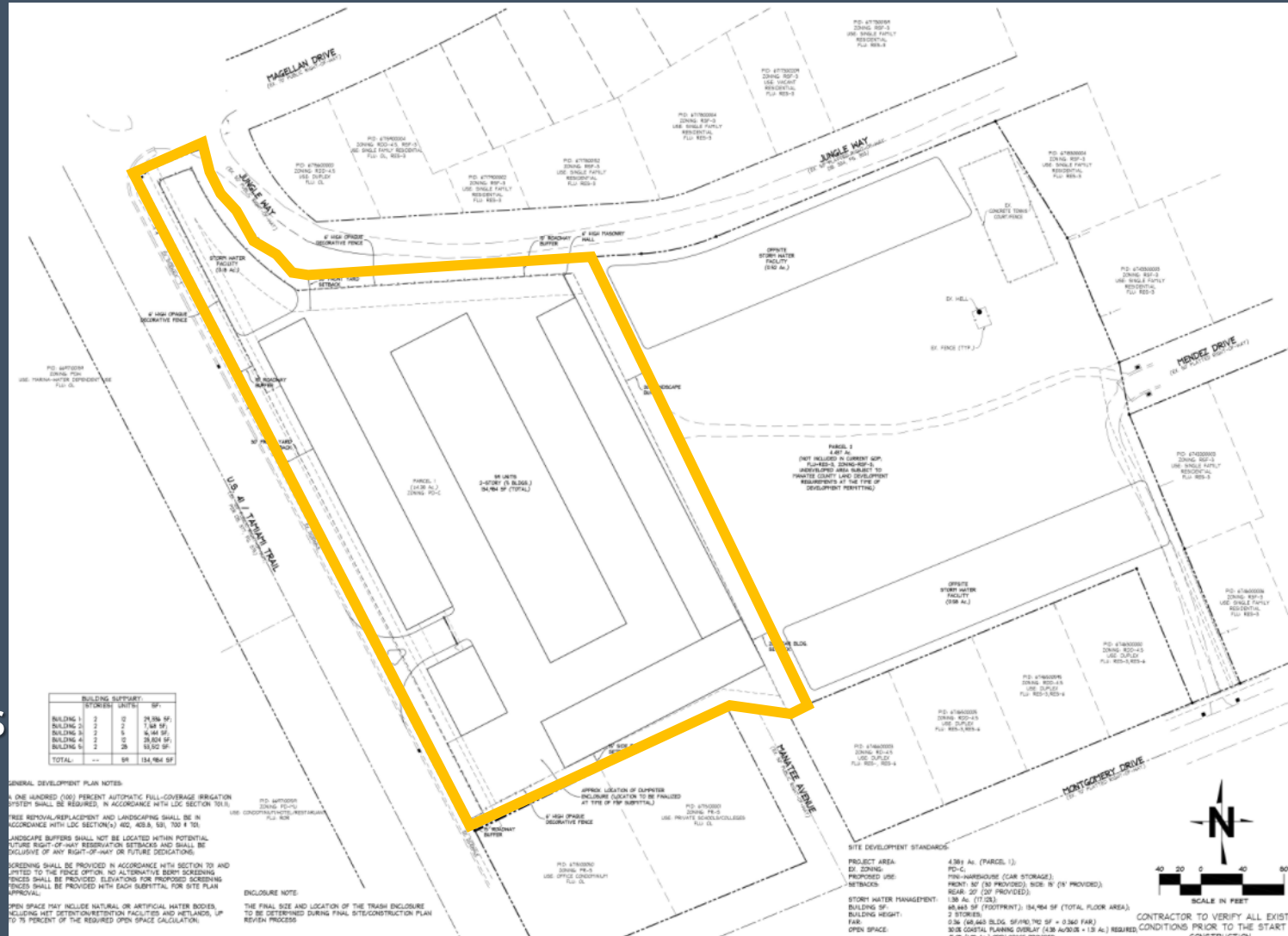
- **Entitlements/Intensity:**
Up to 134,984 sq. ft. (59 unit)
Mini-Warehouse/Self-Storage
Facility
- **Access:** One access point on US 41
- **Stormwater:**
No change
Two offsite stormwater ponds
- **Specific Approvals:**
None requested
- **Stipulations:**
New specific restrictions regarding
the use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



Source: Applicant

Request: GDP Amendment

- **Entitlements/Intensity:**
Up to 134,984 sq. ft. (59 unit)
Mini-Warehouse/Self-Storage
Facility
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None requested
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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

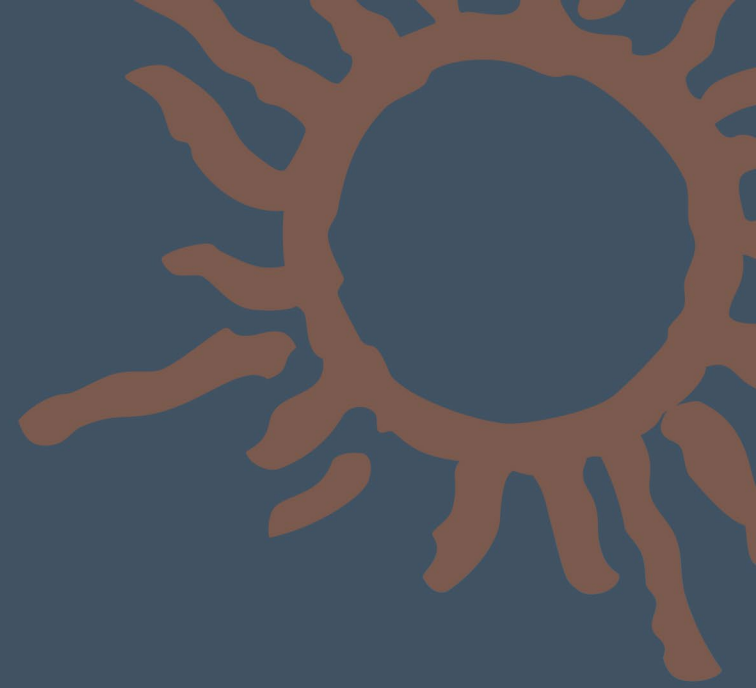
The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling shall be submitted to demonstrate compliance prior to commencement of construction.

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



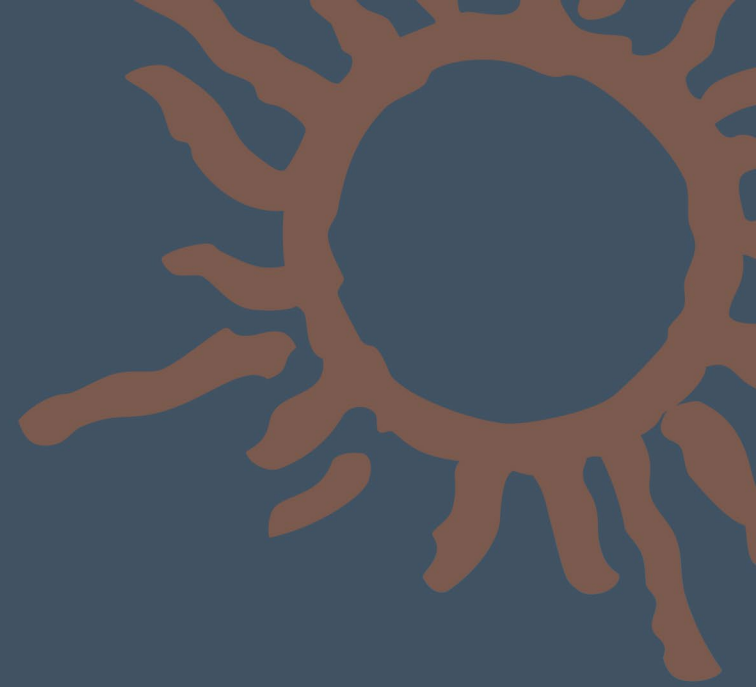
Compliance with the LDC

- § 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

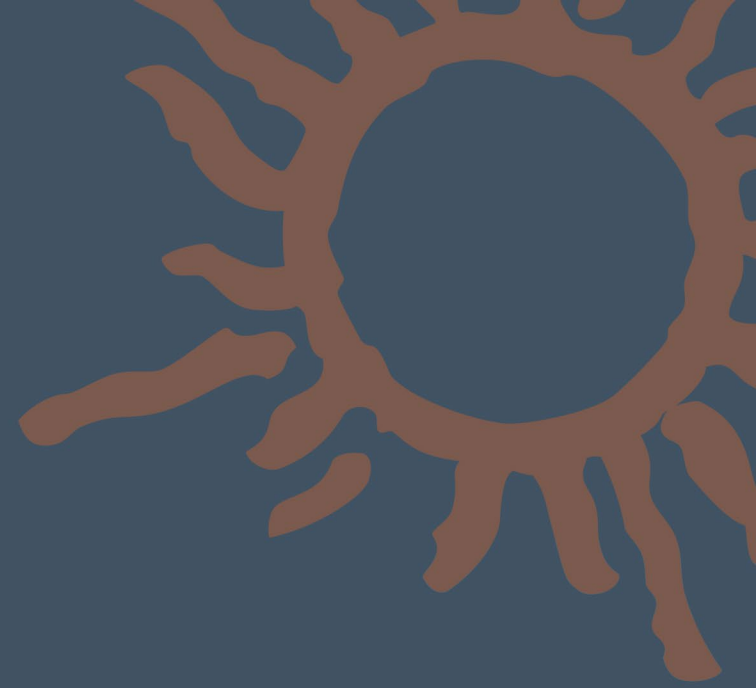
- Recommendation of Approval
 - 7-0
- Concerns
 - Flooding



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: _____



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