Manatee County Zoning Ordinance

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

WHEREAS, Guardian Angels Of SW Florida Inc (the "Applicant") filed an application to rezone approximately 2.73 acres described in Exhibit "A", attached hereto, (the "Property") from Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site Plan for for eight single-family semi-detached dwelling units (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 13, 2026 to consider the rezone, Preliminary Site 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 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

Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on September 3, 2026 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. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for eight single-family semi-detached dwelling units upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. Prior to FSP approval, a non-vehicular ingress/egress easement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); and
   - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (using best available county watershed studies as tailwater conditions) to demonstrate no adverse drainage impacts to a no-rise condition.

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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 Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of September 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

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

BY: Hannah Bishop
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION PER ORI 202441086545

Parcel Number 1:

Begin at the SW corner of the E 1/2 of SE 1/4 of NE 1/4 of Section 2, Township 34 South, Range 17 East; thence North 132 yards, thence East 220 yards, thence South 132 yards, thence West 220 yards to Point of Beginning, less a strip of land off the East side of the above-described land, said strip being 69.76 feet wide at the South end and 70.66 feet wide at the North end to State for highway right of way, and LESS that part included in O.R. Book 1111, Page 2150, Public Records of Manatee County, Florida.

Parcel Number 2:

Begin at the S.E. comer of Lot 946, PALMETTO POINT SUBDIVISION, as per Plat thereof, as recorded in Plat Book 8, at Pages 145, 146 and 147, of the Public Records of Manatee County, Florida, thence S 88° 40' 24" East, 182,29 feet; thence South 1.81 feet to the Northeast corner of land described as Parcel "II" in that certain Deed recorded in Official Records Bock 611, at Page 869 of the Public Records of Manatee County, Florida; thence in a Westerly direction along the Northern boundary of said Parcel II to the Northwest corner thereof; thence North 15.67 feet to the Southerly line of Lot 970, PALMETTO POINT SUBDIVISION, if extended, thence S 88°40' 24" East to the Point of Beginning.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 3, 2026

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

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDR-25-25(Z)(P), which was filed in this office on September 3, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

APPROVED in Open Session
9/3/2026
Manatee County Board of County Commissioners

September 3, 2026 - Land Use Meeting

Subject
PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – PLN2511-0044 - Quasi-Judicial - CJ Mills, Planner II, District 2
A rezone of approximately 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, from Neighborhood Commercial-Medium (NCM) to Planned Development Residential (PDR) Zoning District and approving a Preliminary Site Plan for eight single-family semi-detached dwelling units.

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, CJ.Mills@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
Alternative Motions

APPROVAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, subject to conditions of approval voluntarily proffered by the Applicant, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and APPROVE the Preliminary Site Plan with Conditions A.1 – A.8, B.1 – B.6, , C.1 – C.2, and D.1 - D.3 as recommended by the Planning Commission.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and DENY the Preliminary Site Plan and direct the County Attorney's Office along with staff to prepare written

Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

Enabling/Regulating Authority
Manatee County Land Development Code
Manatee County Comprehensive Plan

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On August 13, 2026, by a vote of 6-0, the Planning Commission voted to recommend Approval with Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:
August 13, 2026 – Planning Commission

- Glen Gibellina questioned the program requirements and the coastal evacuation timeline.
- Andra Griffin addressed traffic conditions in the surrounding area of the project.
- Nothing was entered into the record.

Background Discussion

- **Request**
  This application proposes a rezone from Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR), with an accompanying Preliminary Site Plan (PSP) for 8 single-family semi-detached dwelling units on approximately 2.73 acres.
  - Specific Approval
    None
  - Conditions of Approval
    The conditions of approval can be found in Section 8 of the staff report.
- **General Information**
  - Location
    The 2.73-acre subject property is generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL 34221 (Manatee County)
  - Density/Intensity of Project
    - Density: 2.93 DU/GA (8 dwellings/2.73 acres)
    - Intensity: N/A. No non-residential uses are proposed.
- **Affordable Housing**
  n/a
- **Neighborhood Workshop**
  The applicant sent notices for one virtual meeting, scheduled for 2/25/2026 at 5:30 p.m. The notice, summary and issues, suggestion and concerns were provided (Attachment 7). The application was received after the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops for all public hearing applications.
- **Future Land Use Category**
  Residential – 9 (RES-9)
- **Land Use History**

The property appears to have bene vacant since 1984. The property was purchased by Guardian Angels of SW Florida, Inc. from First Baptist Church of Palmetto, LLC in August 2024.

- **Surrounding Areas**
  - North: NC-M and RSF-6 zoning districts consisting of vacant commercial and single-family residential uses.
  - South: A General Commercial (GC) zoned parcel with mini-warehouse uses.
  - East: NC-M zoning consisting of US 19 and vacant commercial uses.
  - West: PDR zoning with single-family residential uses.
- **Conclusion**
  The proposed rezone and PSP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

- On August 13, 2026, by a vote of 6-0, the Planning Commission voted to recommend Approval with Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:
August 13, 2026 – Planning Commission

- Glen Gibellina questioned the program requirements and the coastal evacuation timeline.
- Andra Griffin addressed traffic conditions in the surrounding area of the project.
- Nothing was entered into the record.

Attorney Review
Other (Requires explanation in field below) Welch
Kate Welch reviewed and responded by emails to Matter FY25/26-0377 on July 8 and 30, 2026.

Instructions to Board Records Emailed 9/4/2026
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

September 3, 2026 - Land Use Meeting

Subject
Updates to Agenda- September 2, 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 9/2/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

D. ANNOUNCEMENTS

Generic Public comments added for Future Agenda items.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request
Item 10.PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial - Lindsey Craig, Planner I - District 1-APPLICANT REQUEST CONTINUANCE TO NOVEMBER 19, 2026 - Updated Continuance motion on coversheet, Ex-Parte communication and additional public comment.

Item 7. Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner- District 2- Moved to Presentations upon request add a request for continuance and additional public comment

Item 8.PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2- Moved to Presentations upon request, add a request for continuance and additional public comment.

Item 9. PDMU-18-06(Z)(G)(R2)–Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC;WHK Invest LLC; University Park Partners IV LLC(Owners)–PLN2411-0096-Quasi-Judicial-Alyssa Grove, Planner I-District 1- Moved to Presentations Upon Request and add a request for continuance.

Presentations Scheduled

Item 4.PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – PLN2511-0044 - Quasi-Judicial - CJ Mills, Planner II, District 2- Revised conditions on staff report and revised Ordinance in strikethrough underline format.

Item 6.PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 1 - Updated Ordinance and additional public comment.

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: 9/3/2026

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 8/13/2026

Board of County Commissioners: 9/3/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, subject to conditions of approval voluntarily proffered by the Applicant, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and APPROVE the Preliminary Site Plan with Conditions A.1 – A.8, B.1 – B.6, , C.1 – C.2, and D.1 - D.3 as recommended by the Planning Commission.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and DENY the Preliminary Site Plan and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISSION ACTION:

- **On August 13, 2026, by a vote of 6-0, the Planning Commission voted to recommend Approval with Member Ziegler absent.**

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026 – Planning Commission

- **Glen Gibellina questioned the program requirements and the coastal evacuation timeline.**
- **Andra Griffin addressed traffic conditions in the surrounding area of the project.**
- **Nothing was entered into the record.**

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-25(Z)(P) / PLN2511-0044
PROJECT NAME	Guardian Angels US 19
PARCEL ID / ADDRESS	2380700001 / 4150 3rd Avenue West, Palmetto FL 34221
GENERAL LOCATION	0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19.
SECTION / TOWNSHIP / RANGE	02 / 34S / 17E
ACRES	2.73
APPLICANT(S) / AGENT	Paige Estigarribia, ZNS Engineering
FUTURE LAND USE CATEGORY	Residential-9 (RES-9)
EXISTING ZONING / USE(S)	**Zoning:** Neighborhood Commercial Medium (NC-M) **Use:** Vacant Commercial
PROPOSED ZONING	Planned Development Residential (PDR)
PROPOSED USE	Single-Family Residential
DENSITY *Dwelling units per Gross Acre (DU/GA)*	**Proposed:** 2.93 DU/GA (8 dwelling units) **Maximum:** 9 DU/GA (24 dwelling units)
INTENSITY *Floor Area Ratio (FAR)*	Not applicable as only residential uses are proposed.
OVERLAYS/SPECIAL AREAS	Coastal Evacuation Area (CEA), Coastal High Hazard (CHH), and Coastal Planning Area (CPA)
SPECIFIC APPROVAL REQUEST(S)	No Specific Approvals requested
CASE MANAGER	CJ Mills, Planner II

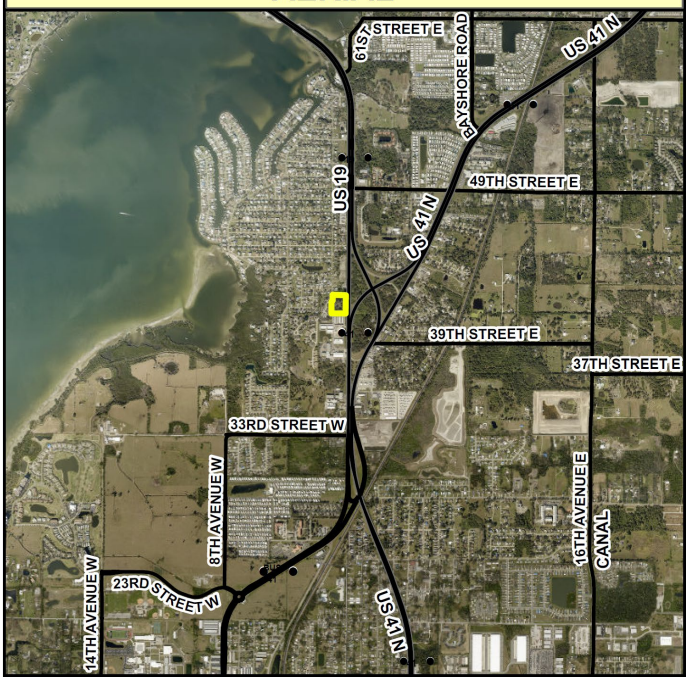
SECTION 2

MAPS & DISCUSSION

History

The subject property is approximately 2.73 acres and generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL 34221 (Manatee County). Since the adoption of the Manatee County Comprehensive Plan (1989) and the Land Development Code (1990), the site has been designated within the Residential-9 (RES-9) Future Land Use Category (FLUC) and Neighborhood Commercial-Medium (NC-M) Zoning District. Guardian Angels of SW Florida, Inc. purchased the property in August 2024 from First Baptist Church of Palmetto, LLC. Per historical GIS imagery, the property has been vacant dating back to 1984.

AERIAL



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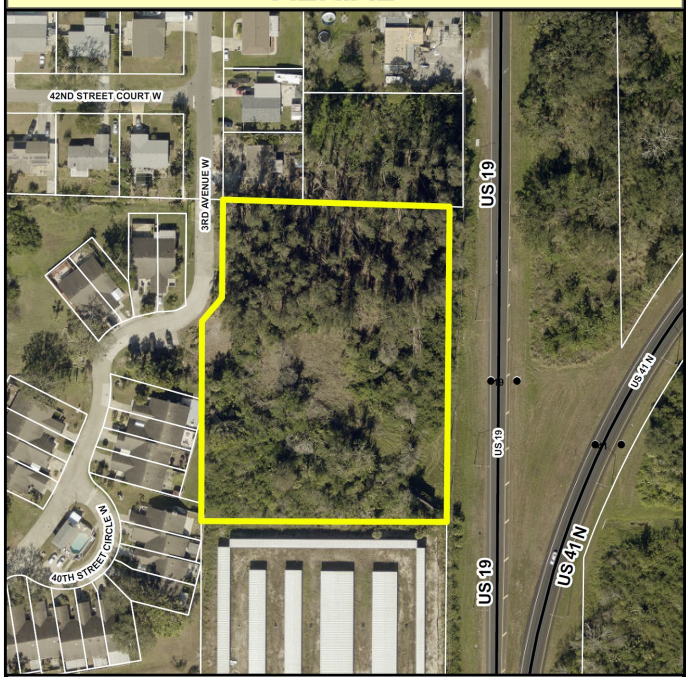
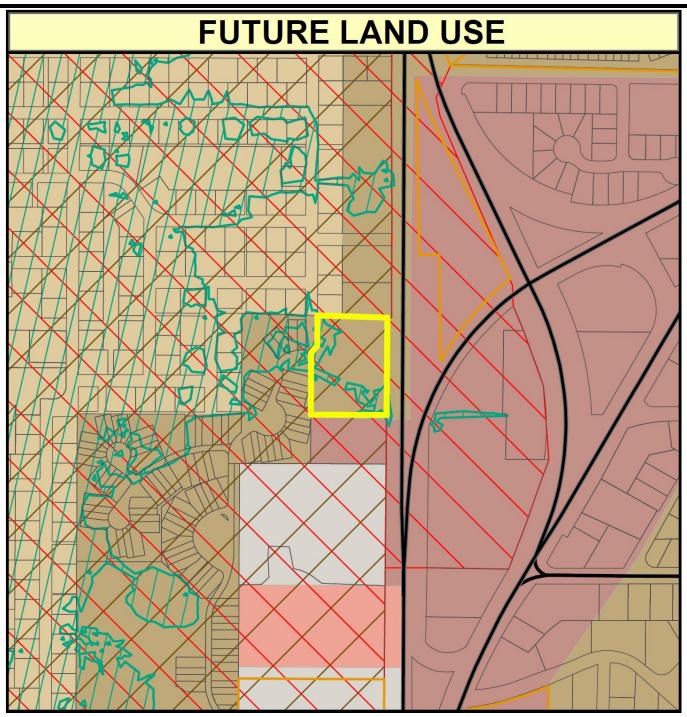
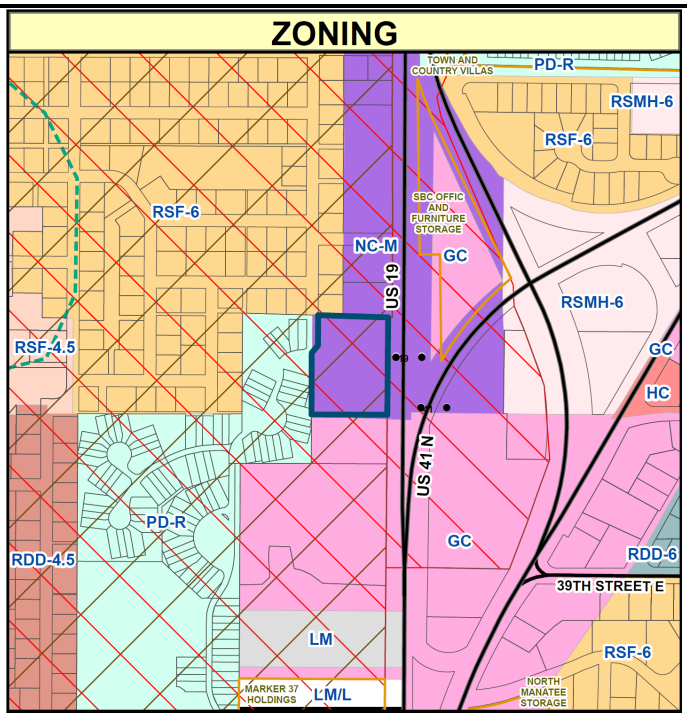






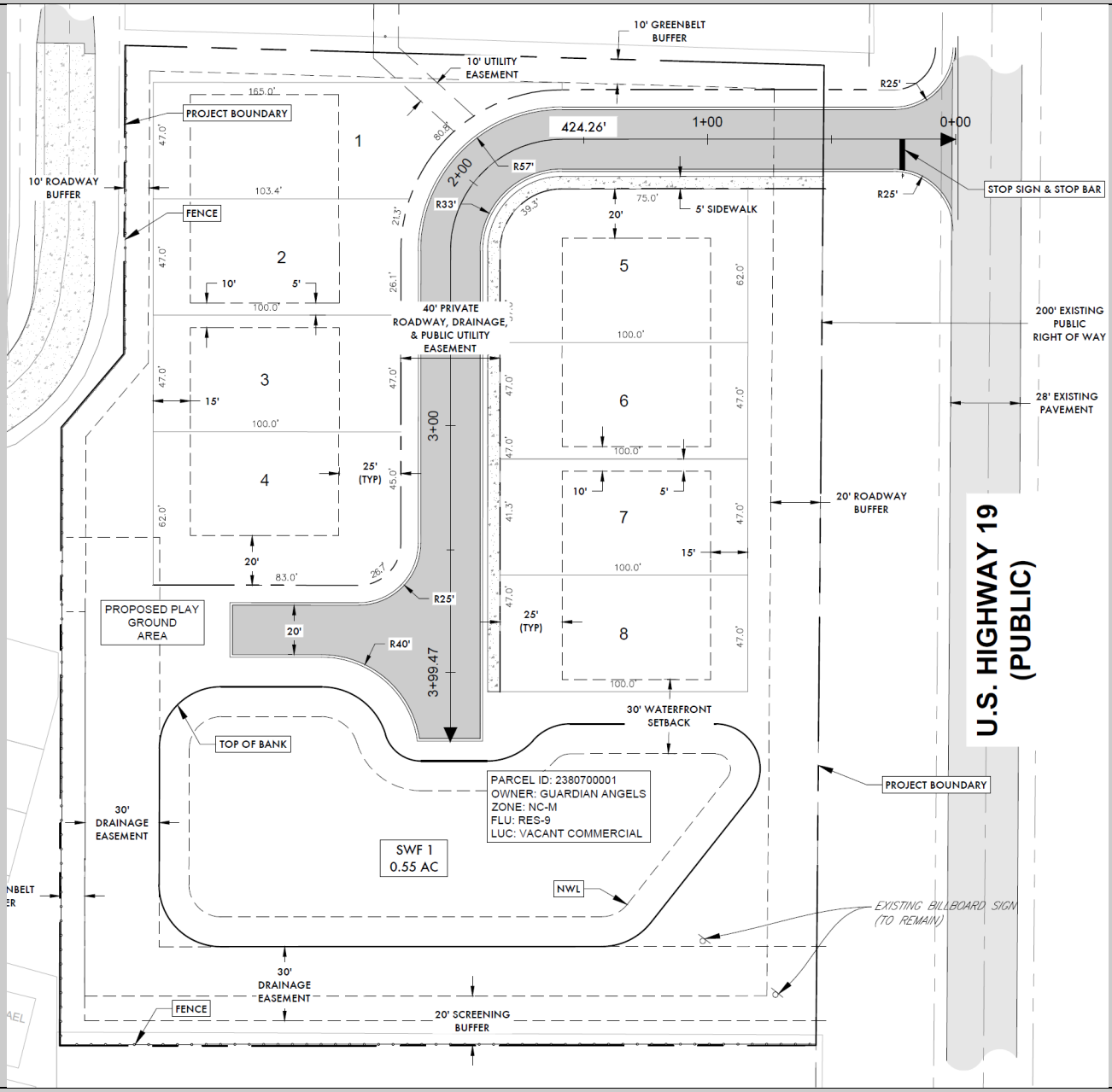
Request

The applicant is requesting to rezone the subject property from the NC-M to PDR Zoning District with an accompanying PSP for eight single-family semi-detached residential dwelling units. Due to the project's requirement for site plan approval the proposed development is not permitted in the current zoning district pursuant to LDC Section 531.47.C. The restriction of the NC-M Zoning District requires a rezone request. The request to develop eight dwelling units on the 2.73-acre property results in a gross density of 2.93 dwelling units per gross acre (DU/GA).

SURROUNDING FLUC, ZONING, AND USES	
NORTH	RES-9 and RES-6 / NC-M / vacant commercial and single-family residential
SOUTH	RES-9 / General Commercial (GC) / mini-warehouse
EAST	Residential/Office/Retail (ROR) / NC-M / US 19 and vacant commercial
WEST	ROR / PDR / single-family residential

SECTION 3

PROJECT DETAILS



- Eight single-family semi-detached dwelling units for a gross density of 2.93 DU/GA
- One access point from US 19 (requires Florida Department of Transportation review and approval)
- 44.7% open space (35% required)
- No Specific Approvals requested
- 40-foot wide private right-of-way (ROW), including 5-foot sidewalks on both sides (Design Exception approved)
- 0.55 acre stormwater pond
- Playground area proposed on the west side of the project

SITE DESIGN DETAILS	
SETBACKS PROPOSED	Front: 25 feet (20 feet for secondary front) Rear: 15 feet Side: 5 feet (0 feet for attached side) Waterfront: 30 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Minimum of 4,800 square feet / single-family semi-detached
HEIGHT	Maximum 1 story
OPEN SPACE	**Required:** 35% (0.95 acres) **Provided:** 44.7% (1.22 acres)
ACCESS	Proposed ingress/egress from US 19
FLOOD ZONE(S)	The site lies in Flood Zone X, Panel 12081C0162F (8/10/21)
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes. **Type of Flooding:** Rainfall. **Project Subject to flow reduction:** N/A **Watershed/Basin:** Tampa Bay Direct Watershed. **Project located within Floodplain and/or Floodway:** Project IS NOT located in the FEMA 1% Annual Chance Flood Hazard. **Methodology Meeting:** A methodology meeting may be requested separately with Stormwater Engineering staff with respect to drainage modeling. **Drainage Easements/Access Easements required for existing system(s):** N/A **Impairment:** Please contact FDEP/SWFWMD regarding impairment and any required net improvement.
UTILITIES	POTABLE WATER INFRASTRUCTURE • 16-inch County water main within the US 19 ROW WASTEWATER INFRASTRUCTURE • 2-inch County force main within the US 19 ROW (see approved record PLN2103-0045.FC02) RECLAIMED WATER INFRASTRUCTURE • No reclaimed water within the vicinity

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
BUFFERS			
Roadway Buffers	• 10 feet (West/3rd Ave W) • 20 feet (East/US 19)	Yes	LDC § 701
Perimeter Buffer	• 10 feet (North) • 20 feet (South)	Yes	LDC § 701

SIDEWALKS			
5-foot Sidewalks	5-foot sidewalks proposed throughout project site.	Yes	LDC § 1001.6

DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
24-foot Paved Roadways	24 feet	Yes	
40-foot Private ROW	40 feet	No	The minimum ROW width required per the Manatee County Public Works Standards Manual is 50 feet. A design exception has been submitted and approved to deviate from the minimum required ROW width.

TRANSPORTATION

Major Transportation Facilities
The proposed development is located west of US 19, approximately 0.5 miles north of 33rd Street West. The following roadways are adjacent to or near the project site:

- US 19 is an existing four-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 200-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.
- 3rd Avenue West is a local roadway.

Transportation Link Capacity Analysis
The application includes a Rezone and Preliminary Site Plan (PSP) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR). The PSP will allow for the construction of eight single-family attached dwelling units. The PSP will generate 4 PM peak hour trips. Staff have waived the requirements for the traffic study for this application, which is considered as De Minimis.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
US 19	3260	D	B	B	B

Access
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No, the applicant has elected to defer concurrency.
TRAFFIC STUDY REQ'D: A Traffic Study Waiver has been issued.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, preliminary drainage intent, potable water, wastewater, and school facilities will be reviewed at the time of FSP/application for Concurrency.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Required Open Space: 35% (0.95 acres) (LDC § 403.8.D.8)
Provided Open Space: 44.7% (1.22 acres)

Uplands
Per the Environmental Narrative provided by Monarch Ecology Group (April 2026) the subject site is comprised of Australian Pine (FLUCFCS 437; 1.04 acres), Brazilian Pepper (FLUCFCS 422; 1.32 acres), Disturbed Lands Previously Cleared (FLUCFCS 748; 0.33 acre) and an other surface waters ditch (FLUCFCS 513; 0.09 acre). There are no native upland habitats on site.

Endangered Species
Per the Environmental Narrative provided by Monarch Ecology Group (April 2026) an on-site assessment was conducted in March and September 2025 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. Monarch Ecology Group also conducted a preliminary gopher tortoise survey that was conducted in accordance with FWC's *Gopher Tortoise Permitting Guidelines.*

Based on the site assessment, no listed species or gopher tortoise burrows were found on the site.

Trees and Landscaping
Tree removal and replacement will be reviewed with FSP, in accordance with LDC § 700 and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (U.S. Highway 19)	20 feet	20 feet	402.7.D.1
Roadway Buffer (3rd Avenue West)	10 feet	10 feet	701.4.B.2
Greenbelt Buffer (North and West)	10 feet	10 feet	402.7.D.5
Screening Buffer (South)	20 feet	20 feet	701.4, Figure 7-4

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

PROJECT LOCATION

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 322.2, 342.4, 402.6, 402.7, and 403.8. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish conditions to be adopted for Planned Development districts.

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	February 25, 2026, at 5:30 p.m.
Workshop Format	Virtual
Workshop Requirement	• Application received after July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2501-0038)
Citizen Attendees	8
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	See Attachment 7. Neighborhood Workshop summary
Mail Notice	• Notice mailed to 241 addresses • Mailing distance/radius: 500 feet northeast, east, southeast, and south. 1400 feet in all other directions.
Workshop Signage	• 2 signs posted (one on US 19 and the second along 3rd Avenue West) • Map and photos provided of signage locations

*For further details, please see attachment 7. Neighborhood Workshop Summary.

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. **Previous Approvals. The site plan substantially conforms and is consistent with prior approvals such as a General Development Plan, rezoning, Special Permit, variance, etc.**
Analysis: There are no prior approvals associated with the subject property.

B. **Comprehensive Plan. The proposed plan must be consistent with all applicable provisions of the Manatee County Comprehensive Plan.**
Analysis: The proposed development may be found to be consistent with all applicable Comprehensive Plan Policies. For a detailed analysis of Comprehensive Plan Policies, refer to Section 5 of this staff report.

C. **Land Development Code. The proposed plan must be in conformance with all applicable provisions of the Land Development Code.**
Analysis: The application has been reviewed for conformance with all applicable LDC Sections. In addition, there are no Specific Approvals requested with the proposed development.

D. **Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 5 for the particular use or activity under consideration.**
Analysis: Per LDC Section 531.47.C, single-family development is allowed in NC-M Zoning Districts if the site can be developed without generating a requirement for site plan review. The current rezone request results from the restrictions on single-family development in the NC-M Zoning District. The application meets the applicable land use and district requirements for the PDR Zoning District. For full analysis, see below analysis for LDC Sections 402.6 and 402.7.D.

E. **Environment. The proposal shall not adversely impact environmentally sensitive lands or natural resources.**
Analysis: Per the Environmental Narrative provided by Monarch Ecology Group, there were no native upland habitats, listed species, or gopher tortoises on site. Any tree removal and landscaping requirements shall be in compliance with LDC Sections 700 and 701.

F. **Circulation. Ingress and egress to the property and internal traffic patterns must be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.**
Analysis: The project proposed one access point from US 19 with sufficient traffic circulation for emergency vehicles (see auto turn within PSP plan set) and the eight single-family dwelling units. There is also a 5-foot-wide sidewalk along the east side of the project to provide safe maneuverability for pedestrians. Per the Manatee County Public Works Standards Manual all rights-of-way shall be required to have a minimum width of 50 feet. Because the applicant is proposing a 40-foot wide private ROW, a Design Exception has been submitted and approved with the PSP.

G. **Concurrency. The site plan must meet the requirements of Section 360, Certificate of Level of Service, or the site plan must be conditioned upon a Certificate of Level of Service being granted prior to Construction Drawing approval (this second option is available only where the applicant is required to obtain Construction Drawing approval).**
Analysis: The Applicant has elected to defer concurrency and will be reviewed at FSP.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
Analysis: The proposed rezone from NC-M to PDC can be found to be compatible with the existing development patterns and zoning in the area. The Melwood Oaks Subdivision, also zoned PDR, is on the west side of the subject property along with the mixed residential Palmetto Point to the northwest. There is a mini-warehouse use to the south and vacant commercial to the north, both of which provide minimal compatibility issues with the

proposed development. In addition, the proposed gross density of 2.93 DU/GA is well below the 9 du/a permitted within the RES-9 FLUC.

B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.
Analysis: There is a mixture of commercial and residential uses in the area with higher densities in the neighboring subdivision. The NC-M Zoning District permits residential development and the RES-9 FLUC allows for higher densities than what is being proposed; however, because the development requires site plan review, the subject property is required to rezone. Per LDC Section 531.47.C, single-family development is allowed in NC-M Zoning Districts if the site can be developed without generating a requirement for site plan review. Due to the requirement for site pan approval, the site must rezone from NC-M in order for the single-family units to be developed.

C. Consistency with the Current Comprehensive Plan.
Analysis: The proposed development can be found to be consistent with applicable Comprehensive Plan Policies. See Section 5 of this staff report for a detailed analysis of applicable Comprehensive Plan Policies.

D. Conflicts with Existing or Planned Public Improvements.
Analysis: there are no planned or anticipated CIP projects in the area that would conflict with the development proposal.

E. Availability of Public Facilities.

1. **Impact on the Traffic Characteristics – Specifically Trip Generation Potential.**
Analysis: There is no negative impact anticipated on the area's traffic characteristics. The addition of eight single-family semi-detached dwelling units is projected to add four p.m. peak hour trips to the roadway network. Transportation Planning has found no negative impacts resulting from the proposed development.

2. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
Analysis: The project is not anticipated to affect population density, or require additional demand for schools, sewers, streets, recreational areas, and other public facilities. There are existing potable water and wastewater facilities; Manatee County School Board review is not required for developments of 10 dwelling units or less.

3. **Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.**
Analysis: Emergency services, school capacity, and utilities are anticipated to be available at time of CLOS issuance. As previously mentioned, the additional eight dwelling units result in a gross density of 2.93 DU/GA and is well below the maximum permitted and anticipated when the subject property was designated with its current FLUC.

F. Health, Safety or Welfare of the Neighborhood and County.
Analysis: The proposed development is not anticipated to negatively impact the health, safety, or welfare of the neighborhood and County. The current request is compatible and a continuation of the mixed residential development to the north, northwest, west, and southwest.

G. Conformance with All Applicable Requirements of this Code.
Analysis: The PSP has been reviewed for compliance with all applicable sections of the LDC. No Specific Approvals have been requested, and no apparent negative factors have been identified. Upon FSP submittal, additional review will be provided to ensure further compliance with the applicable provisions.

H. Consistency with the Development Patterns in the Area.
Analysis: The residential development patterns in this area consist of medium-density residential development with a mixture of attached, semi-attached, and detached dwelling unit types. The lot sizes are comparable with the Melwood Oaks Subdivision and is compatible with 2.67 DU/GA found in the Palmetto Point Subdivision.

I. Logical Expansion of Adjacent Zoning Districts.
Analysis: As previously mentioned, the Melwood Oaks Subdivision is zoned PDR and the other Euclidean residential zoning districts in the area support the similar density that is proposed with this project. A rezone to RSF-4.5 or RSF-6 (Palmetto Point's Zoning Districts) would also be logical, but a rezone with a PSP allows for a detailed review, ensuring compatibility with the adjacent land uses.

J. Impact on Historic Resources.
Analysis: There have been no known historic resources located on the subject property.

K. Environmental Impacts.
Analysis: Per the Environmental Narrative provided by Monarch Ecology Group, there are no known native upland habitats, listed species, or gopher tortoise burrows on site. For a detailed environmental analysis, refer to the environmental information found in Section 3 of this staff report or Attachment 5 - Environmental Narrative.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The only permitted use being proposed with this request is single-family semi-detached residential. If additional uses are proposed at a later date, the applicant will be required to submit a PSP amendment and receive BCC approval.

M. Relocation of Mobile Homeowners.
Analysis: N/A. There are no mobile homes currently occupying the project area.

N. Consistency with the Planned Development District Standards.
Analysis: The application has been reviewed for consistency with LDC Sections 402.6 and 402.7.D, see below sections for a detailed analysis.

O. Any Other Matters Which May Be Appropriate.
Analysis: No other matters have been identified to analyze.

P. Transportation Impact Review pursuant to Section 343.
Analysis: The proposed project will generate an additional 4 p.m. peak-hour trips, a negligible amount that has qualified for a traffic study waiver.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: the property may be found to be suitable for development without hazard to persons or property, on or off the tract, without risk of erosion, subsidence, flood hazard, destruction of wetlands or other dangers. There are no wetlands on site, it is within Flood Zone X, and stormwater facilities shall be constructed in accordance with the applicable Manatee County requirements.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The property is serviced by existing potable and wastewater facilities. There is adequate roadway infrastructure in place with this segment of US 19 operating at a B level of service with, the adopted level of service is D.

C. Relation to Major Transportation Facilities.
Analysis: The project has one access point to US 19, a functionally classified arterial roadway operating below the adopted level of service. At time of FSP submittal, FDOT will be required to review and approve the proposed access point.

D. Compatibility.
Analysis: As previously mentioned, the proposed single-family development can be found to be compatible with the existing residential development to the north, northwest, west, and southwest. There are comparable densities and lot sizes with the existing Melwood Oaks and Palmetto Point subdivisions in the area.

E. Transitions.
Analysis: The PSP has been reviewed and provides the adequate buffer requirements required by LDC Section 701. In addition, there is a gradual decrease in density from the subdivision to the west, adequately reducing possible traffic constraints when accessing US 19.

F. Design Quality.
Analysis: The proposed PSP may be found to implement superior design quality in certain areas when including almost 10% additional open space and a playground/recreational area. A Design Exception has been submitted and approved to reduce the private ROW width from 50 feet to 40 feet due to specific site constraints.

G. Relationship to Adjacent Property.
Analysis: The required landscape and roadway buffers have been reviewed in accordance with the applicable LDC sections. In addition, there is a proposed fence along the south and west perimeter to further reduce incompatibilities with the surrounding uses.

H. Access.
Analysis: There is one access point along US 19 that shall be reviewed by FDOT at time of FSP submittal. The project is designed with sufficient traffic circulation that provides maneuverability for domestic and emergency vehicles.

I. Streets, Drives, Parking and Service Areas.
Analysis: The 40-foot ROW width has been approved via the attached Design Exception (Attachment #10). The Auto Turn exhibit provided by the applicant in Attachment #2-Preliminary Site Plan, Sheet 04A, shows adequate maneuverability for emergency vehicles. The parking requirements shall comply with LDC Section 1005 and there is 5-foot sidewalk along the east side of the project site.

J. Pedestrian Systems.
Analysis: As previously mentioned, the 5-foot sidewalk provides adequate internal circulation for pedestrians to safely traverse the project site. At time of FSP submittal a more detailed review will be required to ensure required pedestrian crossings are designed in accordance with LDC requirements.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There is no known historical or archaeological significance associated with the subject property. Per the previously mentioned environmental report, there are no known species to preserve, and the majority of the site consists of Australian Pine and Brazilian Pepper, common nuisance exotic plant species that require removal within the coastal overlays.

L. Density/Intensity.
Analysis: The project proposes a gross residential density of 2.93 DU/GA (8 dwellings ÷ 2.73 acres = 2.93 DU/GA), less than the maximum 9 DU/GA permitted within the RES-9 FLUC. There are no non-residential uses proposed with this application, resulting in a FAR (intensity) of zero.

M. Height.
Analysis: The maximum proposed building height is one story and is consistent with the residential development patterns in the area.

N. Fences and Screening.
Analysis: The PSP provides adequate roadway, screening, and greenbelt buffers on the perimeter of the subject property. In addition, a fence is proposed along the southern and western edges of the development to further reduce possible incompatibilities with the adjacent uses.

O. Yards and Setbacks.
Analysis: The PDR Zoning District is afforded the opportunity to provide specific setbacks that will provide adequate separation between structures and property lines. See Section 3 of this staff report for specific setback information.

P. Trash and Utility Plant Screens.
Analysis: The Applicant intends to have individual can service provided by the County's contract hauler. Any required utility screening shall be reviewed at time of FSP submittal.

Q. Signs.
Analysis: Any signs proposed at time of FSP submittal shall comply with LDC Chapter 6 – Signs. There is an existing billboard located on the southeast corner of the property that will remain.

R. Landscaping.
Analysis: The proposed landscaping shall be provided in accordance with LDC § 701. Refer to the environmental information found in Section 3 of this staff report for additional analysis.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: N/A. The proposed project does not include a mixed use component and is not located within any designated entranceways.

T. Environmental Factors.

Water Conservation.
Analysis: Site development concepts for water conservation will be provided as a part of FSP/Construction Plan (CP), and the site design will retain stormwater runoff onsite.

Minimum Open Space Requirements.
Analysis: The Applicant is providing 44.7% open space, nearly 10% more than the 35% required for residential projects within the Coastal Overlay Districts. All open space shall be approved and maintained by the developer/homeowner's association.

Preservation of Existing Plant Communities.
Analysis: There are no on-site existing native plant communities. Refer to Attachment 5, Environmental Narrative, for a full analysis.

U. Rights-of-Way and Utility Standards.
Analysis: There is a proposed 40-foot private ROW with an Auto Turn Exhibit (Attachment #2-Preliminary Site Plan, Sheet 04A) to show adequate maneuverability for domestic and emergency vehicles. A Design Exception has been approved for the reduced ROW width. Additional review of the ROW standards shall occur to ensure adherence to applicable County and FDOT standards.

V. Stormwater Management.
Analysis: Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the LDC and Part 2, Stormwater Management Design Manual of the Public Works Standards.

W. Consistency with Comprehensive Plan.
Analysis: The proposed project may be found to be consistent with all applicable Comprehensive Plan Policies. See Section 5 of this staff report for a detailed consistency analysis.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: The project proposes adequate 20-foot buffers along the east and south side of the property lines, as well as 10-foot greenbelt and roadway buffers on the north and western perimeters. The development's orientation includes an internal ROW and pedestrian system that connects to US 19. There is additional separation between the mini-warehouse uses to the south by the proposed stormwater pond.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: The Applicant is providing 44.7% open space, nearly 10% more than the 35% required for residential projects within the Coastal Overlay Districts. All open space shall be approved and maintained by the developer/homeowner's association.

C. Frontage and Accessibility.
Analysis: The proposed development provides adequate frontage and accessibility to each of the eight dwelling units. As previously mentioned, the 40-foot private ROW allows for internal connectivity and maneuverability for domestic and emergency vehicles.

D. Neighborhoods.
Analysis: The proposed development is designed to promote neighborhoods by having pedestrian systems, buffers, a neighborhood focal point, and a playground/recreational area to the west.

E. Greenbelts.
Analysis: As previously mentioned, the proposed development provides adequate screening, greenbelt, and landscape buffers in compliance with the applicable Sections of the LDC.

F. Traffic Circulation.
Analysis: The applicant attempted to create a neighborhood tie and access with the Melwood Oaks Subdivision (3rd avenue West); however, the homeowner's association holding the final determination declined the proposal. As a result, no neighborhood ties are proposed and a single access point is proposed along US 19.

G. Yards and Setbacks.
Analysis: See Section 3 – Project Design Details for specific setback information.

H. Minimum Lot Width.
Analysis: the project proposes a minimum lot size of 4,800 square feet with a minimum lot width of 47 feet. The PDR Zoning District is afforded the opportunity to implement independent minimum lot sizes specific to the site and accompanying Zoning Ordinance.

I. Building Height.
Analysis: The maximum proposed building height is one story and is consistent with the residential development patterns in the area.

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

Analysis: There are many requirements for specialized review within the Coastal Overlay Districts that apply to land uses other than residential. The applicable requirements regarding the proposed development are: 1) removal of nuisance and exotics plant species, 2) 35% required open space, 3) preserving native plant species, and 4) providing a Hurricane Evacuation Plan. The project proposes to meet and/or exceed these additional requirements, therefore making the request consistent with the additional requirements of the coastal overlays.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Residential-9 (Res-9) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.13. RES-9: Establish the Residential-9 future land use category as follows:

Policy 2.2.1.13.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development and complementary support uses normally utilized during the daily activities of residents of these urban areas.

Policy 2.2.1.13.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density residential and high density clustered residential development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Analysis: The proposed development consists of eight single-family semi-detached dwelling residential dwelling units with a total gross density of 2.93 du/a. The proposed medium density residential development can be found to be consistent with the RES-9 range of potential uses.

Policy 2.2.1.13.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- **Nine (9) dwelling units per acre.**
- **Twenty (20) dwelling units per acre along designated Urban Corridors if a density bonus is approved.**
- **Twenty (20) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Twenty (20) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4). Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, activity nodes and 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:
- **Sixteen (16) dwelling units per acre.**
- **Twenty-four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Twenty-four (24) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).**
- **Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.**

Maximum floor area ratio:
- **0.35.**
- **1.00 inside the UIRA and within designated Urban Corridors.**
- **1.00 at activity nodes (see Policy 2.2.1.13.4).**

Maximum Square Footage for Neighborhood Commercial Uses:
- **Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).**

Analysis: The proposed 2.93 DU/GA is within the maximum 9 DU/GA permitted within the RES-9 FLUC. There are no proposed non-residential uses with this project, resulting in an FAR of zero.

Policy 2.2.1.13.4. Other Information:
(a) Generally, limit the use of the RES-9 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.
(b) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.
Analysis: The proposed development is located and takes access from US 19, a functionally classified arterial roadway owned and maintained by FDOT. No other information is applicable to the proposed project.

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 has been vacant and underutilized but is located on a major thoroughfare with adequate public facilities available. The request to rezone and develop eight residential dwelling units is more compatible and consistent with the other residential uses in the area.

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: There is existing single-family residential development in the area. This application provides compatibility with the proposed 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: The project site is located west of the FDAB and limits urban sprawl by allowing a contiguous expansion of the existing residential uses to the west.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: It is not anticipated that the proposed single-family development will have any negative impacts to existing development in the area. The rezone request can be found compatible with the existing single-family uses to the north, west, and southwest of the subject property. There is a mixture of uses to the north and south, but the adjacent and surrounding areas are predominately comprised of different single-family dwelling types. The density of 2.93 DU/GA proposed with this development is comparable or less dense than the subdivisions to the west, providing a gradual transition of densities toward US 19. The area is serviced by existing roadway and utility infrastructure that will support the additional residential uses and there are no proposed CIP projects that would conflict with the development.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use.
Analysis: While the project may not be considered incompatible with the surrounding uses, there are certain mitigating factors in place to mitigate for any possible incompatibility. The project proposes more open space than is required in addition to the increased open space requirements of the coastal overlay districts. There are adequate buffers in place in accordance with LDC Section 701, as well as appropriate building setbacks providing space between buildings and boundary lines. Innovative site design locates the stormwater facilities on the southern portion of the site, providing additional separation between the mini-warehouse off-site and the proposed residential uses. Finally, the proposed density is less than the approximate 5.5 DU/GA found in the Melwood Oaks Subdivision to the west.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.
Analysis: The applicant is proposing a density of 2.93 DU/GA, which is well within the maximum density permitted of 9 DU/GA in the RES-9 FLUC.

Policy 2.9.1.4. Encourage the development of a variety of housing options and architectural styles within a community.
Analysis: The proposed development consists of eight single-family semi-detached residential dwelling units. The proposed dwelling types provide further compatibility with the mixture of existing single-family semi-detached, attached, and detached units in the surrounding subdivisions.

SECTION 6
POSITIVE ASPECTS
• Site design provides 44.7% open space, exceeding the required 35% open space for the project. • No State or Federally listed species were observed on site. • The project is a very low trip generator. • The first impacted thoroughfare level of service is within the standard.
NEGATIVE ASPECTS
• No apparent negative aspects have been identified with the proposed project.
MITIGATING FACTORS
• There are no known negative aspects to mitigate for.

SECTION 7
SPECIFIC APPROVAL REQUESTS
No specific approvals are proposed with this application.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. Prior to FSP approval, a non-vehicular ingress/egress easement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); and
   - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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

The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (using best available county watershed studies as tailwater conditions) to demonstrate no adverse drainage impacts to a no-rise condition.

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch reroute along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the public free flow of drainage through these systems.

ATTACHMENTS
1. Staff Report Maps and Aerials 2. Preliminary Site Plan 3. Traffic Study Waiver 4. Environmental Report 5. Zoning Disclosure Affidavit 6. Concurrency Deferral Form 7. Neighborhood Workshop Summary 8. Affidavit of Publishing 9. Ordinance PDR-25-25(Z)(P) 10. Design Exception

Manatee County Zoning Ordinance

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

WHEREAS, Guardian Angels Of SW Florida Inc (the "Applicant") filed an application to rezone approximately 2.73 acres described in Exhibit "A", attached hereto, (the "Property") from Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site Plan for for eight single-family semi-detached dwelling units (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 13, 2026 to consider the rezone, Preliminary Site 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 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

Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on September 3, 2026 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. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for eight single-family semi-detached dwelling units upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. Prior to FSP approval, a non-vehicular ingress/egress easement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
    - Digital photographs of the well along with nearby reference structures (if existing);
    - GPS coordinates (latitude/longitude) of the well;
    - The methodology used to secure the well during construction (e.g. fence, tape); and
    - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
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100-year/72-hour	18 inches	FDOT-72

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

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (using best available county watershed studies as tailwater conditions) to demonstrate no adverse drainage impacts to a no-rise condition.

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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 Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 4. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 3rd day of September 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION PER ORI 202441086545

Parcel Number 1:

Begin at the SW corner of the E 1/2 of SE 1/4 of NE 1/4 of Section 2, Township 34 South, Range 17 East; thence North 132 yards, thence East 220 yards, thence South 132 yards, thence West 220 yards to Point of Beginning, less a strip of land off the East side of the above-described land, said strip being 69.76 feet wide at the South end and 70.66 feet wide at the North end to State for highway right of way, and LESS that part included in O.R. Book 1111, Page 2150, Public Records of Manatee County, Florida.

Parcel Number 2:

Begin at the S.E. comer of Lot 946, PALMETTO POINT SUBDIVISION, as per Plat thereof, as recorded in Plat Book 8, at Pages 145, 146 and 147, of the Public Records of Manatee County, Florida, thence S 88° 40' 24" East, 182,29 feet; thence South 1.81 feet to the Northeast corner of land described as Parcel "II" in that certain Deed recorded in Official Records Bock 611, at Page 869 of the Public Records of Manatee County, Florida; thence in a Westerly direction along the Northern boundary of said Parcel II to the Northwest corner thereof; thence North 15.67 feet to the Southerly line of Lot 970, PALMETTO POINT SUBDIVISION, if extended, thence S 88°40' 24" East to the Point of Beginning.

Board of County Commissioners: 9/3/2026

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 8/13/2026

Board of County Commissioners: 9/3/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, subject to conditions of approval voluntarily proffered by the Applicant, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and APPROVE the Preliminary Site Plan with Conditions A.1 – A.8, B.1 – B.6, , C.1 – C.2, and D.1 - D.3 as recommended by the Planning Commission.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and DENY the Preliminary Site Plan and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISSION ACTION:

- **On August 13, 2026, by a vote of 6-0, the Planning Commission voted to recommend Approval with Member Ziegler absent.**

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026 – Planning Commission

- **Glen Gibellina questioned the program requirements and the coastal evacuation timeline.**
- **Andra Griffin addressed traffic conditions in the surrounding area of the project.**
- **Nothing was entered into the record.**

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

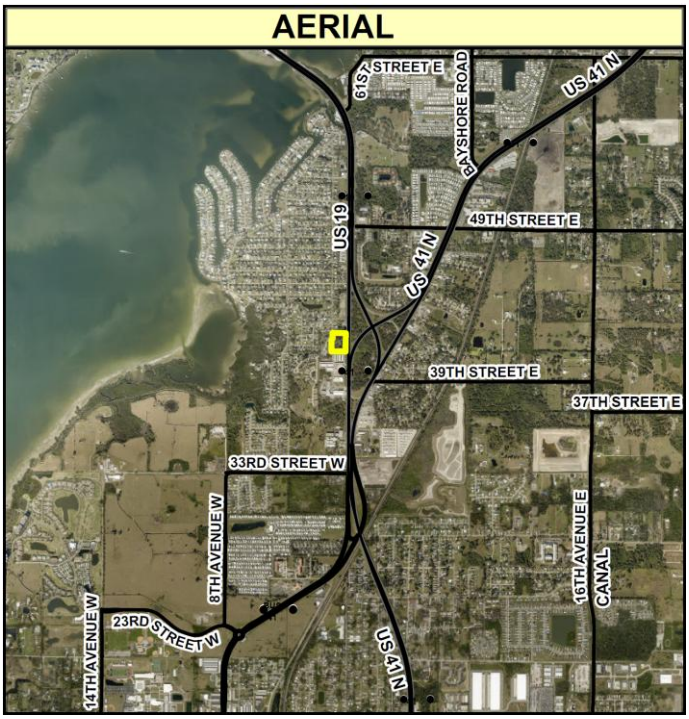
SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-25(Z)(P) / PLN2511-0044
PROJECT NAME	Guardian Angels US 19
PARCEL ID / ADDRESS	2380700001 / 4150 3rd Avenue West, Palmetto FL 34221
GENERAL LOCATION	0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19.
SECTION / TOWNSHIP / RANGE	02 / 34S / 17E
ACRES	2.73
APPLICANT(S) / AGENT	Paige Estigarribia, ZNS Engineering
FUTURE LAND USE CATEGORY	Residential-9 (RES-9)
EXISTING ZONING / USE(S)	**Zoning:** Neighborhood Commercial Medium (NC-M) **Use:** Vacant Commercial
PROPOSED ZONING	Planned Development Residential (PDR)
PROPOSED USE	Single-Family Residential
DENSITY *Dwelling units per Gross Acre (DU/GA)*	**Proposed:** 2.93 DU/GA (8 dwelling units) **Maximum:** 9 DU/GA (24 dwelling units)
INTENSITY *Floor Area Ratio (FAR)*	Not applicable as only residential uses are proposed.
OVERLAYS/SPECIAL AREAS	Coastal Evacuation Area (CEA), Coastal High Hazard (CHH), and Coastal Planning Area (CPA)
SPECIFIC APPROVAL REQUEST(S)	No Specific Approvals requested
CASE MANAGER	CJ Mills, Planner II

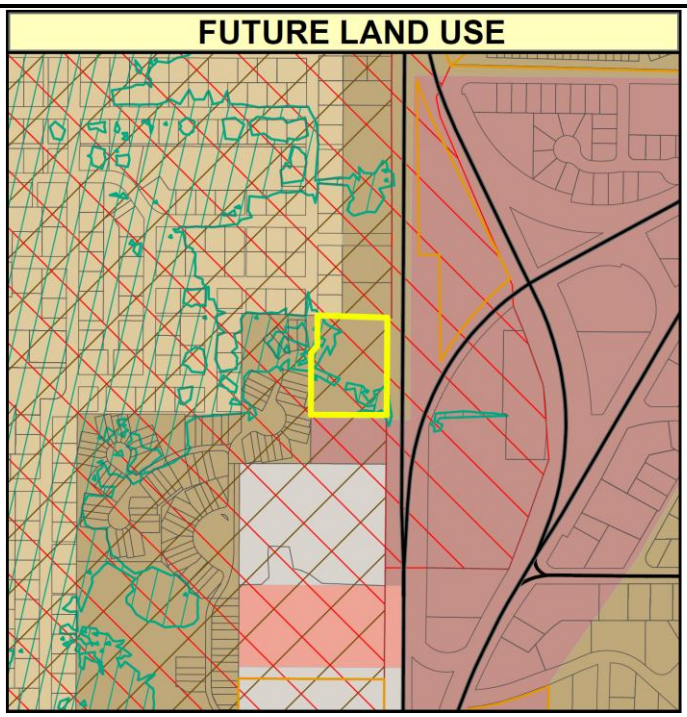
SECTION 2

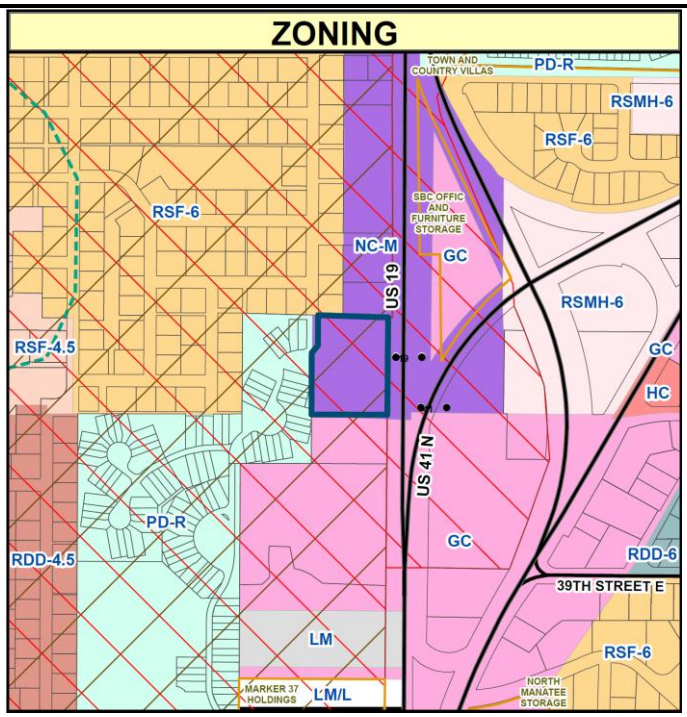
MAPS & DISCUSSION

History

The subject property is approximately 2.73 acres and generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL 34221 (Manatee County). Since the adoption of the Manatee County Comprehensive Plan (1989) and the Land Development Code (1990), the site has been designated within the Residential-9 (RES-9) Future Land Use Category (FLUC) and Neighborhood Commercial-Medium (NC-M) Zoning District. Guardian Angels of SW Florida, Inc. purchased the property in August 2024 from First Baptist Church of Palmetto, LLC. Per historical GIS imagery, the property has been vacant dating back to 1984.







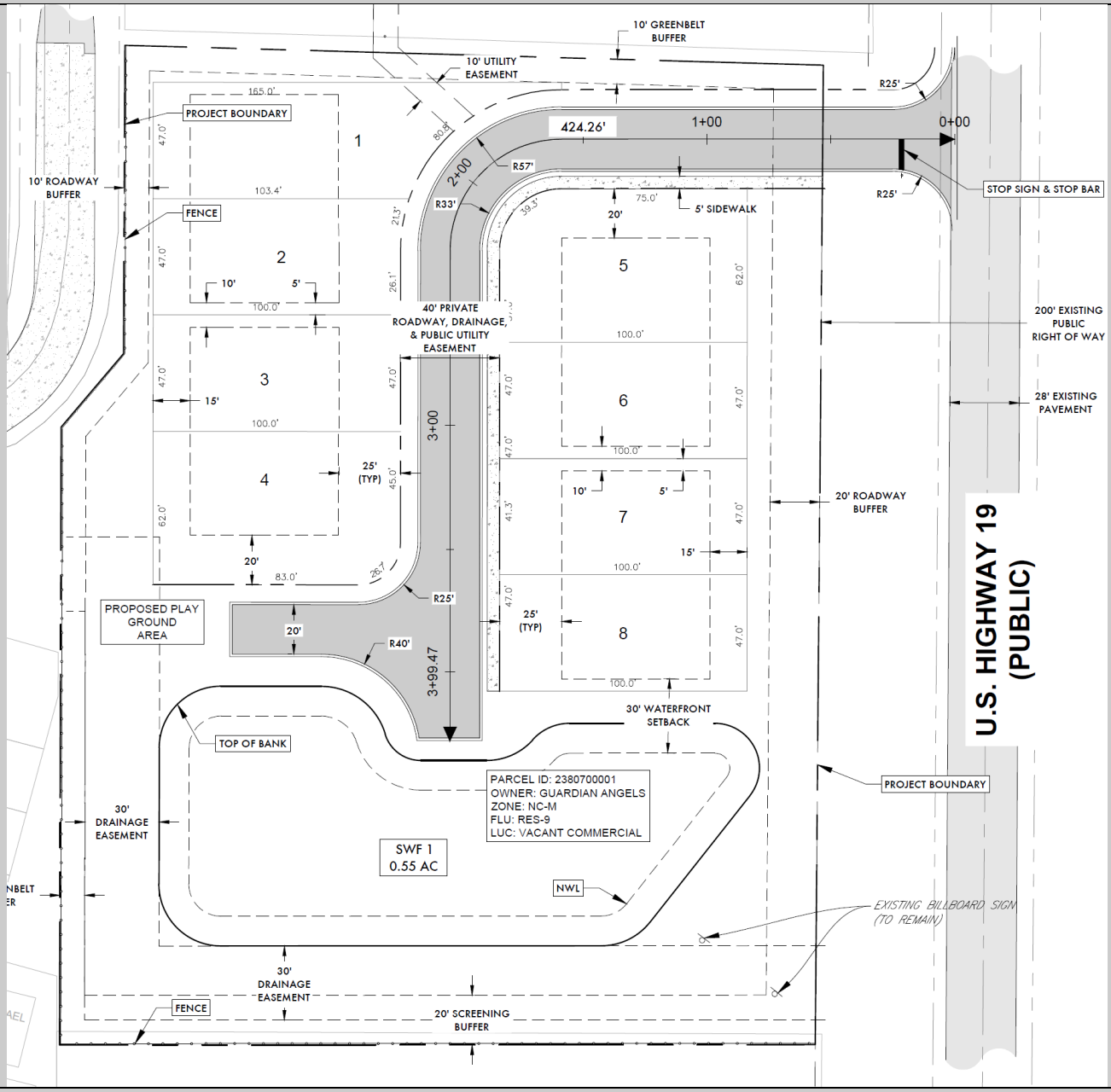
Request

The applicant is requesting to rezone the subject property from the NC-M to PDR Zoning District with an accompanying PSP for eight single-family semi-detached residential dwelling units. Due to the project's requirement for site plan approval the proposed development is not permitted in the current zoning district pursuant to LDC Section 531.47.C. The restriction of the NC-M Zoning District requires a rezone request. The request to develop eight dwelling units on the 2.73-acre property results in a gross density of 2.93 dwelling units per gross acre (DU/GA).

SURROUNDING FLUC, ZONING, AND USES	
NORTH	RES-9 and RES-6 / NC-M / vacant commercial and single-family residential
SOUTH	RES-9 / General Commercial (GC) / mini-warehouse
EAST	Residential/Office/Retail (ROR) / NC-M / US 19 and vacant commercial
WEST	ROR / PDR / single-family residential

SECTION 3

PROJECT DETAILS



- Eight single-family semi-detached dwelling units for a gross density of 2.93 DU/GA
- One access point from US 19 (requires Florida Department of Transportation review and approval)
- 44.7% open space (35% required)
- No Specific Approvals requested
- 40-foot wide private right-of-way (ROW), including 5-foot sidewalks on both sides (Design Exception approved)
- 0.55 acre stormwater pond
- Playground area proposed on the west side of the project

SITE DESIGN DETAILS	
SETBACKS PROPOSED	Front: 25 feet (20 feet for secondary front) Rear: 15 feet Side: 5 feet (0 feet for attached side) Waterfront: 30 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Minimum of 4,800 square feet / single-family semi-detached
HEIGHT	Maximum 1 story
OPEN SPACE	**Required:** 35% (0.95 acres) **Provided:** 44.7% (1.22 acres)
ACCESS	Proposed ingress/egress from US 19
FLOOD ZONE(S)	The site lies in Flood Zone X, Panel 12081C0162F (8/10/21)
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes. **Type of Flooding:** Rainfall. **Project Subject to flow reduction:** N/A **Watershed/Basin:** Tampa Bay Direct Watershed. **Project located within Floodplain and/or Floodway:** Project IS NOT located in the FEMA 1% Annual Chance Flood Hazard. **Methodology Meeting:** A methodology meeting may be requested separately with Stormwater Engineering staff with respect to drainage modeling. **Drainage Easements/Access Easements required for existing system(s):** N/A **Impairment:** Please contact FDEP/SWFWMD regarding impairment and any required net improvement.
UTILITIES	POTABLE WATER INFRASTRUCTURE • 16-inch County water main within the US 19 ROW WASTEWATER INFRASTRUCTURE • 2-inch County force main within the US 19 ROW (see approved record PLN2103-0045.FC02) RECLAIMED WATER INFRASTRUCTURE • No reclaimed water within the vicinity

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
BUFFERS			
Roadway Buffers	• 10 feet (West/3rd Ave W) • 20 feet (East/US 19)	Yes	LDC § 701
Perimeter Buffer	• 10 feet (North) • 20 feet (South)	Yes	LDC § 701

SIDEWALKS			
5-foot Sidewalks	5-foot sidewalks proposed throughout project site.	Yes	LDC § 1001.6

DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
24-foot Paved Roadways	24 feet	Yes	
40-foot Private ROW	40 feet	No	The minimum ROW width required per the Manatee County Public Works Standards Manual is 50 feet. A design exception has been submitted and approved to deviate from the minimum required ROW width.

TRANSPORTATION

Major Transportation Facilities
The proposed development is located west of US 19, approximately 0.5 miles north of 33rd Street West. The following roadways are adjacent to or near the project site:

- US 19 is an existing four-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 200-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.
- 3rd Avenue West is a local roadway.

Transportation Link Capacity Analysis
The application includes a Rezone and Preliminary Site Plan (PSP) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR). The PSP will allow for the construction of eight single-family attached dwelling units. The PSP will generate 4 PM peak hour trips. Staff have waived the requirements for the traffic study for this application, which is considered as De Minimis.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
US 19	3260	D	B	B	B

Access
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No, the applicant has elected to defer concurrency.
TRAFFIC STUDY REQ'D: A Traffic Study Waiver has been issued.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, preliminary drainage intent, potable water, wastewater, and school facilities will be reviewed at the time of FSP/application for Concurrency.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Required Open Space: 35% (0.95 acres) (LDC § 403.8.D.8)
Provided Open Space: 44.7% (1.22 acres)

Uplands
Per the Environmental Narrative provided by Monarch Ecology Group (April 2026) the subject site is comprised of Australian Pine (FLUCFCS 437; 1.04 acres), Brazilian Pepper (FLUCFCS 422; 1.32 acres), Disturbed Lands Previously Cleared (FLUCFCS 748; 0.33 acre) and an other surface waters ditch (FLUCFCS 513; 0.09 acre). There are no native upland habitats on site.

Endangered Species
Per the Environmental Narrative provided by Monarch Ecology Group (April 2026) an on-site assessment was conducted in March and September 2025 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. Monarch Ecology Group also conducted a preliminary gopher tortoise survey that was conducted in accordance with FWC's *Gopher Tortoise Permitting Guidelines.*

Based on the site assessment, no listed species or gopher tortoise burrows were found on the site.

Trees and Landscaping
Tree removal and replacement will be reviewed with FSP, in accordance with LDC § 700 and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (U.S. Highway 19)	20 feet	20 feet	402.7.D.1
Roadway Buffer (3rd Avenue West)	10 feet	10 feet	701.4.B.2
Greenbelt Buffer (North and West)	10 feet	10 feet	402.7.D.5
Screening Buffer (South)	20 feet	20 feet	701.4, Figure 7-4

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

PROJECT LOCATION

PROPOSED LOCATION OF GUARDIAN ANGELS US 19

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 322.2, 342.4, 402.6, 402.7, and 403.8. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish conditions to be adopted for Planned Development districts.

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	February 25, 2026, at 5:30 p.m.
Workshop Format	Virtual
Workshop Requirement	• Application received after July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2501-0038)
Citizen Attendees	8
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	See Attachment 7. Neighborhood Workshop summary
Mail Notice	• Notice mailed to 241 addresses • Mailing distance/radius: 500 feet northeast, east, southeast, and south. 1400 feet in all other directions.
Workshop Signage	• 2 signs posted (one on US 19 and the second along 3rd Avenue West) • Map and photos provided of signage locations

*For further details, please see attachment 7. Neighborhood Workshop Summary.

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. **Previous Approvals. The site plan substantially conforms and is consistent with prior approvals such as a General Development Plan, rezoning, Special Permit, variance, etc.**
Analysis: There are no prior approvals associated with the subject property.

B. **Comprehensive Plan. The proposed plan must be consistent with all applicable provisions of the Manatee County Comprehensive Plan.**
Analysis: The proposed development may be found to be consistent with all applicable Comprehensive Plan Policies. For a detailed analysis of Comprehensive Plan Policies, refer to Section 5 of this staff report.

C. **Land Development Code. The proposed plan must be in conformance with all applicable provisions of the Land Development Code.**
Analysis: The application has been reviewed for conformance with all applicable LDC Sections. In addition, there are no Specific Approvals requested with the proposed development.

D. **Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 5 for the particular use or activity under consideration.**
Analysis: Per LDC Section 531.47.C, single-family development is allowed in NC-M Zoning Districts if the site can be developed without generating a requirement for site plan review. The current rezone request results from the restrictions on single-family development in the NC-M Zoning District. The application meets the applicable land use and district requirements for the PDR Zoning District. For full analysis, see below analysis for LDC Sections 402.6 and 402.7.D.

E. **Environment. The proposal shall not adversely impact environmentally sensitive lands or natural resources.**
Analysis: Per the Environmental Narrative provided by Monarch Ecology Group, there were no native upland habitats, listed species, or gopher tortoises on site. Any tree removal and landscaping requirements shall be in compliance with LDC Sections 700 and 701.

F. **Circulation. Ingress and egress to the property and internal traffic patterns must be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.**
Analysis: The project proposed one access point from US 19 with sufficient traffic circulation for emergency vehicles (see auto turn within PSP plan set) and the eight single-family dwelling units. There is also a 5-foot-wide sidewalk along the east side of the project to provide safe maneuverability for pedestrians. Per the Manatee County Public Works Standards Manual all rights-of-way shall be required to have a minimum width of 50 feet. Because the applicant is proposing a 40-foot wide private ROW, a Design Exception has been submitted and approved with the PSP.

G. **Concurrency. The site plan must meet the requirements of Section 360, Certificate of Level of Service, or the site plan must be conditioned upon a Certificate of Level of Service being granted prior to Construction Drawing approval (this second option is available only where the applicant is required to obtain Construction Drawing approval).**
Analysis: The Applicant has elected to defer concurrency and will be reviewed at FSP.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
Analysis: The proposed rezone from NC-M to PDC can be found to be compatible with the existing development patterns and zoning in the area. The Melwood Oaks Subdivision, also zoned PDR, is on the west side of the subject property along with the mixed residential Palmetto Point to the northwest. There is a mini-warehouse use to the south and vacant commercial to the north, both of which provide minimal compatibility issues with the

proposed development. In addition, the proposed gross density of 2.93 DU/GA is well below the 9 du/a permitted within the RES-9 FLUC.

B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.
Analysis: There is a mixture of commercial and residential uses in the area with higher densities in the neighboring subdivision. The NC-M Zoning District permits residential development and the RES-9 FLUC allows for higher densities than what is being proposed; however, because the development requires site plan review, the subject property is required to rezone. Per LDC Section 531.47.C, single-family development is allowed in NC-M Zoning Districts if the site can be developed without generating a requirement for site plan review. Due to the requirement for site pan approval, the site must rezone from NC-M in order for the single-family units to be developed.

C. Consistency with the Current Comprehensive Plan.
Analysis: The proposed development can be found to be consistent with applicable Comprehensive Plan Policies. See Section 5 of this staff report for a detailed analysis of applicable Comprehensive Plan Policies.

D. Conflicts with Existing or Planned Public Improvements.
Analysis: there are no planned or anticipated CIP projects in the area that would conflict with the development proposal.

E. Availability of Public Facilities.

1. **Impact on the Traffic Characteristics – Specifically Trip Generation Potential.**
Analysis: There is no negative impact anticipated on the area's traffic characteristics. The addition of eight single-family semi-detached dwelling units is projected to add four p.m. peak hour trips to the roadway network. Transportation Planning has found no negative impacts resulting from the proposed development.

2. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
Analysis: The project is not anticipated to affect population density, or require additional demand for schools, sewers, streets, recreational areas, and other public facilities. There are existing potable water and wastewater facilities; Manatee County School Board review is not required for developments of 10 dwelling units or less.

3. **Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.**
Analysis: Emergency services, school capacity, and utilities are anticipated to be available at time of CLOS issuance. As previously mentioned, the additional eight dwelling units result in a gross density of 2.93 DU/GA and is well below the maximum permitted and anticipated when the subject property was designated with its current FLUC.

F. Health, Safety or Welfare of the Neighborhood and County.
Analysis: The proposed development is not anticipated to negatively impact the health, safety, or welfare of the neighborhood and County. The current request is compatible and a continuation of the mixed residential development to the north, northwest, west, and southwest.

G. Conformance with All Applicable Requirements of this Code.
Analysis: The PSP has been reviewed for compliance with all applicable sections of the LDC. No Specific Approvals have been requested, and no apparent negative factors have been identified. Upon FSP submittal, additional review will be provided to ensure further compliance with the applicable provisions.

H. Consistency with the Development Patterns in the Area.
Analysis: The residential development patterns in this area consist of medium-density residential development with a mixture of attached, semi-attached, and detached dwelling unit types. The lot sizes are comparable with the Melwood Oaks Subdivision and is compatible with 2.67 DU/GA found in the Palmetto Point Subdivision.

I. Logical Expansion of Adjacent Zoning Districts.
Analysis: As previously mentioned, the Melwood Oaks Subdivision is zoned PDR and the other Euclidean residential zoning districts in the area support the similar density that is proposed with this project. A rezone to RSF-4.5 or RSF-6 (Palmetto Point's Zoning Districts) would also be logical, but a rezone with a PSP allows for a detailed review, ensuring compatibility with the adjacent land uses.

J. Impact on Historic Resources.
Analysis: There have been no known historic resources located on the subject property.

K. Environmental Impacts.
Analysis: Per the Environmental Narrative provided by Monarch Ecology Group, there are no known native upland habitats, listed species, or gopher tortoise burrows on site. For a detailed environmental analysis, refer to the environmental information found in Section 3 of this staff report or Attachment 5 - Environmental Narrative.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The only permitted use being proposed with this request is single-family semi-detached residential. If additional uses are proposed at a later date, the applicant will be required to submit a PSP amendment and receive BCC approval.

M. Relocation of Mobile Homeowners.
Analysis: N/A. There are no mobile homes currently occupying the project area.

N. Consistency with the Planned Development District Standards.
Analysis: The application has been reviewed for consistency with LDC Sections 402.6 and 402.7.D, see below sections for a detailed analysis.

O. Any Other Matters Which May Be Appropriate.
Analysis: No other matters have been identified to analyze.

P. Transportation Impact Review pursuant to Section 343.
Analysis: The proposed project will generate an additional 4 p.m. peak-hour trips, a negligible amount that has qualified for a traffic study waiver.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: the property may be found to be suitable for development without hazard to persons or property, on or off the tract, without risk of erosion, subsidence, flood hazard, destruction of wetlands or other dangers. There are no wetlands on site, it is within Flood Zone X, and stormwater facilities shall be constructed in accordance with the applicable Manatee County requirements.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The property is serviced by existing potable and wastewater facilities. There is adequate roadway infrastructure in place with this segment of US 19 operating at a B level of service with, the adopted level of service is D.

C. Relation to Major Transportation Facilities.
Analysis: The project has one access point to US 19, a functionally classified arterial roadway operating below the adopted level of service. At time of FSP submittal, FDOT will be required to review and approve the proposed access point.

D. Compatibility.
Analysis: As previously mentioned, the proposed single-family development can be found to be compatible with the existing residential development to the north, northwest, west, and southwest. There are comparable densities and lot sizes with the existing Melwood Oaks and Palmetto Point subdivisions in the area.

E. Transitions.
Analysis: The PSP has been reviewed and provides the adequate buffer requirements required by LDC Section 701. In addition, there is a gradual decrease in density from the subdivision to the west, adequately reducing possible traffic constraints when accessing US 19.

F. Design Quality.
Analysis: The proposed PSP may be found to implement superior design quality in certain areas when including almost 10% additional open space and a playground/recreational area. A Design Exception has been submitted and approved to reduce the private ROW width from 50 feet to 40 feet due to specific site constraints.

G. Relationship to Adjacent Property.
Analysis: The required landscape and roadway buffers have been reviewed in accordance with the applicable LDC sections. In addition, there is a proposed fence along the south and west perimeter to further reduce incompatibilities with the surrounding uses.

H. Access.
Analysis: There is one access point along US 19 that shall be reviewed by FDOT at time of FSP submittal. The project is designed with sufficient traffic circulation that provides maneuverability for domestic and emergency vehicles.

I. Streets, Drives, Parking and Service Areas.
Analysis: The 40-foot ROW width has been approved via the attached Design Exception (Attachment #10). The Auto Turn exhibit provided by the applicant in Attachment #2-Preliminary Site Plan, Sheet 04A, shows adequate maneuverability for emergency vehicles. The parking requirements shall comply with LDC Section 1005 and there is 5-foot sidewalk along the east side of the project site.

J. Pedestrian Systems.
Analysis: As previously mentioned, the 5-foot sidewalk provides adequate internal circulation for pedestrians to safely traverse the project site. At time of FSP submittal a more detailed review will be required to ensure required pedestrian crossings are designed in accordance with LDC requirements.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There is no known historical or archaeological significance associated with the subject property. Per the previously mentioned environmental report, there are no known species to preserve, and the majority of the site consists of Australian Pine and Brazilian Pepper, common nuisance exotic plant species that require removal within the coastal overlays.

L. Density/Intensity.
Analysis: The project proposes a gross residential density of 2.93 DU/GA (8 dwellings ÷ 2.73 acres = 2.93 DU/GA), less than the maximum 9 DU/GA permitted within the RES-9 FLUC. There are no non-residential uses proposed with this application, resulting in a FAR (intensity) of zero.

M. Height.
Analysis: The maximum proposed building height is one story and is consistent with the residential development patterns in the area.

N. Fences and Screening.
Analysis: The PSP provides adequate roadway, screening, and greenbelt buffers on the perimeter of the subject property. In addition, a fence is proposed along the southern and western edges of the development to further reduce possible incompatibilities with the adjacent uses.

O. Yards and Setbacks.
Analysis: The PDR Zoning District is afforded the opportunity to provide specific setbacks that will provide adequate separation between structures and property lines. See Section 3 of this staff report for specific setback information.

P. Trash and Utility Plant Screens.
Analysis: The Applicant intends to have individual can service provided by the County's contract hauler. Any required utility screening shall be reviewed at time of FSP submittal.

Q. Signs.
Analysis: Any signs proposed at time of FSP submittal shall comply with LDC Chapter 6 – Signs. There is an existing billboard located on the southeast corner of the property that will remain.

R. Landscaping.
Analysis: The proposed landscaping shall be provided in accordance with LDC § 701. Refer to the environmental information found in Section 3 of this staff report for additional analysis.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: N/A. The proposed project does not include a mixed use component and is not located within any designated entranceways.

T. Environmental Factors.

Water Conservation.
Analysis: Site development concepts for water conservation will be provided as a part of FSP/Construction Plan (CP), and the site design will retain stormwater runoff onsite.

Minimum Open Space Requirements.
Analysis: The Applicant is providing 44.7% open space, nearly 10% more than the 35% required for residential projects within the Coastal Overlay Districts. All open space shall be approved and maintained by the developer/homeowner's association.

Preservation of Existing Plant Communities.
Analysis: There are no on-site existing native plant communities. Refer to Attachment 5, Environmental Narrative, for a full analysis.

U. Rights-of-Way and Utility Standards.
Analysis: There is a proposed 40-foot private ROW with an Auto Turn Exhibit (Attachment #2-Preliminary Site Plan, Sheet 04A) to show adequate maneuverability for domestic and emergency vehicles. A Design Exception has been approved for the reduced ROW width. Additional review of the ROW standards shall occur to ensure adherence to applicable County and FDOT standards.

V. Stormwater Management.
Analysis: Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the LDC and Part 2, Stormwater Management Design Manual of the Public Works Standards.

W. Consistency with Comprehensive Plan.
Analysis: The proposed project may be found to be consistent with all applicable Comprehensive Plan Policies. See Section 5 of this staff report for a detailed consistency analysis.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: The project proposes adequate 20-foot buffers along the east and south side of the property lines, as well as 10-foot greenbelt and roadway buffers on the north and western perimeters. The development's orientation includes an internal ROW and pedestrian system that connects to US 19. There is additional separation between the mini-warehouse uses to the south by the proposed stormwater pond.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: The Applicant is providing 44.7% open space, nearly 10% more than the 35% required for residential projects within the Coastal Overlay Districts. All open space shall be approved and maintained by the developer/homeowner's association.

C. Frontage and Accessibility.
Analysis: The proposed development provides adequate frontage and accessibility to each of the eight dwelling units. As previously mentioned, the 40-foot private ROW allows for internal connectivity and maneuverability for domestic and emergency vehicles.

D. Neighborhoods.
Analysis: The proposed development is designed to promote neighborhoods by having pedestrian systems, buffers, a neighborhood focal point, and a playground/recreational area to the west.

E. Greenbelts.
Analysis: As previously mentioned, the proposed development provides adequate screening, greenbelt, and landscape buffers in compliance with the applicable Sections of the LDC.

F. Traffic Circulation.
Analysis: The applicant attempted to create a neighborhood tie and access with the Melwood Oaks Subdivision (3rd avenue West); however, the homeowner's association holding the final determination declined the proposal. As a result, no neighborhood ties are proposed and a single access point is proposed along US 19.

G. Yards and Setbacks.
Analysis: See Section 3 – Project Design Details for specific setback information.

H. Minimum Lot Width.
Analysis: the project proposes a minimum lot size of 4,800 square feet with a minimum lot width of 47 feet. The PDR Zoning District is afforded the opportunity to implement independent minimum lot sizes specific to the site and accompanying Zoning Ordinance.

I. Building Height.
Analysis: The maximum proposed building height is one story and is consistent with the residential development patterns in the area.

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

Analysis: There are many requirements for specialized review within the Coastal Overlay Districts that apply to land uses other than residential. The applicable requirements regarding the proposed development are: 1) removal of nuisance and exotics plant species, 2) 35% required open space, 3) preserving native plant species, and 4) providing a Hurricane Evacuation Plan. The project proposes to meet and/or exceed these additional requirements, therefore making the request consistent with the additional requirements of the coastal overlays.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Residential-9 (Res-9) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.13. RES-9: Establish the Residential-9 future land use category as follows:

Policy 2.2.1.13.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development and complementary support uses normally utilized during the daily activities of residents of these urban areas.

Policy 2.2.1.13.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density residential and high density clustered residential development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Analysis: The proposed development consists of eight single-family semi-detached dwelling residential dwelling units with a total gross density of 2.93 du/a. The proposed medium density residential development can be found to be consistent with the RES-9 range of potential uses.

Policy 2.2.1.13.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- **Nine (9) dwelling units per acre.**
- **Twenty (20) dwelling units per acre along designated Urban Corridors if a density bonus is approved.**
- **Twenty (20) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Twenty (20) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).**
- **Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, activity nodes and 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:
- **Sixteen (16) dwelling units per acre.**
- **Twenty-four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Twenty-four (24) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).**
- **Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.**

Maximum floor area ratio:
- **0.35.**
- **1.00 inside the UIRA and within designated Urban Corridors.**
- **1.00 at activity nodes (see Policy 2.2.1.13.4).**

Maximum Square Footage for Neighborhood Commercial Uses:
- **Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).**

Analysis: The proposed 2.93 DU/GA is within the maximum 9 DU/GA permitted within the RES-9 FLUC. There are no proposed non-residential uses with this project, resulting in an FAR of zero.

Policy 2.2.1.13.4. Other Information:
(a) Generally, limit the use of the RES-9 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.
(b) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.
Analysis: The proposed development is located and takes access from US 19, a functionally classified arterial roadway owned and maintained by FDOT. No other information is applicable to the proposed project.

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 has been vacant and underutilized but is located on a major thoroughfare with adequate public facilities available. The request to rezone and develop eight residential dwelling units is more compatible and consistent with the other residential uses in the area.

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: There is existing single-family residential development in the area. This application provides compatibility with the proposed 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: The project site is located west of the FDAB and limits urban sprawl by allowing a contiguous expansion of the existing residential uses to the west.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: It is not anticipated that the proposed single-family development will have any negative impacts to existing development in the area. The rezone request can be found compatible with the existing single-family uses to the north, west, and southwest of the subject property. There is a mixture of uses to the north and south, but the adjacent and surrounding areas are predominately comprised of different single-family dwelling types. The density of 2.93 DU/GA proposed with this development is comparable or less dense than the subdivisions to the west, providing a gradual transition of densities toward US 19. The area is serviced by existing roadway and utility infrastructure that will support the additional residential uses and there are no proposed CIP projects that would conflict with the development.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use.
Analysis: While the project may not be considered incompatible with the surrounding uses, there are certain mitigating factors in place to mitigate for any possible incompatibility. The project proposes more open space than is required in addition to the increased open space requirements of the coastal overlay districts. There are adequate buffers in place in accordance with LDC Section 701, as well as appropriate building setbacks providing space between buildings and boundary lines. Innovative site design locates the stormwater facilities on the southern portion of the site, providing additional separation between the mini-warehouse off-site and the proposed residential uses. Finally, the proposed density is less than the approximate 5.5 DU/GA found in the Melwood Oaks Subdivision to the west.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.
Analysis: The applicant is proposing a density of 2.93 DU/GA, which is well within the maximum density permitted of 9 DU/GA in the RES-9 FLUC.

Policy 2.9.1.4. Encourage the development of a variety of housing options and architectural styles within a community.
Analysis: The proposed development consists of eight single-family semi-detached residential dwelling units. The proposed dwelling types provide further compatibility with the mixture of existing single-family semi-detached, attached, and detached units in the surrounding subdivisions.

SECTION 6
POSITIVE ASPECTS
• Site design provides 44.7% open space, exceeding the required 35% open space for the project. • No State or Federally listed species were observed on site. • The project is a very low trip generator. • The first impacted thoroughfare level of service is within the standard.
NEGATIVE ASPECTS
• No apparent negative aspects have been identified with the proposed project.
MITIGATING FACTORS
• There are no known negative aspects to mitigate for.

SECTION 7
SPECIFIC APPROVAL REQUESTS
No specific approvals are proposed with this application.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. ~~At time of FSP submittal a non-access~~Prior to any CO issuance, a non-vehicular ingress/egress easement ~~agreement~~ shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); and
   - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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

The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (using best available county watershed studies as tailwater conditions) to demonstrate no adverse drainage impacts to a no-rise condition.

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch reroute along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the public free flow of drainage through these systems.

ATTACHMENTS
1. Staff Report Maps and Aerials 2. Preliminary Site Plan 3. Traffic Study Waiver 4. Environmental Report 5. Zoning Disclosure Affidavit 6. Concurrency Deferral Form 7. Neighborhood Workshop Summary 8. Affidavit of Publishing 9. Ordinance PDR-25-25(Z)(P) 10. Design Exception

Manatee County Zoning Ordinance

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

WHEREAS, Guardian Angels Of SW Florida Inc (the "Applicant") filed an application to rezone approximately 2.73 acres described in Exhibit "A", attached hereto, (the "Property") from Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site Plan for for eight single-family semi-detached dwelling units (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 13, 2026 to consider the rezone, Preliminary Site 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 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

Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on September 3, 2026 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. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for eight single-family semi-detached dwelling units upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. Prior to any CO issuance, a non-vehicular ingress/egress easement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
    - Digital photographs of the well along with nearby reference structures (if existing);
    - GPS coordinates (latitude/longitude) of the well;
    - The methodology used to secure the well during construction (e.g. fence, tape); and
    - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
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   50-year storm event modeling applies to thoroughfare drainage systems only.

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (using best available county watershed studies as tailwater conditions) to demonstrate no adverse drainage impacts to a no-rise condition.

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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 Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the ____ day of _____, 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION PER ORI 202441086545

Parcel Number 1:

Begin at the SW corner of the E 1/2 of SE 1/4 of NE 1/4 of Section 2, Township 34 South, Range 17 East; thence North 132 yards, thence East 220 yards, thence South 132 yards, thence West 220 yards to Point of Beginning, less a strip of land off the East side of the above-described land, said strip being 69.76 feet wide at the South end and 70.66 feet wide at the North end to State for highway right of way, and LESS that part included in O.R. Book 1111, Page 2150, Public Records of Manatee County, Florida.

Parcel Number 2:

Begin at the S.E. comer of Lot 946, PALMETTO POINT SUBDIVISION, as per Plat thereof, as recorded in Plat Book 8, at Pages 145, 146 and 147, of the Public Records of Manatee County, Florida, thence S 88° 40' 24" East, 182,29 feet; thence South 1.81 feet to the Northeast corner of land described as Parcel "II" in that certain Deed recorded in Official Records Bock 611, at Page 869 of the Public Records of Manatee County, Florida; thence in a Westerly direction along the Northern boundary of said Parcel II to the Northwest corner thereof; thence North 15.67 feet to the Southerly line of Lot 970, PALMETTO POINT SUBDIVISION, if extended, thence S 88°40' 24" East to the Point of Beginning.

Board of County Commissioners: 9/3/2026

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 8/13/2026

Board of County Commissioners: 9/3/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, subject to conditions of approval voluntarily proffered by the Applicant, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and APPROVE the Preliminary Site Plan with Conditions A.1 – A.8, B.1 – B.6, , C.1 – C.2, and D.1 - D.3 as recommended by the Planning Commission.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and DENY the Preliminary Site Plan and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

PLANNING COMMISSION ACTION:

- **On August 13, 2026, by a vote of 6-0, the Planning Commission voted to recommend Approval with Member Ziegler absent.**

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026 – Planning Commission

- **Glen Gibellina questioned the program requirements and the coastal evacuation timeline.**
- **Andra Griffin addressed traffic conditions in the surrounding area of the project.**
- **Nothing was entered into the record.**

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

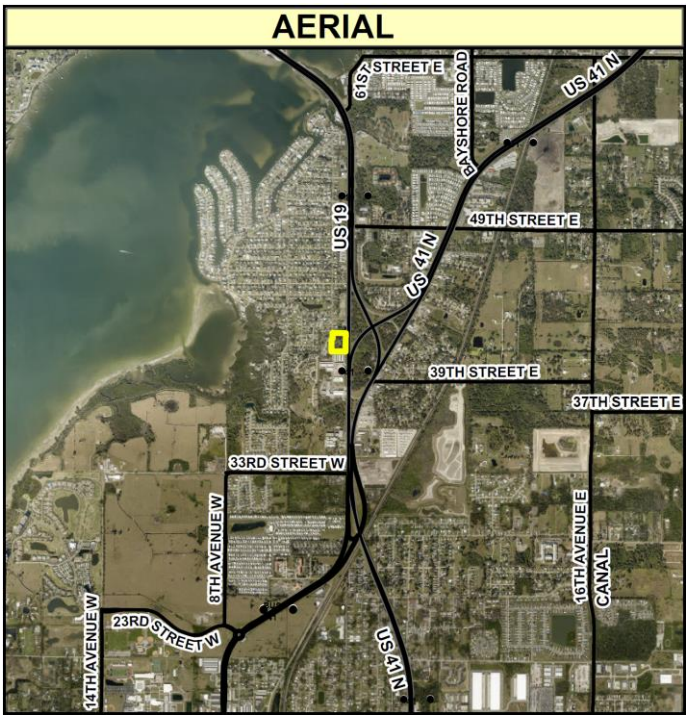
SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-25(Z)(P) / PLN2511-0044
PROJECT NAME	Guardian Angels US 19
PARCEL ID / ADDRESS	2380700001 / 4150 3rd Avenue West, Palmetto FL 34221
GENERAL LOCATION	0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19.
SECTION / TOWNSHIP / RANGE	02 / 34S / 17E
ACRES	2.73
APPLICANT(S) / AGENT	Paige Estigarribia, ZNS Engineering
FUTURE LAND USE CATEGORY	Residential-9 (RES-9)
EXISTING ZONING / USE(S)	**Zoning:** Neighborhood Commercial Medium (NC-M) **Use:** Vacant Commercial
PROPOSED ZONING	Planned Development Residential (PDR)
PROPOSED USE	Single-Family Residential
DENSITY *Dwelling units per Gross Acre (DU/GA)*	**Proposed:** 2.93 DU/GA (8 dwelling units) **Maximum:** 9 DU/GA (24 dwelling units)
INTENSITY *Floor Area Ratio (FAR)*	Not applicable as only residential uses are proposed.
OVERLAYS/SPECIAL AREAS	Coastal Evacuation Area (CEA), Coastal High Hazard (CHH), and Coastal Planning Area (CPA)
SPECIFIC APPROVAL REQUEST(S)	No Specific Approvals requested
CASE MANAGER	CJ Mills, Planner II

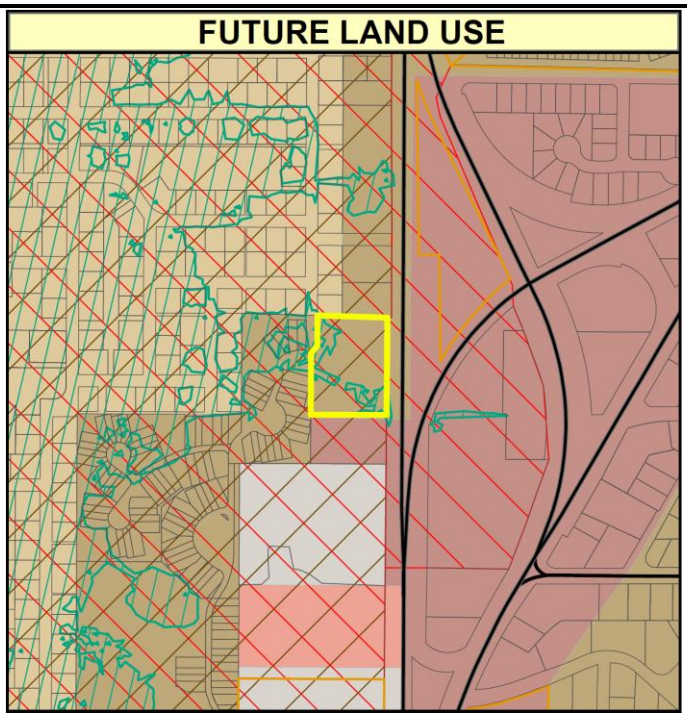
SECTION 2

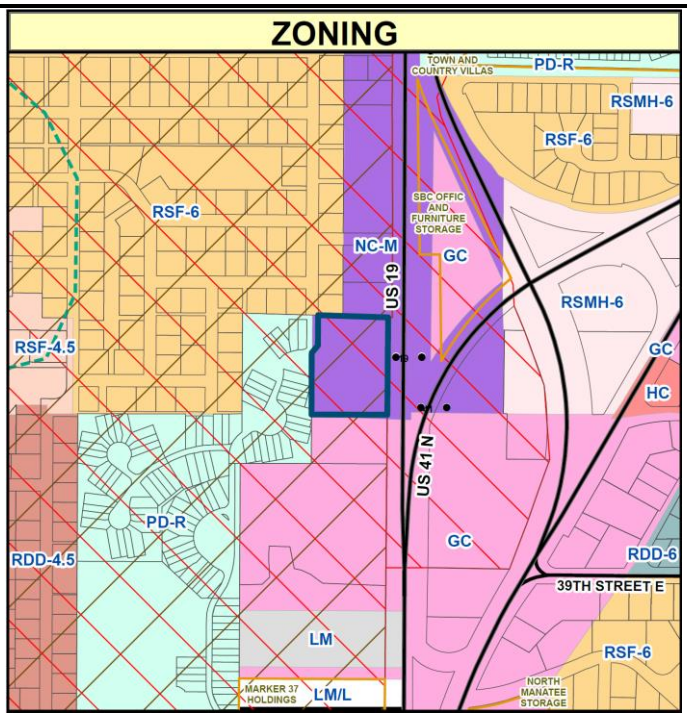
MAPS & DISCUSSION

History

The subject property is approximately 2.73 acres and generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL 34221 (Manatee County). Since the adoption of the Manatee County Comprehensive Plan (1989) and the Land Development Code (1990), the site has been designated within the Residential-9 (RES-9) Future Land Use Category (FLUC) and Neighborhood Commercial-Medium (NC-M) Zoning District. Guardian Angels of SW Florida, Inc. purchased the property in August 2024 from First Baptist Church of Palmetto, LLC. Per historical GIS imagery, the property has been vacant dating back to 1984.







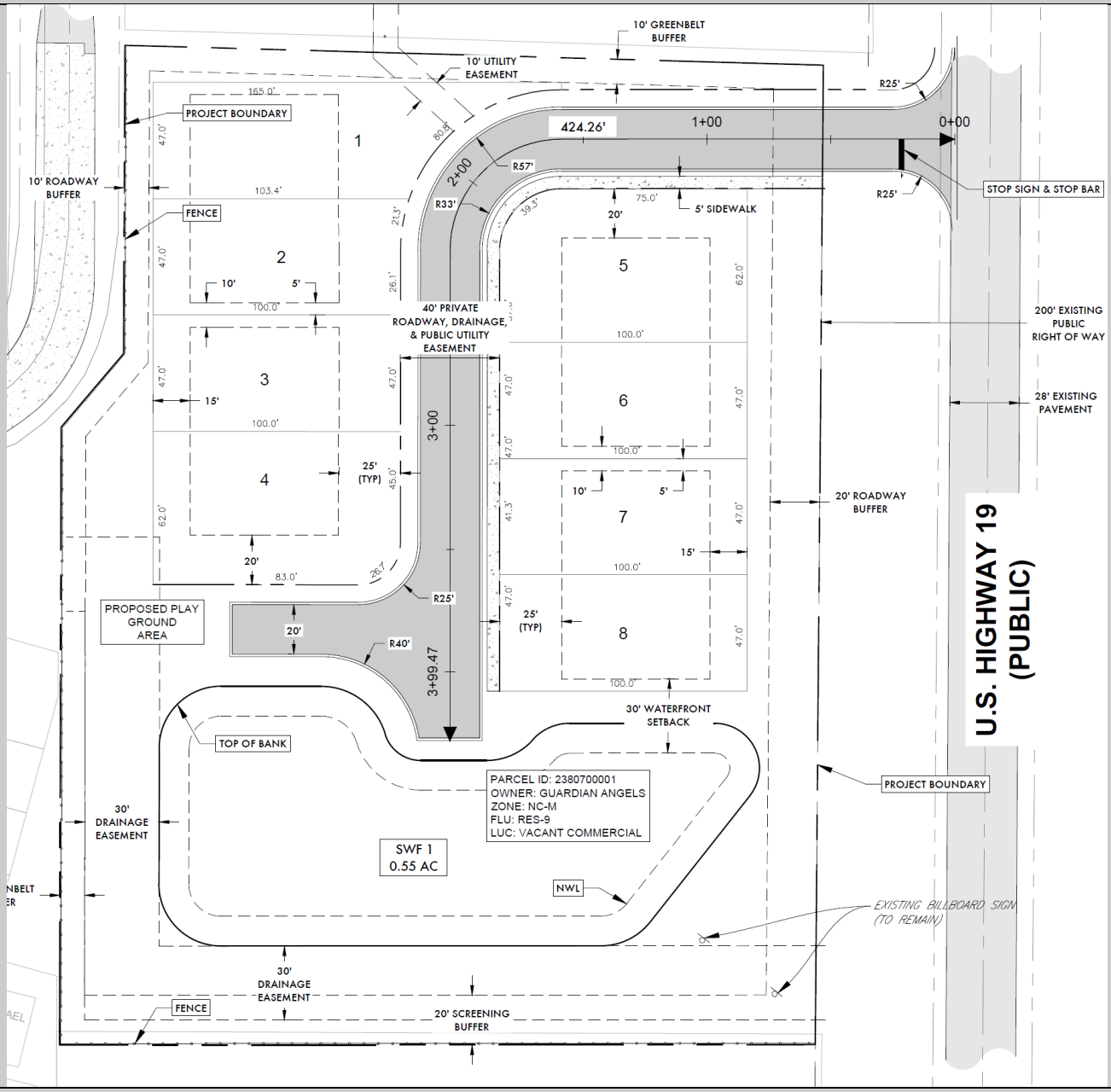
Request

The applicant is requesting to rezone the subject property from the NC-M to PDR Zoning District with an accompanying PSP for eight single-family semi-detached residential dwelling units. Due to the project's requirement for site plan approval the proposed development is not permitted in the current zoning district pursuant to LDC Section 531.47.C. The restriction of the NC-M Zoning District requires a rezone request. The request to develop eight dwelling units on the 2.73-acre property results in a gross density of 2.93 dwelling units per gross acre (DU/GA).

SURROUNDING FLUC, ZONING, AND USES	
NORTH	RES-9 and RES-6 / NC-M / vacant commercial and single-family residential
SOUTH	RES-9 / General Commercial (GC) / mini-warehouse
EAST	Residential/Office/Retail (ROR) / NC-M / US 19 and vacant commercial
WEST	ROR / PDR / single-family residential

SECTION 3

PROJECT DETAILS



- Eight single-family semi-detached dwelling units for a gross density of 2.93 DU/GA
- One access point from US 19 (requires Florida Department of Transportation review and approval)
- 44.7% open space (35% required)
- No Specific Approvals requested
- 40-foot wide private right-of-way (ROW), including 5-foot sidewalks on both sides (Design Exception approved)
- 0.55 acre stormwater pond
- Playground area proposed on the west side of the project

SITE DESIGN DETAILS	
SETBACKS PROPOSED	Front: 25 feet (20 feet for secondary front) Rear: 15 feet Side: 5 feet (0 feet for attached side) Waterfront: 30 feet
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Minimum of 4,800 square feet / single-family semi-detached
HEIGHT	Maximum 1 story
OPEN SPACE	**Required:** 35% (0.95 acres) **Provided:** 44.7% (1.22 acres)
ACCESS	Proposed ingress/egress from US 19
FLOOD ZONE(S)	The site lies in Flood Zone X, Panel 12081C0162F (8/10/21)
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes. **Type of Flooding:** Rainfall. **Project Subject to flow reduction:** N/A **Watershed/Basin:** Tampa Bay Direct Watershed. **Project located within Floodplain and/or Floodway:** Project IS NOT located in the FEMA 1% Annual Chance Flood Hazard. **Methodology Meeting:** A methodology meeting may be requested separately with Stormwater Engineering staff with respect to drainage modeling. **Drainage Easements/Access Easements required for existing system(s):** N/A **Impairment:** Please contact FDEP/SWFWMD regarding impairment and any required net improvement.
UTILITIES	POTABLE WATER INFRASTRUCTURE • 16-inch County water main within the US 19 ROW WASTEWATER INFRASTRUCTURE • 2-inch County force main within the US 19 ROW (see approved record PLN2103-0045.FC02) RECLAIMED WATER INFRASTRUCTURE • No reclaimed water within the vicinity

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
BUFFERS			
Roadway Buffers	• 10 feet (West/3rd Ave W) • 20 feet (East/US 19)	Yes	LDC § 701
Perimeter Buffer	• 10 feet (North) • 20 feet (South)	Yes	LDC § 701

SIDEWALKS			
5-foot Sidewalks	5-foot sidewalks proposed throughout project site.	Yes	LDC § 1001.6

DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
Standard(s) Required	**Design Proposal**	**Compliance**	**Comments**
24-foot Paved Roadways	24 feet	Yes	
40-foot Private ROW	40 feet	No	The minimum ROW width required per the Manatee County Public Works Standards Manual is 50 feet. A design exception has been submitted and approved to deviate from the minimum required ROW width.

TRANSPORTATION

Major Transportation Facilities
The proposed development is located west of US 19, approximately 0.5 miles north of 33rd Street West. The following roadways are adjacent to or near the project site:

- US 19 is an existing four-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 200-feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.
- 3rd Avenue West is a local roadway.

Transportation Link Capacity Analysis
The application includes a Rezone and Preliminary Site Plan (PSP) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR). The PSP will allow for the construction of eight single-family attached dwelling units. The PSP will generate 4 PM peak hour trips. Staff have waived the requirements for the traffic study for this application, which is considered as De Minimis.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
US 19	3260	D	B	B	B

Access
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No, the applicant has elected to defer concurrency.
TRAFFIC STUDY REQ'D: A Traffic Study Waiver has been issued.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity, preliminary drainage intent, potable water, wastewater, and school facilities will be reviewed at the time of FSP/application for Concurrency.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements
Required Open Space: 35% (0.95 acres) (LDC § 403.8.D.8)
Provided Open Space: 44.7% (1.22 acres)

Uplands
Per the Environmental Narrative provided by Monarch Ecology Group (April 2026) the subject site is comprised of Australian Pine (FLUCFCS 437; 1.04 acres), Brazilian Pepper (FLUCFCS 422; 1.32 acres), Disturbed Lands Previously Cleared (FLUCFCS 748; 0.33 acre) and an other surface waters ditch (FLUCFCS 513; 0.09 acre). There are no native upland habitats on site.

Endangered Species
Per the Environmental Narrative provided by Monarch Ecology Group (April 2026) an on-site assessment was conducted in March and September 2025 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. Monarch Ecology Group also conducted a preliminary gopher tortoise survey that was conducted in accordance with FWC's *Gopher Tortoise Permitting Guidelines.*

Based on the site assessment, no listed species or gopher tortoise burrows were found on the site.

Trees and Landscaping
Tree removal and replacement will be reviewed with FSP, in accordance with LDC § 700 and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (U.S. Highway 19)	20 feet	20 feet	402.7.D.1
Roadway Buffer (3rd Avenue West)	10 feet	10 feet	701.4.B.2
Greenbelt Buffer (North and West)	10 feet	10 feet	402.7.D.5
Screening Buffer (South)	20 feet	20 feet	701.4, Figure 7-4

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

PROJECT LOCATION

PROPOSED LOCATION OF GUARDIAN ANGELS US 19

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 322.2, 342.4, 402.6, 402.7, and 403.8. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish conditions to be adopted for Planned Development districts.

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	February 25, 2026, at 5:30 p.m.
Workshop Format	Virtual
Workshop Requirement	• Application received after July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2501-0038)
Citizen Attendees	8
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	See Attachment 7. Neighborhood Workshop summary
Mail Notice	• Notice mailed to 241 addresses • Mailing distance/radius: 500 feet northeast, east, southeast, and south. 1400 feet in all other directions.
Workshop Signage	• 2 signs posted (one on US 19 and the second along 3rd Avenue West) • Map and photos provided of signage locations

*For further details, please see attachment 7. Neighborhood Workshop Summary.

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. **Previous Approvals. The site plan substantially conforms and is consistent with prior approvals such as a General Development Plan, rezoning, Special Permit, variance, etc.**
Analysis: There are no prior approvals associated with the subject property.

B. **Comprehensive Plan. The proposed plan must be consistent with all applicable provisions of the Manatee County Comprehensive Plan.**
Analysis: The proposed development may be found to be consistent with all applicable Comprehensive Plan Policies. For a detailed analysis of Comprehensive Plan Policies, refer to Section 5 of this staff report.

C. **Land Development Code. The proposed plan must be in conformance with all applicable provisions of the Land Development Code.**
Analysis: The application has been reviewed for conformance with all applicable LDC Sections. In addition, there are no Specific Approvals requested with the proposed development.

D. **Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 5 for the particular use or activity under consideration.**
Analysis: Per LDC Section 531.47.C, single-family development is allowed in NC-M Zoning Districts if the site can be developed without generating a requirement for site plan review. The current rezone request results from the restrictions on single-family development in the NC-M Zoning District. The application meets the applicable land use and district requirements for the PDR Zoning District. For full analysis, see below analysis for LDC Sections 402.6 and 402.7.D.

E. **Environment. The proposal shall not adversely impact environmentally sensitive lands or natural resources.**
Analysis: Per the Environmental Narrative provided by Monarch Ecology Group, there were no native upland habitats, listed species, or gopher tortoises on site. Any tree removal and landscaping requirements shall be in compliance with LDC Sections 700 and 701.

F. **Circulation. Ingress and egress to the property and internal traffic patterns must be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.**
Analysis: The project proposed one access point from US 19 with sufficient traffic circulation for emergency vehicles (see auto turn within PSP plan set) and the eight single-family dwelling units. There is also a 5-foot-wide sidewalk along the east side of the project to provide safe maneuverability for pedestrians. Per the Manatee County Public Works Standards Manual all rights-of-way shall be required to have a minimum width of 50 feet. Because the applicant is proposing a 40-foot wide private ROW, a Design Exception has been submitted and approved with the PSP.

G. **Concurrency. The site plan must meet the requirements of Section 360, Certificate of Level of Service, or the site plan must be conditioned upon a Certificate of Level of Service being granted prior to Construction Drawing approval (this second option is available only where the applicant is required to obtain Construction Drawing approval).**
Analysis: The Applicant has elected to defer concurrency and will be reviewed at FSP.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
Analysis: The proposed rezone from NC-M to PDC can be found to be compatible with the existing development patterns and zoning in the area. The Melwood Oaks Subdivision, also zoned PDR, is on the west side of the subject property along with the mixed residential Palmetto Point to the northwest. There is a mini-warehouse use to the south and vacant commercial to the north, both of which provide minimal compatibility issues with the

proposed development. In addition, the proposed gross density of 2.93 DU/GA is well below the 9 du/a permitted within the RES-9 FLUC.

B. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.
Analysis: There is a mixture of commercial and residential uses in the area with higher densities in the neighboring subdivision. The NC-M Zoning District permits residential development and the RES-9 FLUC allows for higher densities than what is being proposed; however, because the development requires site plan review, the subject property is required to rezone. Per LDC Section 531.47.C, single-family development is allowed in NC-M Zoning Districts if the site can be developed without generating a requirement for site plan review. Due to the requirement for site pan approval, the site must rezone from NC-M in order for the single-family units to be developed.

C. Consistency with the Current Comprehensive Plan.
Analysis: The proposed development can be found to be consistent with applicable Comprehensive Plan Policies. See Section 5 of this staff report for a detailed analysis of applicable Comprehensive Plan Policies.

D. Conflicts with Existing or Planned Public Improvements.
Analysis: there are no planned or anticipated CIP projects in the area that would conflict with the development proposal.

E. Availability of Public Facilities.

1. **Impact on the Traffic Characteristics – Specifically Trip Generation Potential.**
Analysis: There is no negative impact anticipated on the area's traffic characteristics. The addition of eight single-family semi-detached dwelling units is projected to add four p.m. peak hour trips to the roadway network. Transportation Planning has found no negative impacts resulting from the proposed development.

2. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
Analysis: The project is not anticipated to affect population density, or require additional demand for schools, sewers, streets, recreational areas, and other public facilities. There are existing potable water and wastewater facilities; Manatee County School Board review is not required for developments of 10 dwelling units or less.

3. **Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.**
Analysis: Emergency services, school capacity, and utilities are anticipated to be available at time of CLOS issuance. As previously mentioned, the additional eight dwelling units result in a gross density of 2.93 DU/GA and is well below the maximum permitted and anticipated when the subject property was designated with its current FLUC.

F. Health, Safety or Welfare of the Neighborhood and County.
Analysis: The proposed development is not anticipated to negatively impact the health, safety, or welfare of the neighborhood and County. The current request is compatible and a continuation of the mixed residential development to the north, northwest, west, and southwest.

G. Conformance with All Applicable Requirements of this Code.
Analysis: The PSP has been reviewed for compliance with all applicable sections of the LDC. No Specific Approvals have been requested, and no apparent negative factors have been identified. Upon FSP submittal, additional review will be provided to ensure further compliance with the applicable provisions.

H. Consistency with the Development Patterns in the Area.
Analysis: The residential development patterns in this area consist of medium-density residential development with a mixture of attached, semi-attached, and detached dwelling unit types. The lot sizes are comparable with the Melwood Oaks Subdivision and is compatible with 2.67 DU/GA found in the Palmetto Point Subdivision.

I. Logical Expansion of Adjacent Zoning Districts.
Analysis: As previously mentioned, the Melwood Oaks Subdivision is zoned PDR and the other Euclidean residential zoning districts in the area support the similar density that is proposed with this project. A rezone to RSF-4.5 or RSF-6 (Palmetto Point's Zoning Districts) would also be logical, but a rezone with a PSP allows for a detailed review, ensuring compatibility with the adjacent land uses.

J. Impact on Historic Resources.
Analysis: There have been no known historic resources located on the subject property.

K. Environmental Impacts.
Analysis: Per the Environmental Narrative provided by Monarch Ecology Group, there are no known native upland habitats, listed species, or gopher tortoise burrows on site. For a detailed environmental analysis, refer to the environmental information found in Section 3 of this staff report or Attachment 5 - Environmental Narrative.

L. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The only permitted use being proposed with this request is single-family semi-detached residential. If additional uses are proposed at a later date, the applicant will be required to submit a PSP amendment and receive BCC approval.

M. Relocation of Mobile Homeowners.
Analysis: N/A. There are no mobile homes currently occupying the project area.

N. Consistency with the Planned Development District Standards.
Analysis: The application has been reviewed for consistency with LDC Sections 402.6 and 402.7.D, see below sections for a detailed analysis.

O. Any Other Matters Which May Be Appropriate.
Analysis: No other matters have been identified to analyze.

P. Transportation Impact Review pursuant to Section 343.
Analysis: The proposed project will generate an additional 4 p.m. peak-hour trips, a negligible amount that has qualified for a traffic study waiver.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: the property may be found to be suitable for development without hazard to persons or property, on or off the tract, without risk of erosion, subsidence, flood hazard, destruction of wetlands or other dangers. There are no wetlands on site, it is within Flood Zone X, and stormwater facilities shall be constructed in accordance with the applicable Manatee County requirements.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The property is serviced by existing potable and wastewater facilities. There is adequate roadway infrastructure in place with this segment of US 19 operating at a B level of service with, the adopted level of service is D.

C. Relation to Major Transportation Facilities.
Analysis: The project has one access point to US 19, a functionally classified arterial roadway operating below the adopted level of service. At time of FSP submittal, FDOT will be required to review and approve the proposed access point.

D. Compatibility.
Analysis: As previously mentioned, the proposed single-family development can be found to be compatible with the existing residential development to the north, northwest, west, and southwest. There are comparable densities and lot sizes with the existing Melwood Oaks and Palmetto Point subdivisions in the area.

E. Transitions.
Analysis: The PSP has been reviewed and provides the adequate buffer requirements required by LDC Section 701. In addition, there is a gradual decrease in density from the subdivision to the west, adequately reducing possible traffic constraints when accessing US 19.

F. Design Quality.
Analysis: The proposed PSP may be found to implement superior design quality in certain areas when including almost 10% additional open space and a playground/recreational area. A Design Exception has been submitted and approved to reduce the private ROW width from 50 feet to 40 feet due to specific site constraints.

G. Relationship to Adjacent Property.
Analysis: The required landscape and roadway buffers have been reviewed in accordance with the applicable LDC sections. In addition, there is a proposed fence along the south and west perimeter to further reduce incompatibilities with the surrounding uses.

H. Access.
Analysis: There is one access point along US 19 that shall be reviewed by FDOT at time of FSP submittal. The project is designed with sufficient traffic circulation that provides maneuverability for domestic and emergency vehicles.

I. Streets, Drives, Parking and Service Areas.
Analysis: The 40-foot ROW width has been approved via the attached Design Exception (Attachment #10). The Auto Turn exhibit provided by the applicant in Attachment #2-Preliminary Site Plan, Sheet 04A, shows adequate maneuverability for emergency vehicles. The parking requirements shall comply with LDC Section 1005 and there is 5-foot sidewalk along the east side of the project site.

J. Pedestrian Systems.
Analysis: As previously mentioned, the 5-foot sidewalk provides adequate internal circulation for pedestrians to safely traverse the project site. At time of FSP submittal a more detailed review will be required to ensure required pedestrian crossings are designed in accordance with LDC requirements.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There is no known historical or archaeological significance associated with the subject property. Per the previously mentioned environmental report, there are no known species to preserve, and the majority of the site consists of Australian Pine and Brazilian Pepper, common nuisance exotic plant species that require removal within the coastal overlays.

L. Density/Intensity.
Analysis: The project proposes a gross residential density of 2.93 DU/GA (8 dwellings ÷ 2.73 acres = 2.93 DU/GA), less than the maximum 9 DU/GA permitted within the RES-9 FLUC. There are no non-residential uses proposed with this application, resulting in a FAR (intensity) of zero.

M. Height.
Analysis: The maximum proposed building height is one story and is consistent with the residential development patterns in the area.

N. Fences and Screening.
Analysis: The PSP provides adequate roadway, screening, and greenbelt buffers on the perimeter of the subject property. In addition, a fence is proposed along the southern and western edges of the development to further reduce possible incompatibilities with the adjacent uses.

O. Yards and Setbacks.
Analysis: The PDR Zoning District is afforded the opportunity to provide specific setbacks that will provide adequate separation between structures and property lines. See Section 3 of this staff report for specific setback information.

P. Trash and Utility Plant Screens.
Analysis: The Applicant intends to have individual can service provided by the County's contract hauler. Any required utility screening shall be reviewed at time of FSP submittal.

Q. Signs.
Analysis: Any signs proposed at time of FSP submittal shall comply with LDC Chapter 6 – Signs. There is an existing billboard located on the southeast corner of the property that will remain.

R. Landscaping.
Analysis: The proposed landscaping shall be provided in accordance with LDC § 701. Refer to the environmental information found in Section 3 of this staff report for additional analysis.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: N/A. The proposed project does not include a mixed use component and is not located within any designated entranceways.

T. Environmental Factors.

Water Conservation.
Analysis: Site development concepts for water conservation will be provided as a part of FSP/Construction Plan (CP), and the site design will retain stormwater runoff onsite.

Minimum Open Space Requirements.
Analysis: The Applicant is providing 44.7% open space, nearly 10% more than the 35% required for residential projects within the Coastal Overlay Districts. All open space shall be approved and maintained by the developer/homeowner's association.

Preservation of Existing Plant Communities.
Analysis: There are no on-site existing native plant communities. Refer to Attachment 5, Environmental Narrative, for a full analysis.

U. Rights-of-Way and Utility Standards.
Analysis: There is a proposed 40-foot private ROW with an Auto Turn Exhibit (Attachment #2-Preliminary Site Plan, Sheet 04A) to show adequate maneuverability for domestic and emergency vehicles. A Design Exception has been approved for the reduced ROW width. Additional review of the ROW standards shall occur to ensure adherence to applicable County and FDOT standards.

V. Stormwater Management.
Analysis: Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the LDC and Part 2, Stormwater Management Design Manual of the Public Works Standards.

W. Consistency with Comprehensive Plan.
Analysis: The proposed project may be found to be consistent with all applicable Comprehensive Plan Policies. See Section 5 of this staff report for a detailed consistency analysis.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: The project proposes adequate 20-foot buffers along the east and south side of the property lines, as well as 10-foot greenbelt and roadway buffers on the north and western perimeters. The development's orientation includes an internal ROW and pedestrian system that connects to US 19. There is additional separation between the mini-warehouse uses to the south by the proposed stormwater pond.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: The Applicant is providing 44.7% open space, nearly 10% more than the 35% required for residential projects within the Coastal Overlay Districts. All open space shall be approved and maintained by the developer/homeowner's association.

C. Frontage and Accessibility.
Analysis: The proposed development provides adequate frontage and accessibility to each of the eight dwelling units. As previously mentioned, the 40-foot private ROW allows for internal connectivity and maneuverability for domestic and emergency vehicles.

D. Neighborhoods.
Analysis: The proposed development is designed to promote neighborhoods by having pedestrian systems, buffers, a neighborhood focal point, and a playground/recreational area to the west.

E. Greenbelts.
Analysis: As previously mentioned, the proposed development provides adequate screening, greenbelt, and landscape buffers in compliance with the applicable Sections of the LDC.

F. Traffic Circulation.
Analysis: The applicant attempted to create a neighborhood tie and access with the Melwood Oaks Subdivision (3rd avenue West); however, the homeowner's association holding the final determination declined the proposal. As a result, no neighborhood ties are proposed and a single access point is proposed along US 19.

G. Yards and Setbacks.
Analysis: See Section 3 – Project Design Details for specific setback information.

H. Minimum Lot Width.
Analysis: the project proposes a minimum lot size of 4,800 square feet with a minimum lot width of 47 feet. The PDR Zoning District is afforded the opportunity to implement independent minimum lot sizes specific to the site and accompanying Zoning Ordinance.

I. Building Height.
Analysis: The maximum proposed building height is one story and is consistent with the residential development patterns in the area.

LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS

Analysis: There are many requirements for specialized review within the Coastal Overlay Districts that apply to land uses other than residential. The applicable requirements regarding the proposed development are: 1) removal of nuisance and exotics plant species, 2) 35% required open space, 3) preserving native plant species, and 4) providing a Hurricane Evacuation Plan. The project proposes to meet and/or exceed these additional requirements, therefore making the request consistent with the additional requirements of the coastal overlays.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Residential-9 (Res-9) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.13. RES-9: Establish the Residential-9 future land use category as follows:

Policy 2.2.1.13.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development and complementary support uses normally utilized during the daily activities of residents of these urban areas.

Policy 2.2.1.13.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density residential and high density clustered residential development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Analysis: The proposed development consists of eight single-family semi-detached dwelling residential dwelling units with a total gross density of 2.93 du/a. The proposed medium density residential development can be found to be consistent with the RES-9 range of potential uses.

Policy 2.2.1.13.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- **Nine (9) dwelling units per acre.**
- **Twenty (20) dwelling units per acre along designated Urban Corridors if a density bonus is approved.**
- **Twenty (20) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Twenty (20) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).**
- **Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, activity nodes and 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:
- **Sixteen (16) dwelling units per acre.**
- **Twenty-four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Twenty-four (24) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).**
- **Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.**

Maximum floor area ratio:
- **0.35.**
- **1.00 inside the UIRA and within designated Urban Corridors.**
- **1.00 at activity nodes (see Policy 2.2.1.13.4).**

Maximum Square Footage for Neighborhood Commercial Uses:
- **Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).**

Analysis: The proposed 2.93 DU/GA is within the maximum 9 DU/GA permitted within the RES-9 FLUC. There are no proposed non-residential uses with this project, resulting in an FAR of zero.

Policy 2.2.1.13.4. Other Information:
(a) Generally, limit the use of the RES-9 future land use category on vacant land to locations that are adjacent to the roadways shown on the Future Traffic Circulation: Functional Classification Map (Map 5B) as collector or higher.
(b) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, provided such office is located on a roadway classified as a minor or principal arterial (not including interstates), and meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.
Analysis: The proposed development is located and takes access from US 19, a functionally classified arterial roadway owned and maintained by FDOT. No other information is applicable to the proposed project.

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 has been vacant and underutilized but is located on a major thoroughfare with adequate public facilities available. The request to rezone and develop eight residential dwelling units is more compatible and consistent with the other residential uses in the area.

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: There is existing single-family residential development in the area. This application provides compatibility with the proposed 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: The project site is located west of the FDAB and limits urban sprawl by allowing a contiguous expansion of the existing residential uses to the west.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: It is not anticipated that the proposed single-family development will have any negative impacts to existing development in the area. The rezone request can be found compatible with the existing single-family uses to the north, west, and southwest of the subject property. There is a mixture of uses to the north and south, but the adjacent and surrounding areas are predominately comprised of different single-family dwelling types. The density of 2.93 DU/GA proposed with this development is comparable or less dense than the subdivisions to the west, providing a gradual transition of densities toward US 19. The area is serviced by existing roadway and utility infrastructure that will support the additional residential uses and there are no proposed CIP projects that would conflict with the development.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use.
Analysis: While the project may not be considered incompatible with the surrounding uses, there are certain mitigating factors in place to mitigate for any possible incompatibility. The project proposes more open space than is required in addition to the increased open space requirements of the coastal overlay districts. There are adequate buffers in place in accordance with LDC Section 701, as well as appropriate building setbacks providing space between buildings and boundary lines. Innovative site design locates the stormwater facilities on the southern portion of the site, providing additional separation between the mini-warehouse off-site and the proposed residential uses. Finally, the proposed density is less than the approximate 5.5 DU/GA found in the Melwood Oaks Subdivision to the west.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.
Analysis: The applicant is proposing a density of 2.93 DU/GA, which is well within the maximum density permitted of 9 DU/GA in the RES-9 FLUC.

Policy 2.9.1.4. Encourage the development of a variety of housing options and architectural styles within a community.
Analysis: The proposed development consists of eight single-family semi-detached residential dwelling units. The proposed dwelling types provide further compatibility with the mixture of existing single-family semi-detached, attached, and detached units in the surrounding subdivisions.

SECTION 6
POSITIVE ASPECTS
• Site design provides 44.7% open space, exceeding the required 35% open space for the project. • No State or Federally listed species were observed on site. • The project is a very low trip generator. • The first impacted thoroughfare level of service is within the standard.
NEGATIVE ASPECTS
• No apparent negative aspects have been identified with the proposed project.
MITIGATING FACTORS
• There are no known negative aspects to mitigate for.

SECTION 7
SPECIFIC APPROVAL REQUESTS
No specific approvals are proposed with this application.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. At time of FSP submittal a non-access agreement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); and
   - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
50-year/24 hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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

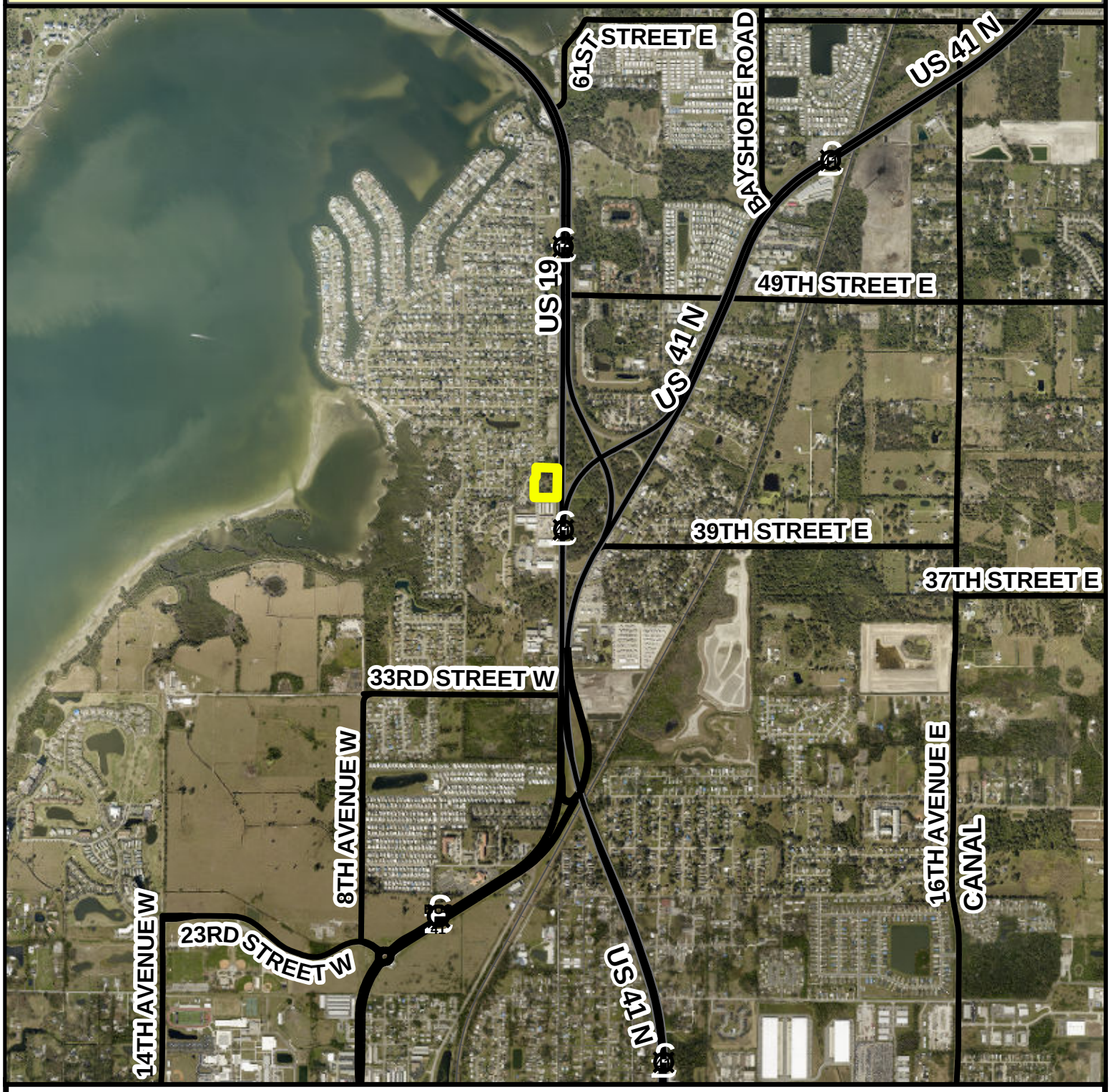
The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch reroute along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the public free flow of drainage through these systems.

ATTACHMENTS
1. Staff Report Maps and Aerials 2. Preliminary Site Plan 3. Traffic Study Waiver 4. Environmental Report 5. Zoning Disclosure Affidavit 6. Concurrency Deferral Form 7. Neighborhood Workshop Summary 8. Affidavit of Publishing 9. Ordinance PDR-25-25(Z)(P) 10. Design Exception

AERIAL



Parcel ID #(s) 2380700001

Project Name: Guardian Angels US 19
Project #: PDR-25-25 (Z)(P)
Accela #: PLN2511-0044

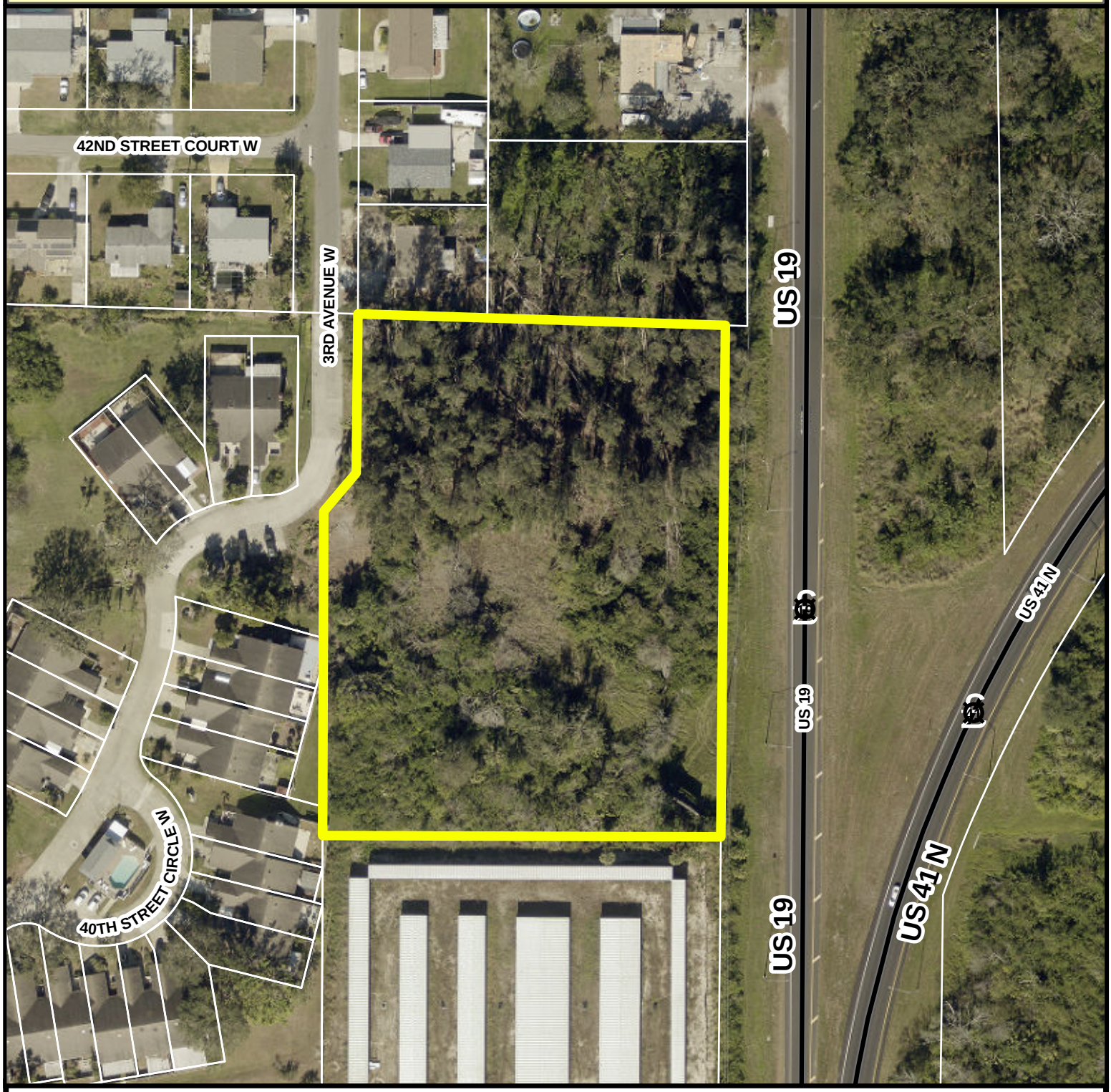
S/T/R: 02 34S 17E
Acreage: 2.73
Existing Zoning: NC-M
Existing FLU: RES-9
Overlays: CEA, CHH, CPA
Special Areas: NONE

CHH: Yes
Watershed: NONE
Drainage Basin: TERRA CEIA BAY
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 1,000 2,000

AERIAL



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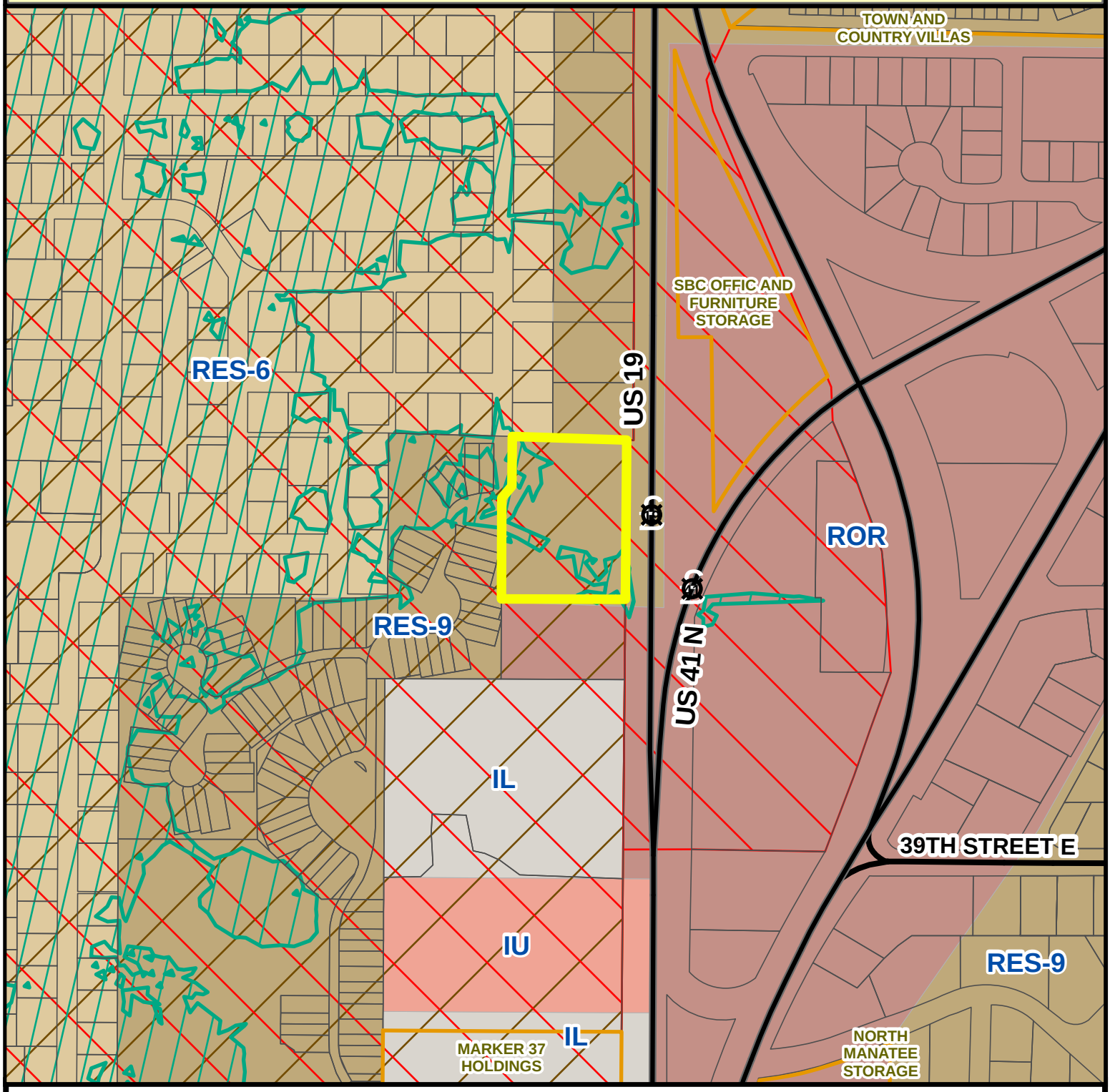
Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 60 120

FUTURE LAND USE



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CHH: Yes
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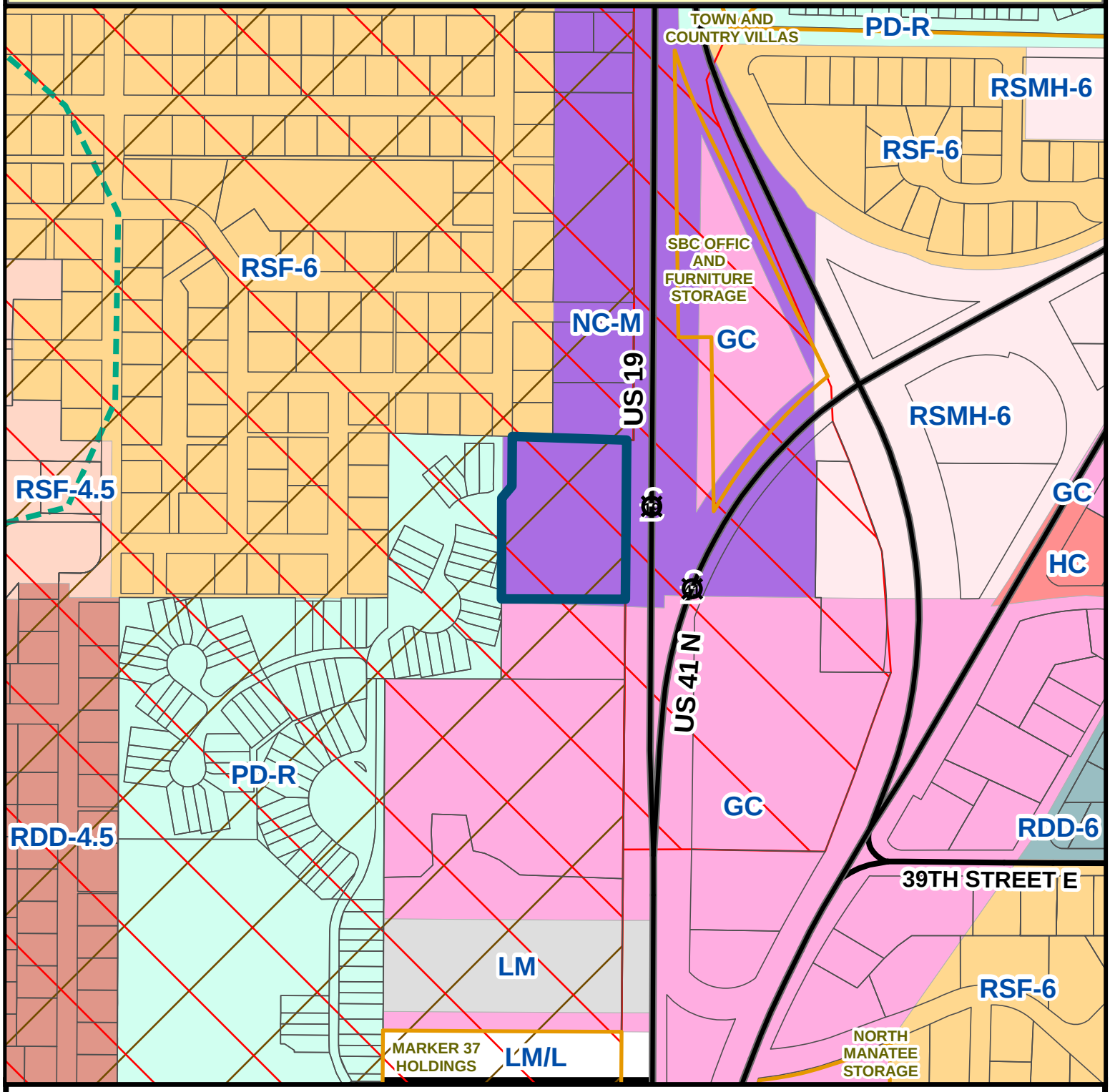
Commissioner: Amanda Ballard

CHHA
Coastal Planning Area
Coastal Evacuation Area

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 200 400

ZONING



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Coastal High Hazard - Zoning
Coastal Planning Area
Coastal Evacuation Area

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 200 400

PROPOSED LOCATION OF GUARDIAN ANGELS US 19

0 500 1,000

Feet

This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for, inappropriate or unintended uses of the information.

Manatee County Zoning Ordinance

PDR-25-25(Z)(P) - GUARDIAN ANGELS US 19 - GUARDIAN ANGELS OF SW FLORIDA INC. (OWNER) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

WHEREAS, Guardian Angels Of SW Florida Inc (the "Applicant") filed an application to rezone approximately 2.73 acres described in Exhibit "A", attached hereto, (the "Property") from Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district; and

WHEREAS, the applicant also filed a Preliminary Site Plan for for eight single-family semi-detached dwelling units (the "project") on the property; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 13, 2026 to consider the rezone, Preliminary Site 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 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

Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on September 3, 2026 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. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for eight single-family semi-detached dwelling units upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of development.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

4. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single-family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20 feet from property lines.

5. At time of FSP submittal a non-access agreement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

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 Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

7. A Hurricane Evacuation Plan shall be provided at time of FSP submittal in accordance with the Division of Emergency Management.

8. The setbacks along 3rd Avenue West and US 19 shall be considered rear setbacks with a minimum distance of 15 feet.

B. ENVIRONMENTAL

1. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

2. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.

3. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

4. Pursuant to the April 2026 Environmental Narrative prepared by Monarch Ecology Group, a 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.* 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.

5. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
    - Digital photographs of the well along with nearby reference structures (if existing);
    - GPS coordinates (latitude/longitude) of the well;
    - The methodology used to secure the well during construction (e.g. fence, tape); and
    - The final disposition of the well - used, capped, or plugged.

6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

2. If this project is in the Coastal High Hazard Area, the potable water and reclaimed water shall be master metered. All potable water and reclaimed water facilities downstream of the master meter and all sanitary sewer facilities within the development shall be privately owned and maintained. Furthermore, the applicant shall adhere to any special construction requirements for utilities within the Coastal High Hazard Area that are in place at the time of Final Site Plan submittal. Such special construction requirements may include but are not limited to installation of leak proof manhole covers, and/or controlling the elevation that any at or above grade potable water, reclaimed water, or sanitary sewer facility or appurtenance is installed.

D. STORMWATER ENGINEERING

1. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect 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:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

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

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

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Tampa Bay Direct Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).

3. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the southern property line within the project boundaries as needed. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

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 Neighborhood Commercial Medium (NC-M) to Planned Development Residential (PDR) zoning district, and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the ____ day of _____, 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

DESCRIPTION PER ORI 202441086545

Parcel Number 1:

Begin at the SW corner of the E 1/2 of SE 1/4 of NE 1/4 of Section 2, Township 34 South, Range 17 East; thence North 132 yards, thence East 220 yards, thence South 132 yards, thence West 220 yards to Point of Beginning, less a strip of land off the East side of the above-described land, said strip being 69.76 feet wide at the South end and 70.66 feet wide at the North end to State for highway right of way, and LESS that part included in O.R. Book 1111, Page 2150, Public Records of Manatee County, Florida.

Parcel Number 2:

Begin at the S.E. comer of Lot 946, PALMETTO POINT SUBDIVISION, as per Plat thereof, as recorded in Plat Book 8, at Pages 145, 146 and 147, of the Public Records of Manatee County, Florida, thence S 88° 40' 24" East, 182,29 feet; thence South 1.81 feet to the Northeast corner of land described as Parcel "II" in that certain Deed recorded in Official Records Bock 611, at Page 869 of the Public Records of Manatee County, Florida; thence in a Westerly direction along the Northern boundary of said Parcel II to the Northwest corner thereof; thence North 15.67 feet to the Southerly line of Lot 970, PALMETTO POINT SUBDIVISION, if extended, thence S 88°40' 24" East to the Point of Beginning.

PRELIMINARY SITE PLAN WITH REZONE TO PLANNED DEVELOPMENT RESIDENTIAL

TO SERVE:

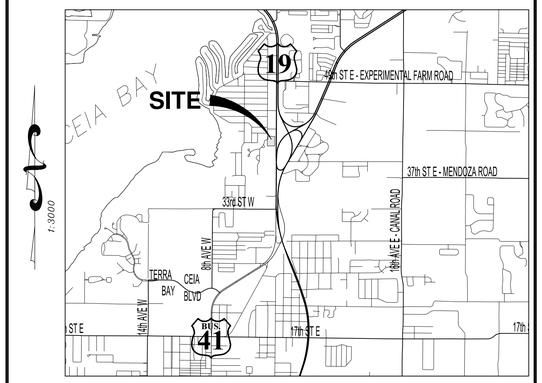
GUARDIAN ANGELS
U.S. 19

LOCATED IN:

SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

EXISTING ZONING: NC-M
PROPOSED ZONING: PDR
FUTURE LAND USE: RES-9
OVERLAY DISTRICTS: CHHA (COASTAL HIGH HAZARD AREA), CEA (COASTAL EVACUATION AREA), CPA (COASTAL PLANNING AREA)
PLN2511-0044

PID# 2380700001



VICINITY MAP

INDEX

- [X] COVER SHEET 01
- [X] AERIAL SITE PLAN 02
- [X] EXISTING CONDITIONS PLAN 03
- [X] PRELIMINARY SITE PLAN 04
- [X] AUTO-TURN EXHIBIT 04A
- [X] PRELIMINARY ENGINEERING PLAN 05
- [X] BASIN PLAN 06
- [X] PSP PRELIMINARY PLANTING PLAN AND DETAILS 07

[X] INCLUDED IN THIS SET

GENERAL NOTES

1. THE SITE IS CURRENTLY ZONED NC-M. THE FUTURE LAND USE CATEGORY IS RES-9.
2. ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE BASED ON NAVD 1988 VERTICAL DATUM AND ARE DERIVED FROM BENCHMARK "CHANNEL CAT (PID D02551) " HAVING AN ELEVATION OF 12.08 NAVD 88. THE CONVERSION FROM NGVD 1929 TO NAVD 1988 IS - 0.95.
3. SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
4. PROPERTY LIES IN ZONE "X" PER F.I.R.M. PANEL No. 12081C0162F, DATED AUGUST 10, 2021.
5. THIS PROJECT IS NOT PART OF A BASIN, THE SITE DRAINS TO TERRA CEIA BAY.
6. THIS PROJECT IS LOCATED WITHIN THE COASTAL OVERLAY DISTRICT (CHAA, CEA, & CPA) AND SHALL BE SUBJECT TO LDC SEC. 403.8.
7. ALL PROPOSED SIGNAGE WILL BE IN COMPLIANCE WITH LDC SECTION 605.
8. THERE ARE NO KNOWN EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN.
9. THERE ARE NO WETLANDS UNDER THE JURISDICTION OF SWFWMD, FDEP OR ACOE WITHIN THE BOUNDARIES OF THIS PLAN.
10. THERE ARE NO KNOWN WELLS ON-SITE. ANY WELLS FOUND WILL BE CAPPED ACCORDING TO COUNTY REGULATIONS.
11. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION. LIGHTING WILL MEET OR EXCEED THE REQUIREMENTS OF SECTION 806 OF THE LDC.
12. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE 2026 AND WILL BE COMPLETED WITHIN THREE YEARS UPON CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL.
13. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL CAN PICK-UP.
14. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 21" ABOVE THE CROWN OF THE ADJACENT ROADWAY OR IF WITHIN THE 100 YEAR FLOOD PLAIN, A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
15. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
16. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC AND STORMWATER STANDARDS.
17. TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH LDC SECTIONS 402, 403, 700 & 701.
18. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
19. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
20. RESIDENCES WILL BE SINGLE-FAMILY SEMI-DETACHED WITH A MAXIMUM HEIGHT OF ONE-STORY.
21. THE DEVELOPMENT INTENT IS TO SUBMIT FSP/CONSTRUCTION PLANS WITHIN THREE YEARS OF PSP APPROVAL.
22. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PUBLICLY MAINTAINED.
23. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE HE 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.
24. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
25. THE PROPOSED DRAINAGE EASEMENT AND STORMWATER 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 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
26. THERE ARE NO SPECIFIC APPROVALS REQUESTED WITH THIS APPLICATION.

SITE DATA TABLE

TOTAL PROJECT ACRES	2.73 AC
TOTAL WETLAND ACRES	0
TOTAL WETLAND BUFFER ACRES	0
TOTAL WETLAND BUFFER IMPACT	0
FLU	RES-9
MAX DENSITY ALLOWED	9 DU/GA
PROPOSED DENSITY	2.93 DU/GA (8 UNITS/2.73 AC)
MAXIMUM HEIGHT ALLOWED	3 STORIES
PROPOSED HEIGHT	1 STORIES

OPEN SPACE TABLE

	PERCENTAGE	ACREAGE
REQUIRED OPEN SPACE	35 %	0.95 AC
PROVIDED OPEN SPACE	44.7 %	1.22 AC
LANDSCAPE BUFFERS		0.44 AC
POND (75%)	(0.55x75%)	0.41 AC
OTHER AREAS		0.37 AC

PARKING

	REQUIRED
PROPOSED PARKING	2 SPACES PER DWELLING UNIT

NOTE: 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 (LDC SEC. 804.1).

BUFFERS

	REQUIRED	PROPOSED
NORTH	10 FEET GREENBELT	10 FEET GREENBELT
SOUTH	20 FEET SCREENING	20 FEET SCREENING
EAST	20 FEET ROADWAY	20 FEET ROADWAY
WEST	10' GREENBELT 10' ROADWAY	10 FEET GREENBELT 10' ROADWAY

MINIMUM SETBACKS

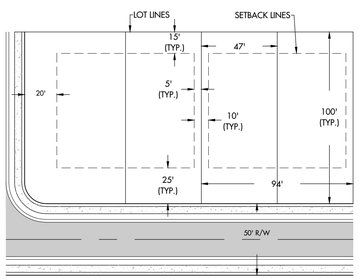
HOUSING TYPE	FRONT	SIDE	REAR	WATERFRONT
SINGLE FAMILY SEMI-DETACHED	25 FT/20 FT **	5 FT/0 FT *	15 FEET	30 FEET

*ATTACHED SIDE
**SECONDARY FRONT

LEGAL DESCRIPTION

Parcel Number 1:
Begin at the SW corner of the E 1/2 of SE 1/4 of NE 1/4 of Section 2, Township 34 South, Range 17 East; thence North 132 yards, thence East 220 yards, thence South 132 yards, thence West 220 yards to Point of Beginning, less a strip of land off the East side of the above-described land, said strip being 69.76 feet wide at the South end and 70.66 feet wide at the North end to State for highway right of way, and LESS that part included in O.R. Book 1111, Page 2150, Public Records of Manatee County, Florida.

Parcel Number 2:
Begin at the S.E. corner of Lot 946, PALMETTO POINT SUBDIVISION, as per Plat thereof, as recorded in Plat Book 8, at Pages 145, 146 and 147, of the Public Records of Manatee County, Florida, thence S 88° 40' 24" East, 182.29 feet; thence South 1.81 feet to the Northeast corner of land described as Parcel "II" in that certain Deed recorded in Official Records Bock 611, at Page 869 of the Public Records of Manatee County, Florida; thence in a Westerly direction along the Northern boundary of said Parcel II to the Northwest corner thereof; thence North 15.67 feet to the Southerly line of Lot 970, PALMETTO POINT SUBDIVISION, if extended, thence S 88°40' 24" East to the Point of Beginning.



TYPICAL LOT LAYOUT 47'x 100' (DETACHED)
N.T.S.
4,800 SF MIN.

NATHAN J KRAGT LICENSE No 69272 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nathan J. Kragt
Date: 2026.04.27 13:42:35-04'00'

NOT FOR CONSTRUCTION FOR REVIEW ONLY

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Land Planning Engineering Surveying Landscape Architecture
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1023 MANATEE AVENUE WEST BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

PREPARED FOR:
GUARDIAN ANGELS OF SWFL
1429 60th Ave W, Suite 200
Palmetto, FL 34221

NATHAN J. KRAGT, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 69272 ; THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NATHAN J. KRAGT, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT DATA:
GUARDIAN ANGELS AT US41
45783

NATHAN J. KRAGT, P.E.
FL LICENSE NO. 69272

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SHEET 01

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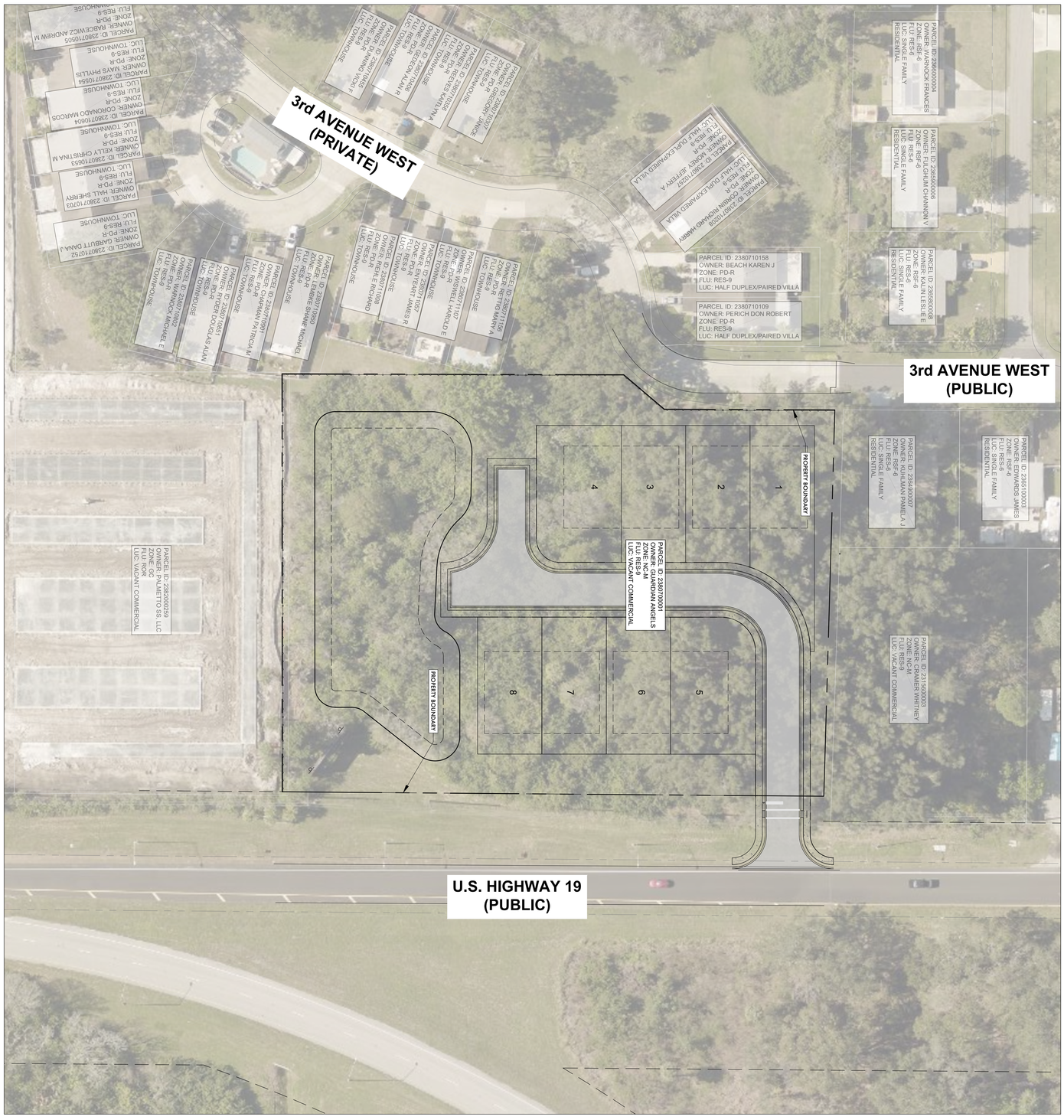

1" = 40'

DESIGNED	NJK
DRAWN	BM
DATE	06/2025
JOB NO.	45783
SCALE	1" = 40'
SHEET	02

AERIAL SITE PLAN
FOR:
GUARDIAN ANGELS AT US 41

LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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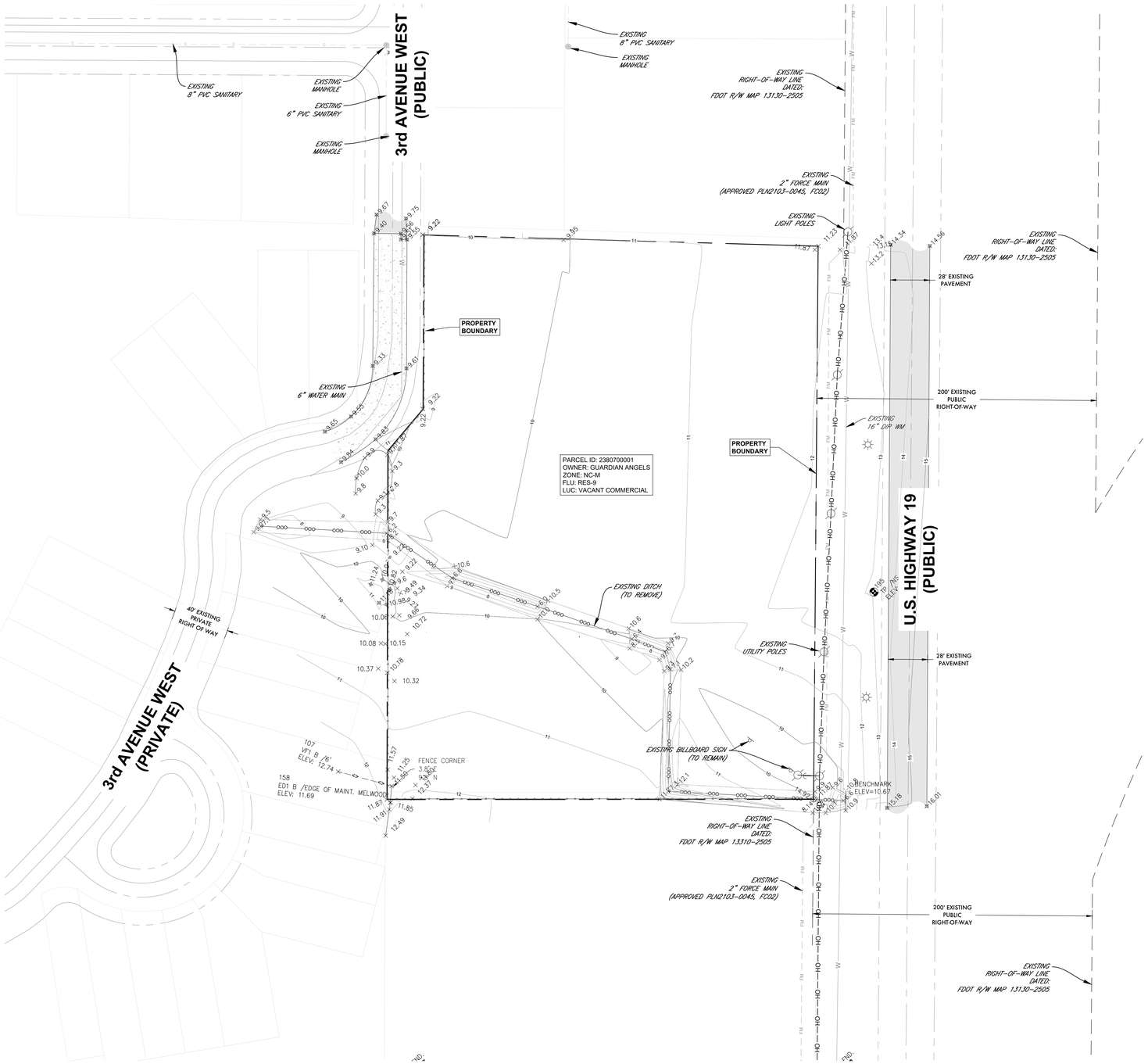
SIGNATURE

NATHAN J. HORST, P.E.
FL Lic. No. 82279



1" = 40'

LEGEND

- UTILITY BOX
- ELECTRIC HAND HOLE
- ELECTRIC & WATER
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- BACK FLOW PREVENTER
- GUY WIRE
- MAILBOX
- SIGN POST
- WELL
- RIGHT-OF-WAY LINE
- STORM PIPE
- EDGE OF SHELL OR GRAVEL
- OVERHEAD UTILITY LINE
- FLOW LINE/EDGE OF WATER±

NOTE:
ENTIRE SITE IS IN THE CPA, CEA, AND CHHA
ENTIRE SITE IS ZONED NC-M WITH RES-9 FUTURE LAND USE

NATHAN J. KRAGT, P.E.
FL LICENSE NO. 69272
SIGNATURE

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EXISTING CONDITIONS
FOR:
GUARDIAN ANGELS AT US 41

LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	NJK
DRAWN	BM
DATE	06/2025
JOB NO.	L6730
SCALE	1" = 40'
SHEET	03

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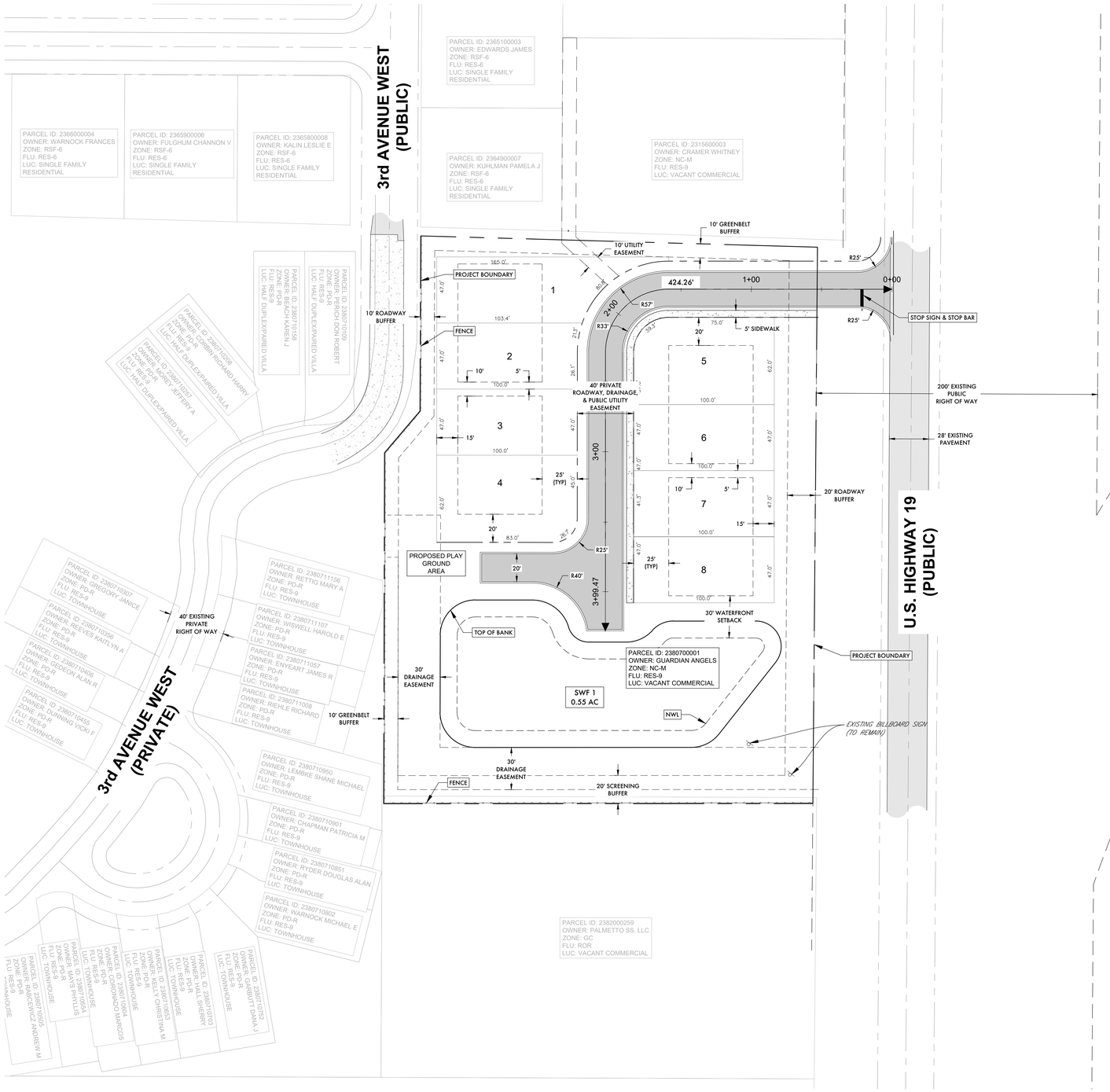


LEGEND:

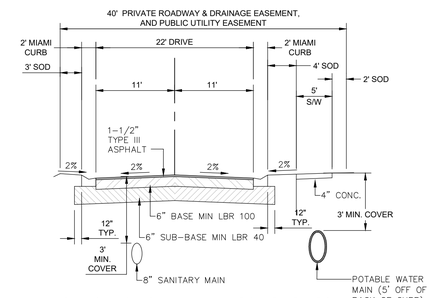
TOTAL SITE AREA: 2.73 ACRES

PROPOSED ASPHALT PAVEMENT

PROPOSED CONCRETE

1" = 40'

Digitally signed by Adam Lyon
Date: 2026.08.12 10:27:37-04'00'



RESIDENTIAL STREET TYPICAL SECTION

N.T.S.

ADAM J. LYON, P.E.
FL LICENSE NO. 86483

SIGNATURE

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VOTH F.S. CHAPTER 119

PRELIMINARY SITE PLAN
FOR:
GUARDIAN ANGELS AT US 41
LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DESIGNED:	NJK
DRAWN:	BM
DATE:	06/2025
JOB NO.	4578.0
SCALE:	1" = 40'
SHEET	04

Tue, 11 Aug 2026 – 4:57pm W:\Acad\Guardian Angels\US41 Site\PSP\GA US41 – PSP.dwg

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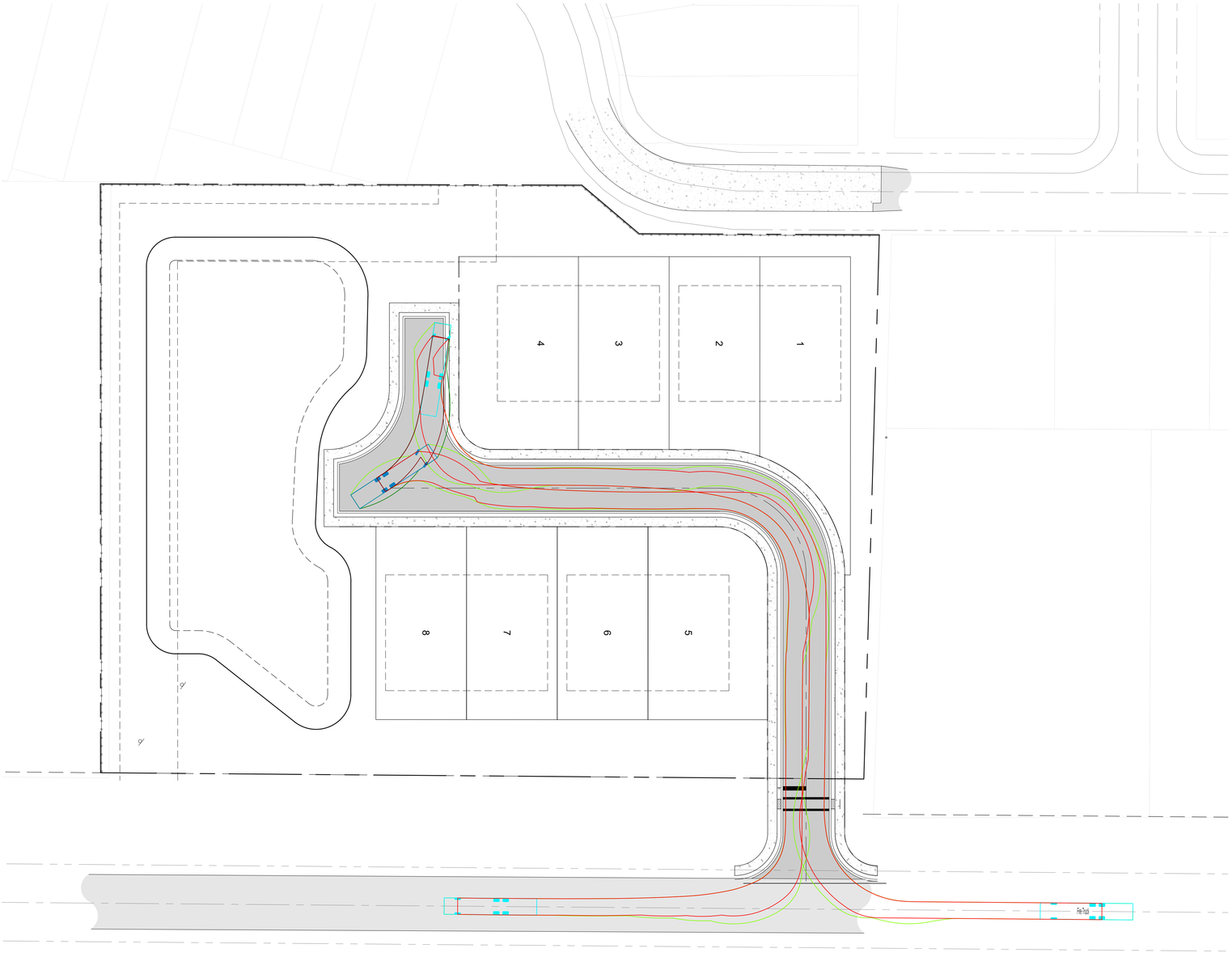

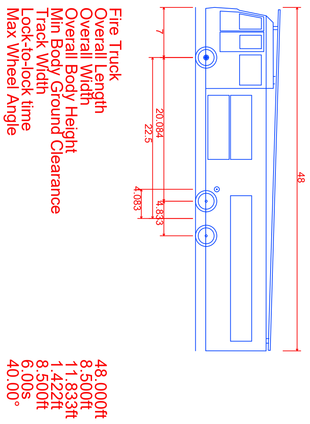

Fire Truck	
Overall Length	48.0000ft
Overall Width	8.500ft
Overall Body Height	11.833ft
Min Body Ground Clearance	1.422ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	40.00°

1"=30'

DESIGNED NJK
DRAWN BM
DATE 06/2025
JOB NO. 45783
SCALE 1"=30'

SHEET 04A

AUTO TURN EXHIBIT
FOR:
GUARDIAN ANGELS AT US 41

LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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SIGNATURE

NATHAN J. HROAT P.E.
FLA. LICENSE NO. 82779

1" = 40'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDRY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
RE	RECLAIM MAIN
FM	FORCE MAIN
OH	OVERHEAD UTILITY LINE
VI	VALLEY INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT ASSEMBLY
MH	MANHOLE
MES	MITERED END SECTION
PS	PIPE SUPPORT

NATHAN J. KRAGT, P.E.
FL LICENSE NO. 69272

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PRELIMINARY ENGINEERING PLAN
FOR:
GUARDIAN ANGELS AT US 41

LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: NJK
DRAWN: BM
DATE: 06/2025
JOB NO.: 4583
SCALE: 1" = 40'

SHEET 05

Mon, 27 Apr 2026 – 8:49am W:\Acad\Guardian Angels\US41 Site\PSP\GA US41 – PEP.dwg

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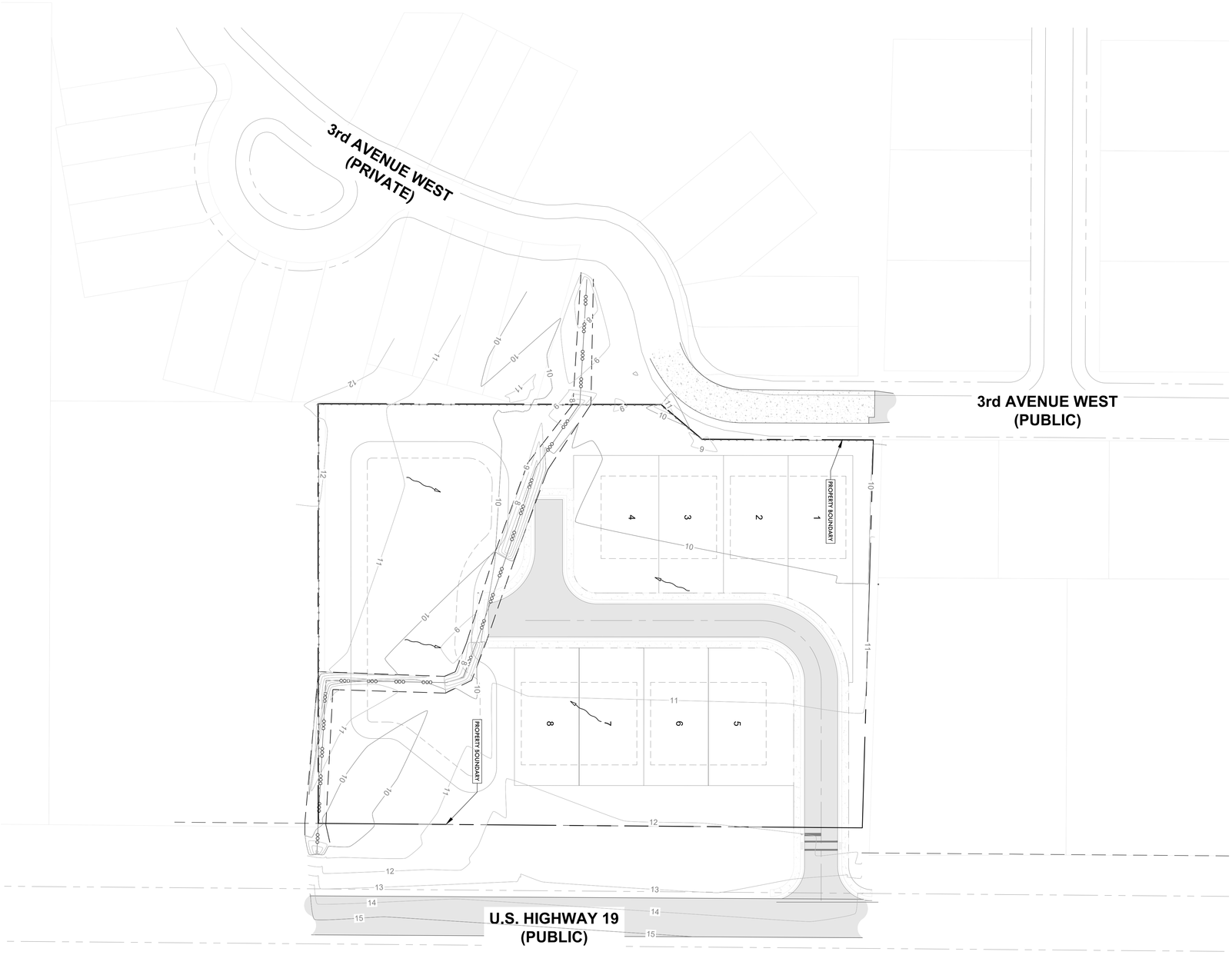

LEGEND

EXISTING DRAINAGE CONVEYANCE PATH

SITE AREA= 12.73 ACRES

NOTE: THIS WHOLE SITE IS LOCATED IN FLOOD ZONE "X"

1" = 40'

DESIGNED	NJK
DRAWN	BM
DATE	06/2025
JOB NO.	45783
SCALE	1" = 40'
SHEET	06

BASIN PLAN
FOR:
GUARDIAN ANGELS AT US 41

LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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SIGNATURE

NATHAN J. KROUT, P.E.
FLA. LICENSE NO. 67779

PRELIMINARY TREE PROTECTION AND REMOVAL NOTES:

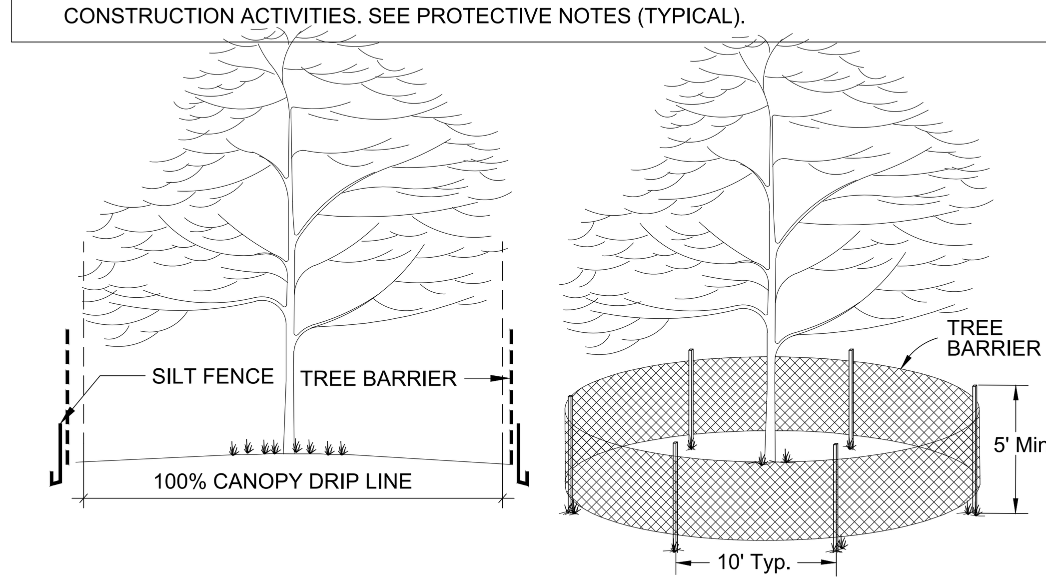
1. **GENERAL TREE INVENTORY REQUIREMENTS:** GENERALIZED TREE INVENTORY SHALL BE IN ACCORDANCE WITH SECTION 700.3.2 OF THE LDC. A GENERALIZED TREE AND VEGETATION INVENTORY SHOWING THE APPROXIMATE LOCATION AND EXTEND OF VEGETATION AND TREES WITHIN THE PROJECT BOUNDARY IS REQUIRED. THIS PLAN IDENTIFIES REMOVAL AND/OR PROTECTION OF EXISTING TREES SHOWN FROM AN INDIVIDUAL TREE SURVEY OR AN AREA METHOD.
2. **TREE REMOVAL REPLACEMENT CALCULATIONS:** TREE REPLACEMENT CALCULATIONS SHALL BE IN ACCORDANCE WITH SECTION 700.3.I OF THE LDC. A TREE REMOVAL PERMIT IS REQUIRED FOR ALL REMOVAL OF EXISTING TREES FOR PROPOSED DEVELOPMENT. CALCULATION OF REPLACEMENT TREES SHALL BE SHOWN AT THE (FSP) FINAL SITE PLAN APPLICATION.
3. **EXOTIC / NUISANCE SPECIES MANAGEMENT:** REMOVAL AND MANAGEMENT OF ALL EXOTIC SPECIES SHALL BE IN ACCORDANCE WITH SECTION 701.8.E OF THE LDC. REMOVAL SHALL BE INSPECTED BY EPS STAFF PRIOR TO FINAL PLAT APPROVAL OR BE BONDED.
4. **WETLAND IMPACT MITIGATION:** IMPACTS TO WETLAND AND WETLAND BUFFER AREAS SHALL BE MITIGATED IN ACCORDANCE TO SECTION 706.7.D OF THE LDC AND PER THE ENVIRONMENTAL NARRATIVE.
5. **OFF-SITE TREE IMPACTS:** OFF-SITE EXISTING TREES IMPACTED BY PROJECT DEVELOPMENT ACTIVITIES SHALL BE REPLACED IN ACCORDANCE WITH SECTION SECTION 700.2 OF THE LDC.
6. **TREE BARRIER NOTES:** ALL TREES TO REMAIN SHALL BE PROTECTED AND RECEIVE TREE BARRIER FENCING IN ACCORDANCE TO SECTION 700.1 OF THE LDC AND AS SHOWN IN THE DETAIL. BARRIER SHALL BE IN ADDITION TO AND PARALLEL SILT FENCE ALONG LIMITS OF GRADING.
7. **TREE LIMB AND ROOT PRUNING:** LIMB AND ROOT PRUNING SHALL BE IN ACCORDANCE TO ANSI A300 STANDARDS AND SOCIETY OF ARBORICULTURE PRACTICES SUPERVISED BY AN ISA FLORIDA CERTIFIED ARBORIST.

LEGEND:

- REQUIRED ROADWAY BUFFER AREA, SEE GRAPHIC AND NOTES
- REQUIRED SCREENING BUFFER AREA, SEE GRAPHIC AND NOTES
- REQUIRED GREENBELT BUFFER AREA, SEE GRAPHIC AND NOTES
- COUNTY REQUIRED VISIBILITY TRIANGLE, SEE NOTES
- TREE BARRIER TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT

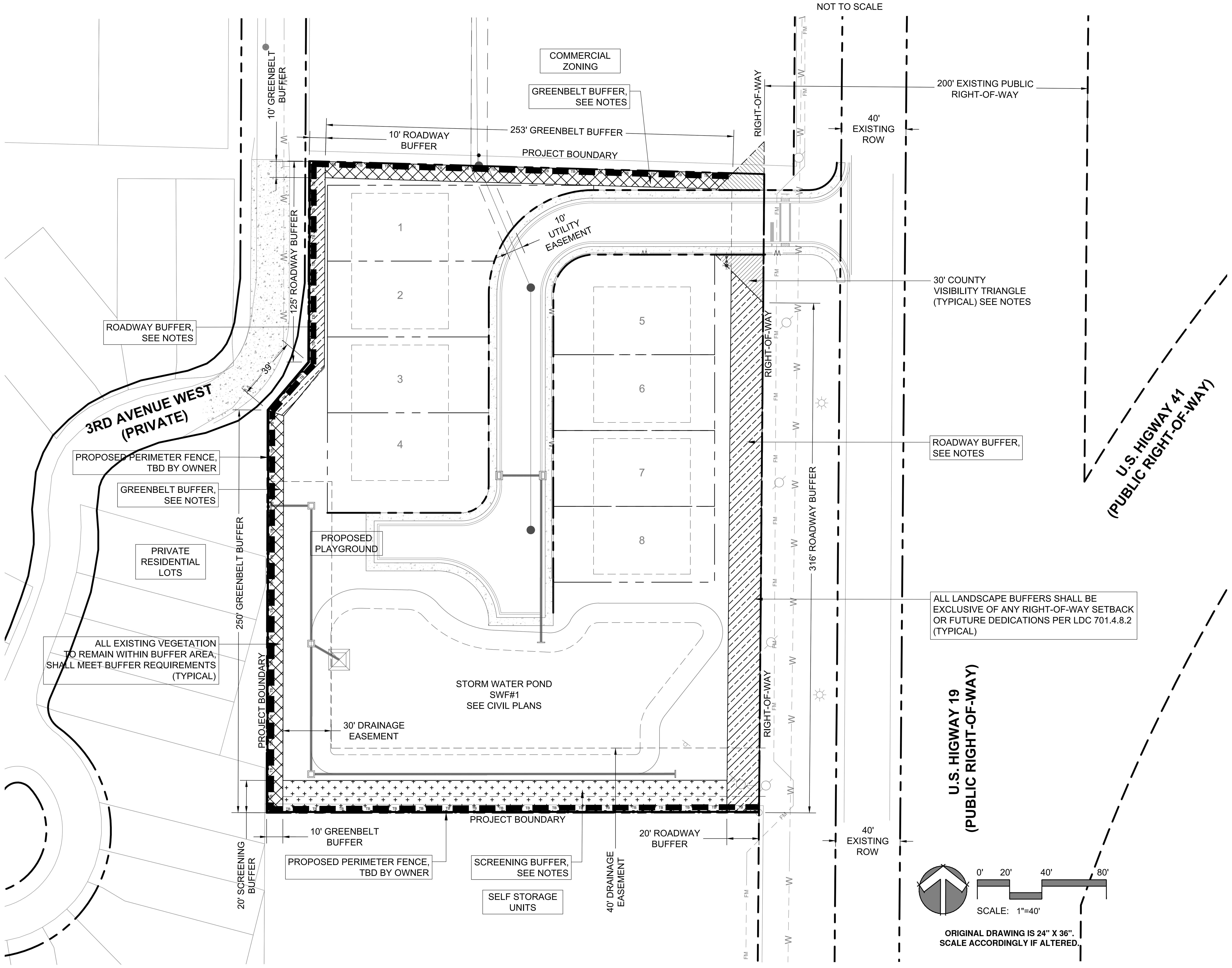
TREE BARRIER NOTES:

1. TREE PROTECTION BARRIER SHALL BE INSTALLED FOR ALL TREES TO REMAIN AS PER DETAIL SHOWN AND PER THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES FOR MANAGING TREES DURING CONSTRUCTION.
2. CONTRACTOR SHALL MAINTAIN THE BARRIERS UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF THE AREA AND THROUGHOUT DURATION OF CONTRACT.
3. **BASE BID:** TREE BARRIER SHALL BE 4'-6' HIGH ORANGE SAFETY FENCE WITH 2"X4" WOOD STURDY STAKING. IF AT ANY TIME THROUGHOUT THE DURATION OF THE CONTRACT, THE ORANGE SAFETY FENCE IS NOT UPRIGHT AND MAINTAINED WITH THE INTENT TO PROTECT THE TREE CANOPY, IT SHALL BE REPLACED WITH THE ALTERNATE BID CHAIN LINK FENCE MATERIAL.
   ALTERNATE BID:
   TREE BARRIER SHALL BE CONSTRUCTED OF CHAIN LINK FENCE (NEW OR USED).
4. THE CONTRACTOR SHALL PROTECT ALL TREES IDENTIFIED TO REMAIN. REPLACEMENT TREES MAY BE REQUIRED IF THE DEATH OF THE TREE IS DETERMINED TO BE CAUSED FROM CONSTRUCTION ACTIVITIES. SEE PROTECTIVE NOTES (TYPICAL).



TREE PROTECTION BARRIER DETAIL

NOT TO SCALE



ORIGINAL DRAWING IS 24" X 36". SCALE ACCORDINGLY IF ALTERED.

COUNTY PLANT MATERIAL SPECIFICATIONS: (LDC SECTION 701.8)

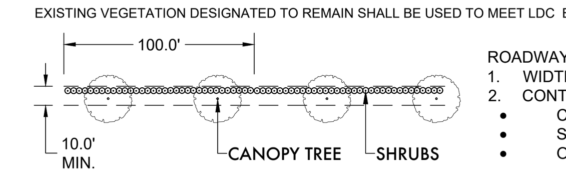
- ALL PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, 5TH EDITION, 2015 OR APPROVED EQUAL BY THE LANDSCAPE ARCHITECT.
- TREES SHALL MEET FLORIDA GRADE #1 QUALITY OR BETTER
- PLANTINGS SHALL BE DROUGHT TOLERANT SPECIES
- LOCATION OF PLANTINGS SHALL MEET COUNTY VISIBILITY STANDARDS LDC SECTION 1002 AND FDOT INDEX 546 CLEAR SIGHT WINDOW STANDARDS. ALL PLANTINGS SHALL BE MAINTAINED IN A MANNER BY THE OWNER TO ADHERE TO VISIBILITY STANDARDS
- PLANT SIZES PER LDC SECTION 701.8
  - CANOPY TREE - 2-1/2" CALIPER, 10' HEIGHT x 4' SPREAD
  - UNDERSTORY TREE - 1-1/2" CALIPER, 6' HEIGHT
  - PALM TREE - 15' OVERALL HEIGHT (O.A.H.)
    - MAXIMUM 40% OF REQUIRED TREES MAY BE PALM TREES
    - GROUPING OF 2 PALMS MINIMUM = 1 CANOPY TREE
  - SHRUB HEDGE - 3 GALLON, 24" HEIGHT
  - SHRUB IN VUA ISLANDS - 1 GALLON, 8" HEIGHT
- ALL LANDSCAPE AREAS WITHIN VEHICLE USE AREAS (V.U.A.) SHALL BE PROTECTED BY WHEEL STOPS OR CURBING
- VEHICLE USE AREA (V.U.A) ISLAND TREES SHALL BE INSTALLED WITH TRUNKS A MINIMUM OF 6.0' FROM BACK OF CURB ADJACENT TO DRIVE AISLE AND HAVE A 4.0' MINIMUM CLEAR TRUNK
- NO PLANT MATERIALS OR IRRIGATION SHALL BE INSTALLED WITHIN UTILITY EASEMENT OR EASEMENT BOUNDARIES. SEE CLEARANCES AT METER NOTES FOR TREE SETBACKS FROM UTILITIES.

PRELIMINARY PLANTING PLAN NOTES:

1. **DEFINITIONS:** (LDC) REFERENCES THE CURRENT VERSION OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
   (FSP) REFERENCES THE FINAL SITE PLAN AND APPLICATION DOCUMENTS.
   (PW) REFERENCES THE PUBLIC WORKS DEPARTMENT AND/OR 2023 VERSION OF PUBLIC WORKS STANDARDS MANUAL.
   (HOA) REFERENCES THE HOME OWNERS ASSOCIATION REGULATED BY STATE OF FLORIDA LAWS.
2. **EXOTIC SPECIES REMOVAL:** EXOTIC AND NUISANCE SPECIES REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 701.8.E OF THE LDC.
3. **GENERALIZED TREE INVENTORY:** A GENERALIZED TREE INVENTORY PLAN IS REQUIRED AND SHALL BE IN ACCORDANCE WITH SECTION 700.3.A.2 OF THE LDC. THE GENERALIZED TREE INVENTORY PLAN SHALL BE PROVIDED NO LATER THAN PRELIMINARY OR FINAL SITE PLAN (WHEN PRELIMINARY IS NOT REQUIRED) IN THE FORM OF AN AERIAL OR FIELD SURVEY ILLUSTRATING THE RELATIONSHIPS BETWEEN THE AREAS OF TREES AND THE PROPOSED SITE IMPROVEMENTS.
4. **TREE PROTECTION:** PROTECTION OF VEGETATION TO REMAIN SHALL BE IN ACCORDANCE WITH SECTION 700 OF THE LDC. EXISTING INDIVIDUAL TREES OR GENERAL AREAS OF EXISTING VEGETATION TO REMAIN IS SHOWN ON THE PLAN.
5. **WETLAND AND BUFFER VEGETATION:** EXISTING WETLANDS, WETLAND BUFFERS, UPLAND PRESERVATION AREAS AND VEGETATION DESIGNATED TO REMAIN SHALL MEET THE LDC BUFFER REQUIREMENTS.
6. **EXISTING TREE INVENTORY**: A GENERALIZED TREE INVENTORY SHOWING SPECIES, SIZE AND LOCATION IS REQUIRED PER SECTION 700.3.A.2. A PLAN SHOWING PROTECTED AND/OR REMOVAL OF EXISTING TREES PER PERMIT REQUIREMENTS WILL BE PART OF THE (FSP) FINAL SITE PLAN.
7. **TREE REMOVAL:** A TREE REMOVAL PERMIT IS REQUIRED PER SECTION 700.3.B. EXISTING TREES SHALL NOT BE REMOVED, RELOCATED OR DESTROYED WITHOUT AN APPROVED TREE REMOVAL PERMIT IN ACCORDANCE WITH SECTIONS 700.2 AND 700.3 OF THE LDC. A TREE REMOVAL PLAN MEETING THE PERMIT REQUIREMENTS WILL BE PART OF THE (FSP) FINAL SITE PLAN.
8. **TREE REPLACEMENT:** TREE REPLACEMENT CALCULATIONS SHALL BE IN ACCORDANCE WITH SECTIONS 402, 403, AND 700.3.I OF THE LDC. CALCULATIONS ARE SHOWN ON THE REPLACEMENT CALCULATIONS TRACKING TABLE. SPECIFIC LOCATION OF REPLACEMENT TREES WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
9. **PLANT SPECIFICATIONS**: PLANT MATERIAL SPECIFICATIONS, SIZE, AND QUALITY SHALL BE IN ACCORDANCE WITH SECTION 701.8 OF THE LDC. A FULL PLANT SCHEDULE WITH SPECIFICATIONS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
10. **BUFFER REQUIREMENTS:** SCREENING, PERIMETER, ROADWAY AND VUA BUFFERS SHALL MEET THE REQUIREMENTS OF SECTION 701.4 OF THE LDC. GRAPHIC PLAN EXAMPLES SHOWN FOR REFERENCE. SPECIFIC LOCATION OF INDIVIDUAL PLANTINGS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN. ALL LANDSCAPE BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY SETBACK OR FUTURE DEDICATIONS PER LDC 701.4.B.2 (TYPICAL)
11. **STREET TREES:** STREET TREES SHALL BE IN ACCORDANCE TO SECTION 701.6 OF THE LDC AND SHOWN ON THE (FSP) FINAL SITE PLAN. STREET TREES CALCULATED TOWARD REPLACEMENT TREES SHALL BE PER SECTION 700.3.I.5 APPROVED AS AN ALTERNATIVE REPLACEMENT METHOD. HOA STIPULATIONS MAY BE REQUIRED.
12. **IRRIGATION:** ALL PROPOSED PLANTINGS SHALL BE WATERED FROM A 100% AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF SECTIONS 701.10.N AND 701.11 OF THE LDC. THE WATER SOURCE SHALL BE FROM THE LOWEST QUALITY WATER SOURCE AVAILABLE EITHER FROM ON-SITE STORM WATER, A SHALLOW WELL FROM A RETENTION POND OR A PRESSURIZED RECLAIMED OR GRAY WATER CONNECTION. **THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED ANYWHERE ON THE PROJECT SITE PER PUBLIC WORKS STANDARDS MANUAL 1.1.3.B EXEPT WITHIN POOL AMENITY AREAS.**
13. **METER CLEARANCES:** CLEARANCES BETWEEN PLANTINGS AND METERS SHALL BE IN ACCORDANCE TO THE PW STANDARDS MANUAL.
14. **VISIBILITY REQUIREMENTS:** THE LOCATION OF PLANTINGS, SIGNS OR VERTICAL STRUCTURES SHALL NOT OBSTRUCT CLEAR VIEWS OF VEHICULAR TRAFFIC AS REGULATED BY THE PW STANDARDS MANUAL AND THE FDOT DESIGN MANUAL.
15. **PLANTING CERTIFICATION:** UPON FINAL INSTALLATION FROM THE (FSP) FINAL SITE PLAN, A CERTIFICATION LETTER WILL BE REQUIRED BY THE LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF OCCUPANCY OR FINAL PLAT IN ACCORDANCE TO SECTION 701.13 OF THE LDC.
16. **ADDITIONAL REQUIREMENTS:** THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL PLANT QUALITY STANDARDS EXCEEDING THE MINIMUM STANDARDS NOTED IN THE LDC.

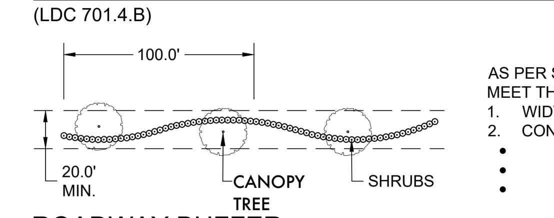
BUFFER TYPE GRAPHIC EXAMPLES:

NOTE: EXISTING WETLANDS, WETLAND BUFFERS, AND UPLAND PRESERVATION AREAS AND EXISTING VEGETATION DESIGNATED TO REMAIN SHALL BE USED TO MEET LDC BUFFER REQUIREMENTS.



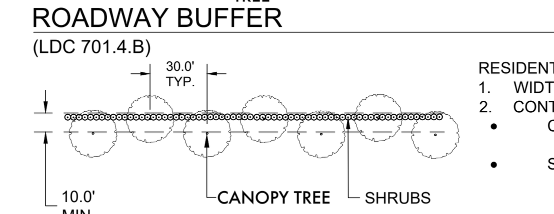
ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 10.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES: 2 QTY (2.5" CAL., 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS REACHING 3'H WITHIN 2 YEARS
   - OPACITY TO MEET MANATEE COUNTY STANDARDS

ROADWAY BUFFER
(LDC 701.4.B)



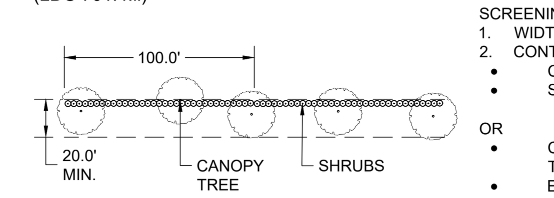
AS PER SECTION 701.4.B, RESIDENTIAL ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 20.0' ALONG A THOROUGHFARE
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES: 2 QTY (2.5" CAL., 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS MEETING 3'H IN 2 YEARS
   - SEE FIGURE 7-2 FOR OTHER QUANTITY OPTIONS

ROADWAY BUFFER
(LDC 701.4.B)



RESIDENTIAL GREENBELT BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 10.0' (REDUCED LESS THAN 15 LOTS)
2. CONTAIN THE FOLLOWING:
   - CANOPY TREES: 1 QTY PER 30' LF OF GREENBELT BUFFER, (2.5" CALIPER, 10' HEIGHT x 4' SPREAD)
   - SHRUBS: 33 QTY SHRUBS MEETING 3'H IN 2 YEARS
     RESIDENTIAL PROJECTS ABUTTING NON-RECREATIONAL AND NON-RESIDENTIAL USES, SCREENING MAY INCLUDE A CONTINUOUS
   - OPACITY TO MEET MANATEE COUNTY STANDARDS
   - NO SHRUBS IF ABUTTING RESIDENTIAL USES

RESIDENTIAL GREENBELT BUFFER
(LDC 701.4.ii)



SCREENING BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 20.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES: 2.5 QTY (2.5" CAL., 10' HEIGHT x 4' SPREAD)
   - SHRUBS: CONTINUOUS HEDGE (33 QTY) (REACHING 6' HEIGHT WITHIN 3 YEARS OF PLANTING)

OR
- COMBINATION OF SHRUBS, HEDGE, BERMING OR FENCE TO REACH 80% OPAQUE
- EXISTING VEGETATION TO REMAIN SHALL BE UTILIZED TO MEET LDC BUFFER REQUIREMENTS

SCREENING BUFFER
(LDC 701.4.B.3)

JOSEPH W.L. COLLINS
STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT #LA6667401
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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1023 MANATEE AVENUE WEST BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS

1	INITIAL PSP COUNTY SUBMITTAL	2025-11-25	JWC
2	PSP REVISED PER COUNTY COMMENTS	2026-02-18	JWC
3	PSP REVISED PER COUNTY COMMENTS	2026-04-08	JWC
4	PSP REVISED PER COUNTY COMMENTS	2026-04-23	JWC
5			
6			

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PRELIMINARY PLANTING PLAN LS-01

FOR

GUARDIAN ANGELS AT US41

LOCATED IN
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

DESIGNED J. COLLINS
DRAWN J. COLLINS
DATE NOVEMBER 2025
JOB NO.
SCALE PER PLAN
SHEET 07

W:\Acad\Guardian Angels\US41 Site\PSP\GA US41-PSP LS.dwg

Development Services Department
Transportation Planning & Traffic
Engineering Division
9000 Town Center Parkway
Lakewood Ranch, FL 34202
Phone: (941) 708-7450
www.mymanatee.org

December 26, 2025

Traffic Study Waiver – Guardian Angels US 19

Project # PDR-25-25(Z)(P) **Record # PLN2511-0044**

Manatee County Transportation Planning staff have reviewed the project's information and provided a summary of the traffic impacts on the applicant based on information submitted in their application and discussed the preapplication meeting held January 21st, 2025 between Transportation Planning staff and the applicant.

The applicant is requesting a Rezone to Planned Development Residential with a Preliminary Site Plan to build 8 Single Family Attached dwelling units. The property is located on the west side of US 19 and south of 43rd Street Boulevard West.

Based on the narrative provided by the applicant for this application, staff is providing a traffic study waiver for Guardian Angels US 19 (PLN2511-0044).

The project will generate 4 new PM peak hour trip given to link 3260 (US 19 from US 41 to I-275).

Disclaimer: This Traffic Study Waiver is based solely on the information provided for the project. In the event there is significant change, please contact Transportation Planning prior to the formal project submission to Accela to confirm if the changes require revision of the above assumption. The traffic study waiver is limited to the analysis of impacts on roadways and the access points. It does not cover the review of traffic engineering elements, such as visibility triangles, driveway spacings, road signs, road markings, etc.

If you have any questions or require further assistance, Transportation Planning (941.708.7450 x7226, transportation.planning@mymanatee.org).

Sincerely,

Daniel Uribe
Principal Planner (Transportation)
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*

GUARDIAN ANGELS
PALMETTO, MANATEE COUNTY

MANATEE COUNTY

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

Guardian Angels of S.W. Florida, Inc.
1429 60th Avenue, Suite 200
Palmetto, Florida, 34221

Prepared by:

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Revised April 22, 2026

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1.0 INTRODUCTION

Monarch Ecology Group, LLC (MONARCH) conducted an environmental assessment for the Guardian Angels Parcel in support of Manatee County Rezoning Application for the site. The property encompasses a total of 2.73 (+/-) acres (Parcel No. 2380700001) located at 4150 3rd Avenue West in Palmetto, Manatee County (Figures 1 and 2). The property is located on the west side of U.S. Highway 19 north of the Manatee River and approximately 2 miles south of I-275. The property is surrounded by residential to the north and west and a mixture of commercial and industrial development along U.S. Highway 19 frontage. The property is currently zoned as Neighborhood Commercial Medium (NC-M) District which allows for limited retail, personal services and offices or small shopping centers, but also allows for mixed uses including attached dwellings and multi-family residential. The property also has a future land use designation of Residential (RES-9) which allows up to 9 gross dwelling units/acre. The property is being rezoned to Planned Development Residential (PD-R) for purposes of this rezone application and a Preliminary Site Plan (PSP) has been prepared by ZNS Engineering, L.C. The property occurs in the Coastal Planning Area and Coastal Evacuation Area and a portion of the property (ditches) are mapped as Coastal High Hazard Area.

The site is undeveloped but was historically agricultural land dating back to the 1940's and 1964 based on historic aerials (Figure's 3 and 4). The 1964 aerial also shows a drainage conveyance running through the site which still exists. The 1973 and 1984 aerials (Figure's 5 and 6) show farming on the north side of the parcel had ceased, but the south portion was still being farmed. By 1994 (Figure 7), all farming operations had ceased. Residential development around the site (north and west) occurred between the 1970's and 1994 based on historic aerials.

To assist with this rezone application, MONARCH has prepared an environmental assessment report that addresses environmental criteria outlined in the County's Zoning Regulations (Section 4) and Sections 705 and 706 of the County's Land Development Code (LDC). MONARCH conducted a habitat assessment and listed species survey to evaluate the site for wetlands, upland habitats and state and federally listed species. No wetlands or upland habitats were found onsite, but a ditch runs through the south side of the site which serves as a drainage conveyance for areas to east which drain under U.S. Highway 19. No listed species were found during the survey as the

property is disturbed site and heavily overgrown with invasive/exotic vegetation. MONARCH's findings for wetlands and surface waters, habitat assessments, and listed species are summarized in Section's 2.0 and 3.0.

2.0 HABITAT ASSESSMENT

MONARCH conducted a habitat assessment for the property on March 6, 2025, and more recently on September 23, 2025, to review the site for wetlands and upland habitats. No wetlands or upland habitats were found, but a ditch runs through the south side of the site. With the exception of the ditch, the rest of the site is characterized by disturbed uplands that are overgrown with invasive/exotic vegetation. The land uses on the property were mapped (Figure 8) based on the *Florida Land Use and Cover Forms Classification Systems*[1] (FLUCFCS). A Soils Map (Figure 9) is enclosed which shows the site is mapped as hydric soils (Bradenton Fine Sand); however, none of the historic aerials show any evidence of wetlands dating back to 1940 (Figure 3). Descriptions of the land uses are summarized below.

2.1 UPLANDS

The uplands are all disturbed and are mostly dominated by dense infestation of Australian pine (*Casuarina equisetifolia*) and Brazilian pepper (*Schinus terebinthifolia*) mapped as FLUCFCS 437 and 422 as shown on the Land Use Map (Figure 8). There is also an area where the Brazilian pepper was previously cleared (FLUCFCS 748) to create access for machinery to clean out the ditch. Below is an overview of each area mapped and representative photographs are included in the Photolog (Appendix A).

Australian Pine (FLUCFCS 437)

The north side of the site is dominated by a dense stand of Australian pine as shown on the Land Use Map (Figure 8) and in the Photolog (Appendix A). Many trees have uprooted as a result of the recent hurricanes.

Brazilian Pepper (FLUCFCS 422)

The south side of the site is heavily infested with Brazilian pepper as shown on the Land Use Map (Figure 8) and Photolog (Appendix A). These areas also have other invasive vegetation including

[1] Published by FDOT January 1999

chinaberry (*Melia azederach*), carrotwood (*Cupaniopsis anacardioides*), and camphor *(Camphora officinarum)*.

Disturbed Lands Previously Cleared (FLUCFCS 748)

The middle of the site has an area that was previously cleared (in 2025) to create access for machinery to clean out the ditch which was heavily overgrown with Brazilian pepper. These areas are partially cleared but the edges are overgrown with Brazilian pepper, caesarweed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), arrowleaf sida (*Sida rhombifolia*), Johnson grass (*Sorghum halepense*), guinea grass (*Megathrysus maximus*), beggarticks (*Bidens alba*), chinaberry, carrotwood, camphor, bigpod sesbania (*Sesbania herbacea*), flatsedge (*Cyperus* sp.), hairy cowpea (*Vigna luteola*), showy tick-trefoil (*Desmondium canadense*), late boneset (*Eupatorium serotinum*), indigo (*Indigofera suffructicosa*), Indian shot (*Canna indica*), air potato *(Dioscorea bulbifera*), balsam apple (*Momordica balsamina*), Virginia creeper (*Parthenocissus quinquefolia*), Carolina jessamine (*Gelsemium sempervirens*) and morning glory *(Ipomea lacunosa*).

2.2 SURFACE WATERS

A ditch runs through the south side of the property as shown on the Land Use Map (Figure 8) and is designated as an Other Surface Water (OSW) for SWFWMD purposes. The ditch is man-made and upland cut based on historic aerials dating back to 1940 (Figure 3).

During the original site review conducted in March 2025, the ditch was heavily overgrown with Brazilian pepper, but the ditch was recently maintained and cleaned out to restore drainage based on the most recent site review (conducted in September 2025). Representative photographs are included in the Photolog (Appendix A) that show the overgrown conditions and the recently maintained conditions.

3.0 LISTED SPECIES

MONARCH conducted a general wildlife survey to evaluate the site for state[2] and federally[3] listed species that are regulated by Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (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 Guide[4], 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 historic farming activities and disturbed current conditions and surrounding development and roadways, there is limited habitat for wildlife in general and listed species.

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 March 6, 2025 and September 23, 2025) to evaluate the site for listed species and also included a preliminary gopher tortoise (*Gopherus polyphemus*) survey that was conducted in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023). No listed species or gopher tortoise burrows were found on the site. Table 3-1 below provides a summary of listed species that were evaluated for the survey followed by a brief summary for each species.

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

Common Name	Scientific Name	Legal Status		Probability of Occurrence
		USFWS	FWC[1]	
Reptiles				
American Alligator	*Alligator mississippiensis*	T (S/A)	FT(S/A)	Very Low
American Crocodile	*Crocodylus acutus*	T	FT	Very Low

[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

Common Name	Scientific Name	Legal Status		Probability of Occurrence
		USFWS	FWC[1]	
Gopher Tortoise	*Gopherus polyphemus*	-----	ST	Very Low
Eastern Indigo Snake	*Drymarchon couperi*	T	FT	Very Low
Florida Pine Snake	*Pituophis melanoleucus mugitus*	-----	ST	Very Low
Birds				
Bald Eagle	*Haliaeetus leucocephalus*	*	-----	Very Low
Florida Scrub-jay	*Aphelocoma coerulescens*	T	FT	Very Low
Southeastern American Kestrel	*Falco sparverius paulus*	-----	ST	Very Low
Florida Burrowing Owl	*Athene cunicularia*	-----	ST	Very Low
Florida Sandhill Crane	*Grus canadensis pratensis*	-----	ST	Very Low
Wood Stork	*Mycteria americana*	T	FT	Low
Little Blue Heron	*Egretta caerulea*	-----	ST	Low
Tricolored Heron	*Egretta tricolor*	-----	ST	Low
Roseate Spoonbill	*Platalea ajaja*	-----	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 have any suitable habitat for crocodiles and the onsite ditch is to shallow to support habitat for alligators.

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 preliminary gopher tortoise survey for the site and no gopher tortoise burrows were observed nor does the site have any suitable habitat for gopher tortoises. 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 is heavily disturbed and surrounded by high traffic roads and heavy development, it's very unlikely that gopher tortoises occur onsite.

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 is heavily disturbed and surrounded by heavy 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 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 (slash pines) and occasionally cell towers. The site does not contain any suitable habitat or native pines for eagle nesting. According to the Audubon Eagle Watch database, the closest nest (MN024) is located approximately two (2) miles northeast of the site as shown on the Listed Species Database Map (Figure 10). The project site is well outside of the protection zones (330-foot primary and 660-foot secondary) of the closest eagle nest. Therefore, bald eagles will not be adversely affected by future development of 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 not expected 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. The site does not contain any suitable nesting or foraging habitat for kestrels. Therefore, kestrels are not expected to use this site.

Florida Burrowing Owls

Florida Burrowing owls (*Athene cunicularia*) 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 nor does the site have any suitable habitat for burrowing owls. Therefore, burrowing owls are not expected to use this site.

Florida Sandhill Cranes

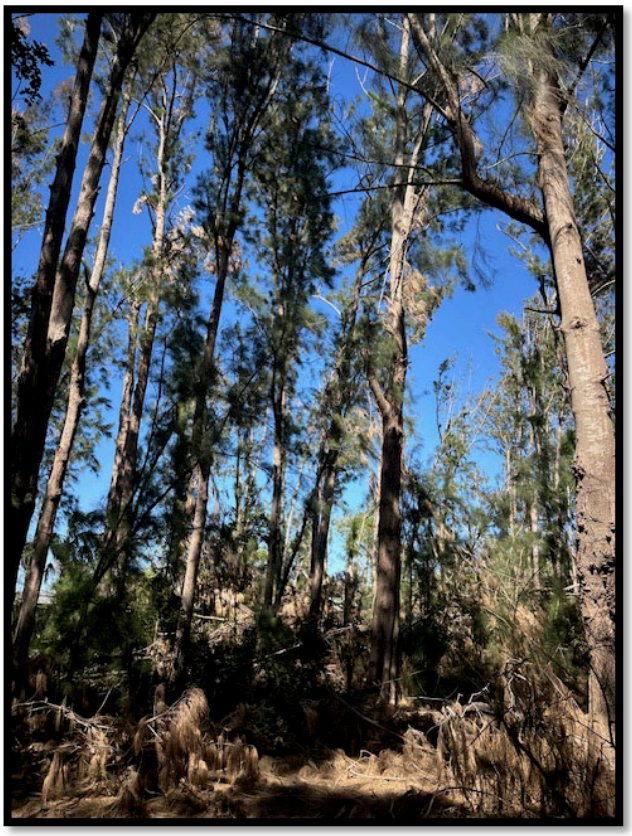
Florida sandhill cranes (*Grus canadensis pratensis*) are state listed as threatened and typically utilize open grassy areas and pasture for foraging and nest in shallow, freshwater marsh wetlands. The site does not have any wetlands for nesting nor does it have any open grassy areas for foraging other than the right-of-way along U.S. Highway 19. Therefore, sandhill cranes are not expected to use 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 and a couple wading bird colonies as shown on the Listed Species Database Map (Figure 10). Wading birds may periodically use the ditch for foraging purposes but there is no suitable nesting habitat onsite. Stormwater ponds will be created with future development which will create wading bird habitat. Therefore, wading birds will not be adversely affected from future development of this site.

APPENDIX A

PHOTOLOG



Photograph 1. Australian Pine

Photograph 2. Australian Pine

Photograph 3. Australian Pine

Photograph 4. Australian Pine

Photograph 5. Australian Pine

Photograph 6. Australian Pine and Brazilian Pepper

Photograph 7. Brazilian Pepper and Debris Piles

Photograph 8. Brazilian Pepper

Photograph 9. Brazilian Pepper

Photograph 10. Disturbed Area from Clearing

Photograph 11. Australian Pine and Brazilian Pepper

Photograph 12. Brazilian Pepper Infestation

Photograph 13. Disturbed Area from Clearing

Photograph 14. Disturbed Area from Clearing

Photograph 15. Ditch Overgrown with Brazilian Pepper (March 2025)

Photograph 16. Ditch Overgrown with Brazilian Pepper (March 2025)

Photograph 17. Ditch Overgrown with Brazilian Pepper (March 2025)

Photograph 18. Ditch Recently Maintained (September 2025)

Photograph 19. Ditch Recently Maintained (September 2025)

Photograph 20. Ditch Recently Maintained (September 2025)

FIGURES

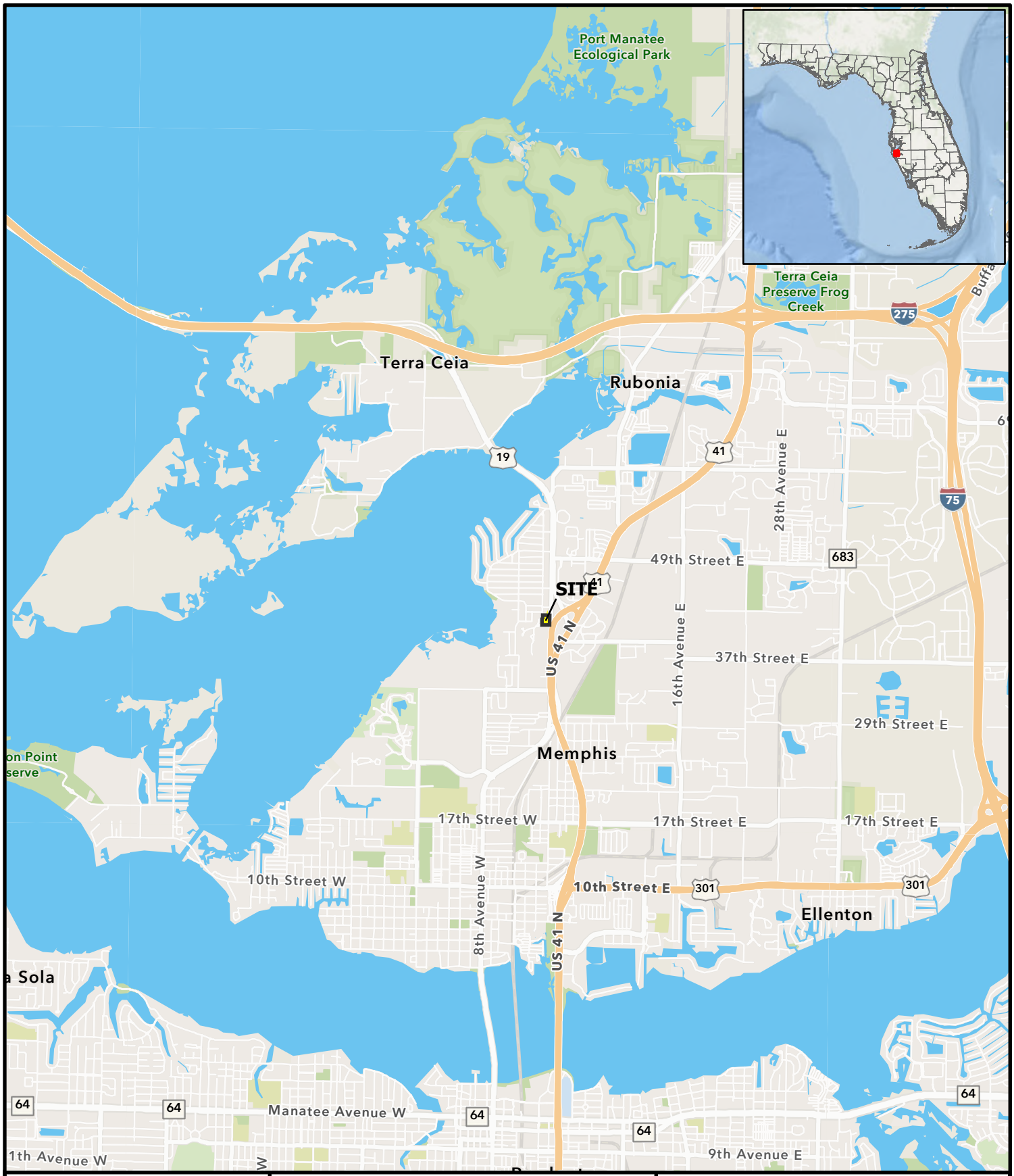


Figure 1
Location Map

Guardian Angels of SW Florida
Manatee County, Florida

Project Boundary

0 0.5 1
Miles

N

Sources: ESRI, 2025; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

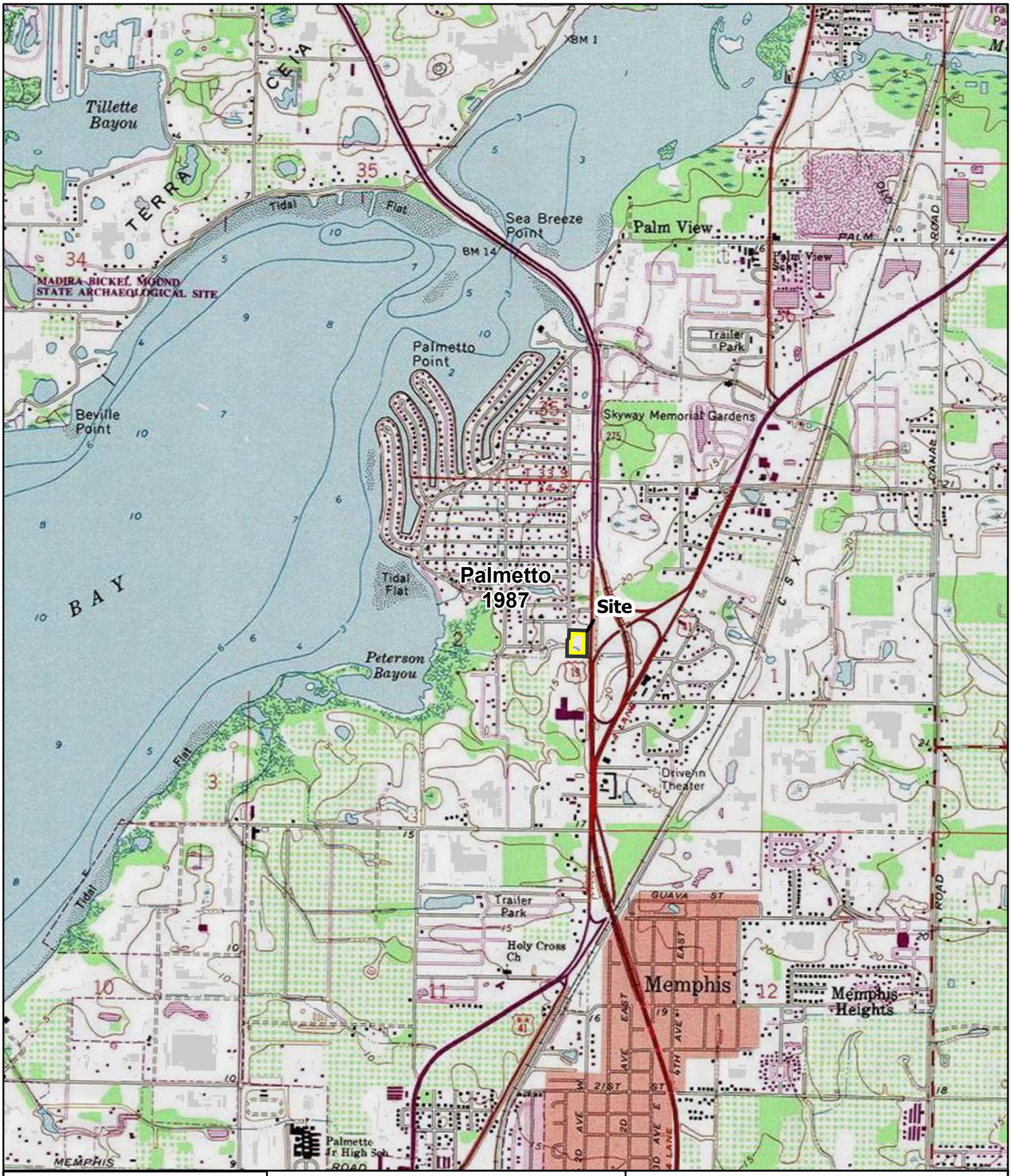


Figure 2
Topographic Map

Guardian Angels of SW Florida
Manatee County, Florida

0 1,000 2,000
Feet

N

USGS Quad (7.5 min)

Project Boundary

Sources: USGS, Palmetto Quad, 1987; Monarch Ecology, 2025

Monarch
ECOLOGY GROUP

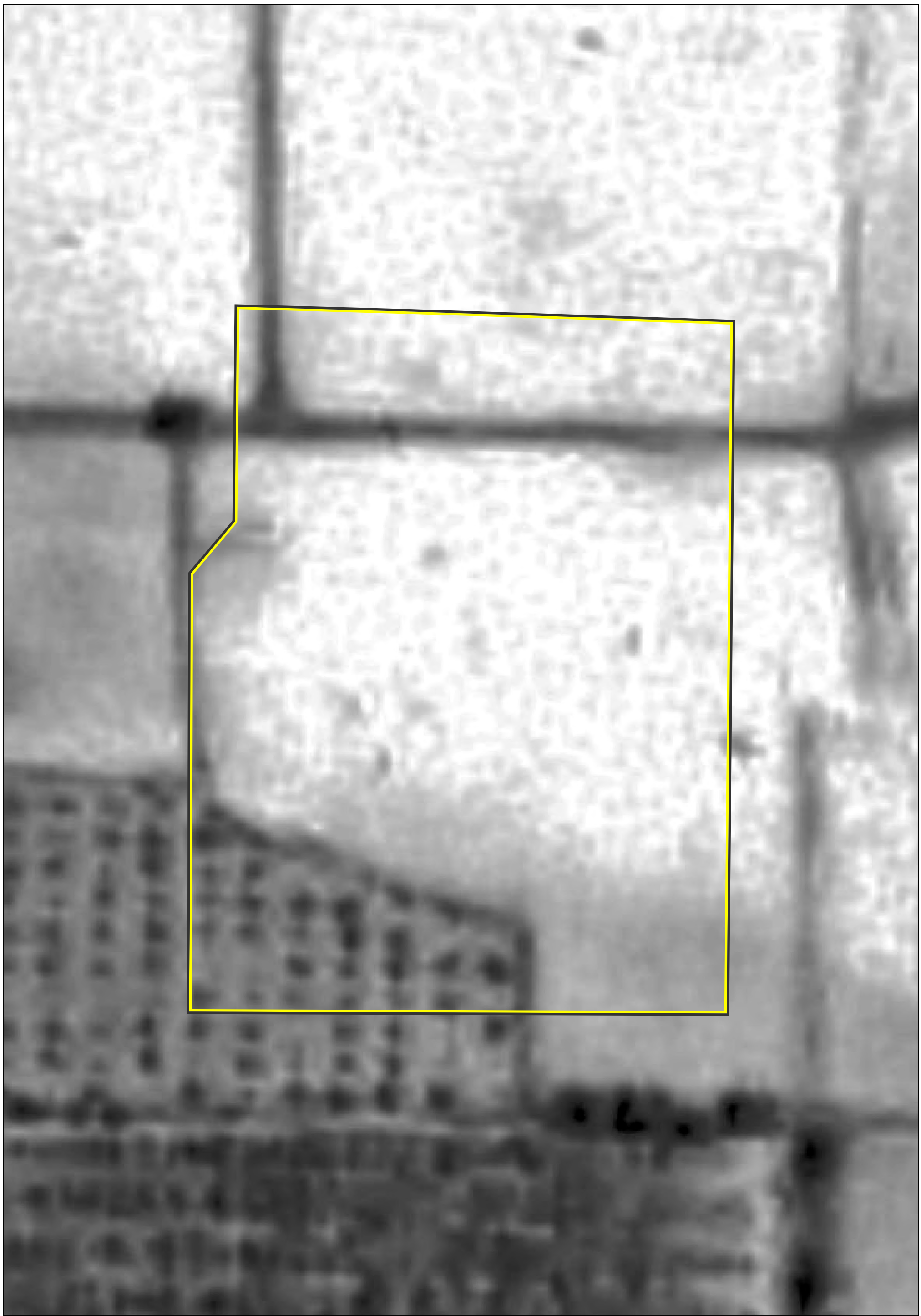


Figure 3
Historical Imagery
Fly Date 1940

Guardian Angels of SW Florida
Manatee County, Florida

Project Boundary

N

0 25 50
Feet

Sources: USDA Imagery, 1940; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

Figure 4
Historical Imagery
Fly Date 1964

Guardian Angels of SW Florida
Manatee County, Florida

Project Boundary

N

0 25 50
Feet

Sources: USDA Imagery, 1964; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

Figure 5
Historical Imagery
Fly Date 1973

Guardian Angels of SW Florida
Manatee County, Florida

Project Boundary

N

0 25 50
Feet

Sources: USDA Imagery, 1973; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

Figure 6
Historical Imagery
Fly Date 1984

Guardian Angels of SW Florida
Manatee County, Florida

Project Boundary

N

0 25 50
Feet

Sources: FDOT Imagery, 1984; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

Figure 7
Historical Imagery
Fly Date 1994

Guardian Angels of SW Florida
Manatee County, Florida

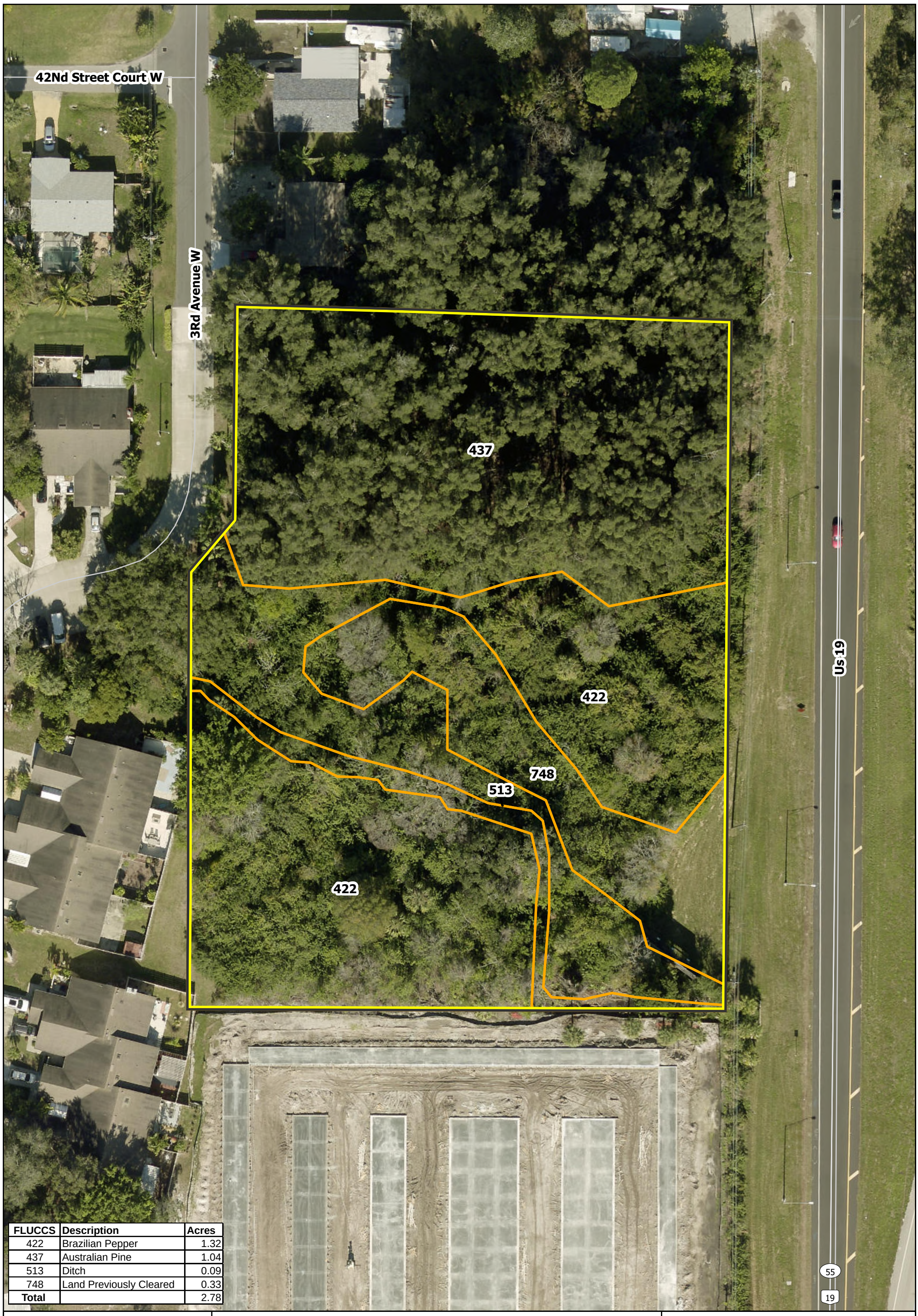
Project Boundary

N

0 25 50
Feet

Sources: FDOT Imagery, 1994; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP



FLUCCS	Description	Acres
422	Brazilian Pepper	1.32
437	Australian Pine	1.04
513	Ditch	0.09
748	Land Previously Cleared	0.33
Total		2.78

Figure 8
Land Use/Land Cover

Guardian Angels of SW Florida
Manatee County, Florida

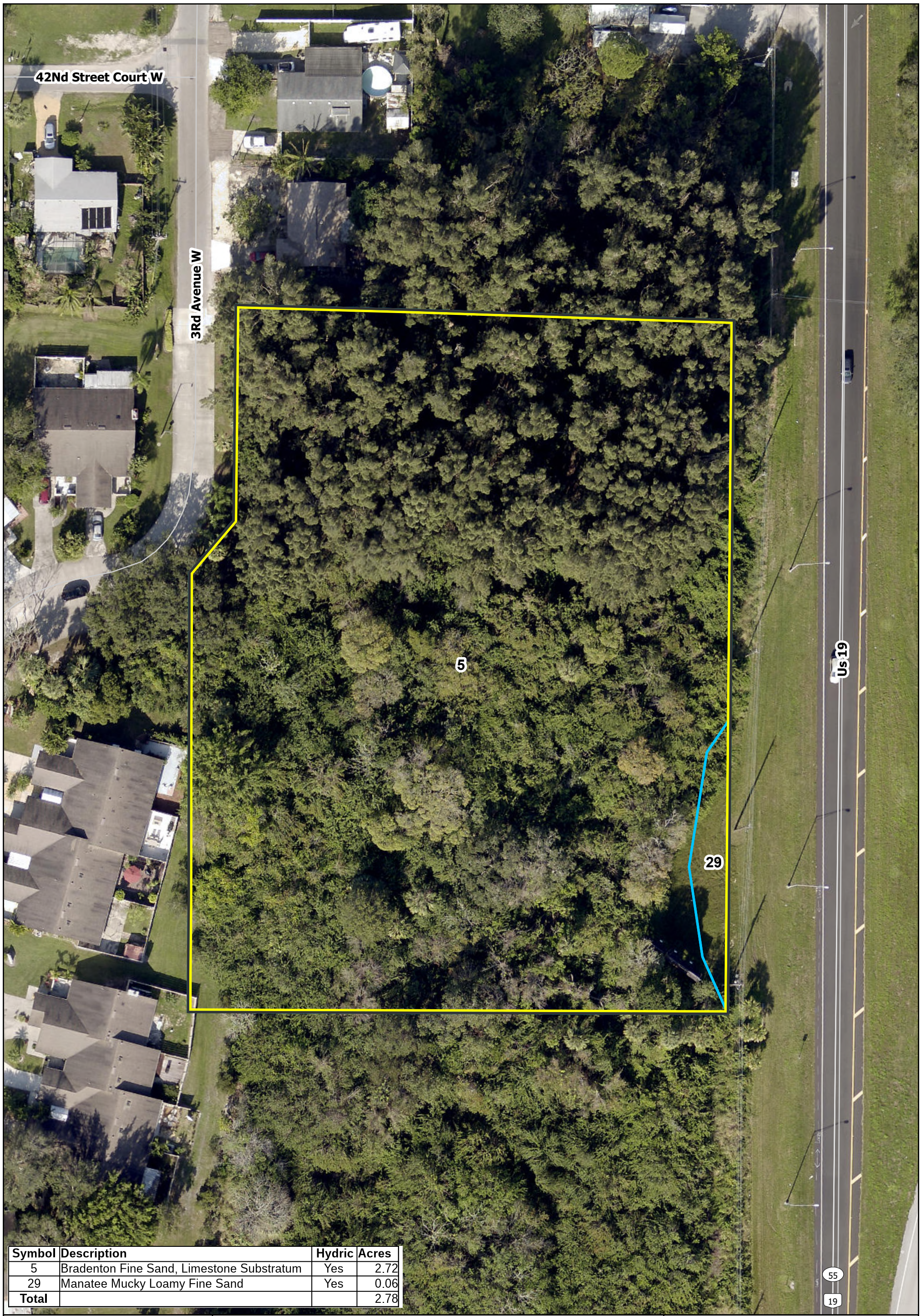
Project Boundary
Land Use/Land Cover

N

0 25 50
Feet

Sources: SWFWMD, 2024; FDOT Imagery, 2023; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP



Symbol	Description	Hydric	Acres
5	Bradenton Fine Sand, Limestone Substratum	Yes	2.72
29	Manatee Mucky Loamy Fine Sand	Yes	0.06
Total			2.78

Figure 9
Soils

Guardian Angels of SW Florida
Manatee County, Florida

Project Boundary
Hydric Soil

N

0 25 50
Feet

Sources: USDA, 2024; FDOT Imagery, 2023; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

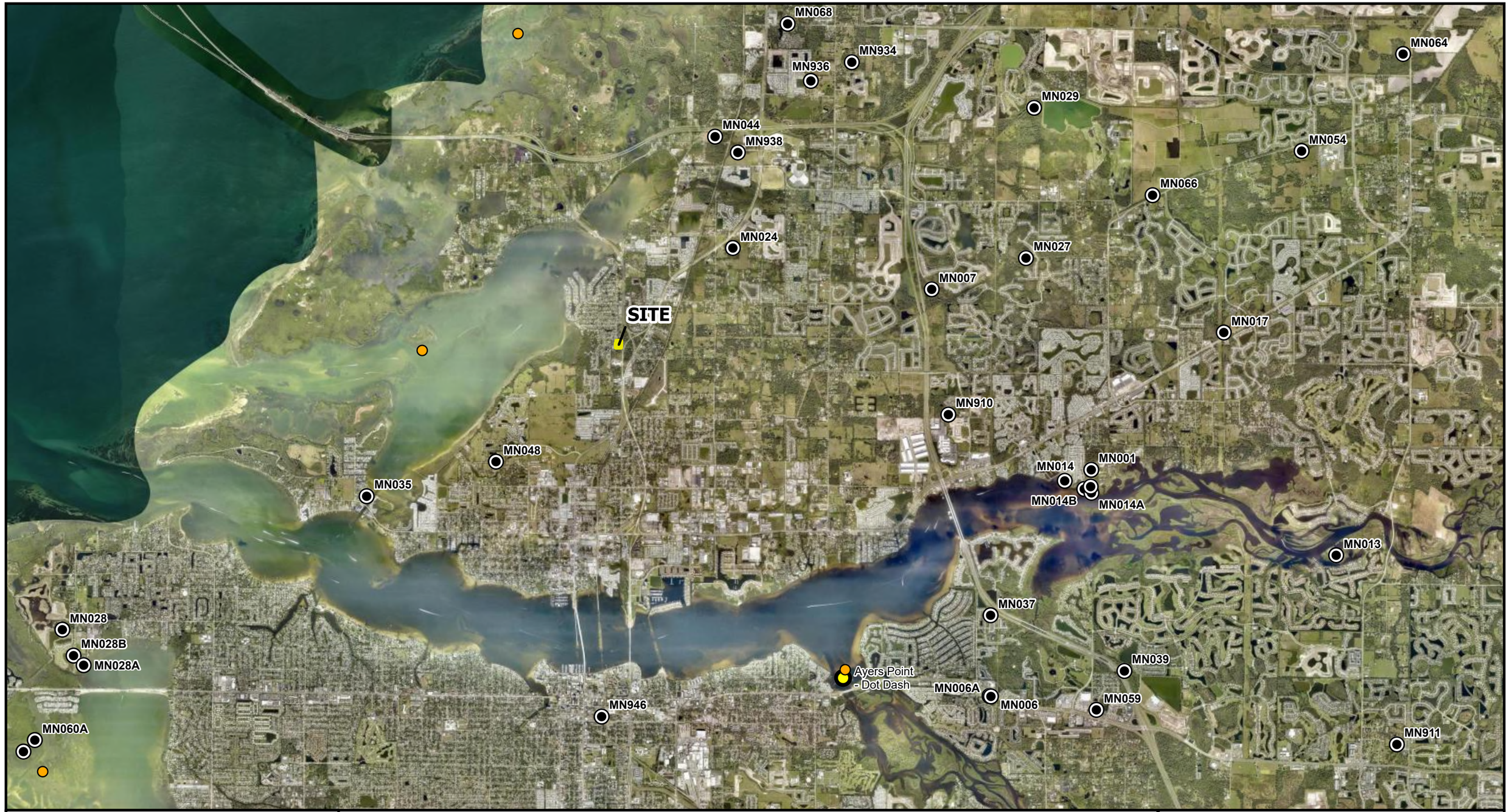


Figure 10
Listed Species

Guardian Angels of SW Florida
Manatee County, Florida

0 0.5 1
Miles

N

Project Boundary
Wood Stork Nesting Colony
Bald Eagle Nest
Wood Stork Foraging Area
Wading Bird Colony

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

Source: FWC, 2023; USFWS, 2023; FDOT Imagery, 2020; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: Guardian Angels of Southwest Florida - US 19

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer	Percentage Stock, Interest or Ownership
☑ Owner ☐ Contract Purchaser	
Bobbie Price, Board President	100%
3478 Bowser Ct.	
Palmetto, Fl. 34221	

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: Bobbie Price,
(Applicant): Board President

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 7th day of September (month) 2025 (year), by Bobbie Price (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Holly Shawvan
Signature of Notary Public – State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)

HOLLY SHAWVAN
Notary Public - State of Florida
Commission # HH 169865
My Comm. Expires Oct 12, 2025
Bonded through National Notary Assn.

1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

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: 2380700001 Property Size (acres or sq. ft.): 2.73 AC

Section: 02 Township: 34S Range: 17ETAZ: _____

Print Name(s) of all Property Owners:

Guardian Angels of SW Florida Inc.

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)

   BEG AT SW COR OF E1/2 OF SE1/4 OF NE1/4 SEC 2, TH N 132 YDS, TH E 220C YDS, S 132 YDS W 220 YDS & LESS STRIP OF LAND OFF E SIDE 69.76 FT WD AT S END & 70.66 FT WD AT N END CONT .64 AC TO STATE FOR H/W R/W; ALSO BEG AT THE SE COR OF LOT 946, PALMETT POINT SUB, PB 8 PG 145,146, & 147, TH S 88 DEG 40 MIN 24 SEC E, 182.29 FT; TH S 1.81 FT TO THE NE COR OF LAND DESC AS PARCEL II IN OR 611 PG 869; TH IN A WLY DIRECTION ALONG THE NORTHERN BDRY OF SD PARCEL II TO THE NW COR THEREOF; TH N 15.67 FT TO THE SLY LN OF LOT 970, PALMETT POINT SUB, IF EXTENDED, TH S 88 DEG 40 MIN 24 SEC E TO THE POB; LESS THAT PART INCLUDED IN OR 1111 P 2150 PI#23807.0000/1

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.

1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

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.

1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Affix Signatures of All Property Owner(s)/Agent(s):

Bobbie Price, Board President
(Signature)

9/17/2025
(Date)

(Signature)

(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 17th day of September (month) 2025 (year), by Bobbie Price (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public – State of Florida

(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)

HOLLY SHAWVAN
Notary Public - State of Florida
Commission # HH 169865
My Comm. Expires Oct 12, 2025
Bonded through National Notary Assn.

<u>PLN2511-0044</u>
Guardian Angels US19

Guardian Angels Neighborhood Workshop Summary
Prepared by ZNS Engineering

The applicant held a Neighborhood Meeting on February 25, 2026 at 5:30 PM. There were 14 participants. The Department Director's mailed radius requirements were 500 feet to the northeast, east, southeast, and south and 1,400 feet in all other directions. The Applicant mailed 271 notices for this meeting, and posted 2 signs – 1 on US 19 and 1 on 3rd Ave.

Members of the Applicant's team who attended the meeting included Paige Estigarribia and Nathan Kragt, ZNS Engineering, Michael Yates, from Palm Traffic, Kerri McNutt from Monarch Ecology, and Mark Barnebey from Blalock Walters. Tim Boyd from One More Child was also present. 8 members of the public attended.

Applicant's agent provided a presentation to all attendees and then opened the meeting up for questions. The presentation materials included information regarding the mission of Guardian Angels of Southwest Florida. Guardian Angels is a nonprofit 501(c)(3) non-denominational organization with a ministry dedicated to providing safe and loving Christian homes for children who have been placed in, or who are eligible for, the foster care system throughout Manatee, Sarasota and Desoto counties.

The presentation also explained that Guardian Angels offers a Single Mom's Program, which is a 9–12-month live-in program for single mothers who have custody of at least one child. The program aims to avoid placing children in a foster care situation. The presentation discussed how individuals are accepted into the program and described how no one over 18 is allowed on the campus unless they are approved by One More Child staff. In addition to information about Guardian Angels and the mission of the Single Mom's program, the presentation also described the location, zoning and future land use of the project, and showed the proposed site, buffer locations and currently proposed project access point.

Per LDC Section 312.6(c), below is a summary of the issues raised by those in attendance, and the suggestions and concerns raised by those in attendance.

<u>QUESTION:</u>
What will the buffers consist of?
Applicant's agent agreed to provide the following information regarding the buffers proposed on the site:
The Roadway buffer will be located along US19 and partially along 3rd Avenue West. It will be 20 feet wide along US 19 and 10 feet wide along 3rd Avenue W, and it will contain 2 canopy trees and 33 shrubs per 100 feet.
The Greenbelt buffers will be located on the northern property boundary and partially on the western boundary. 10 feet wide, and it will contain 1 canopy tree per 30 feet.

The Screening buffer will be located on the southern property boundary. It will be 10 feet wide and will contain 2.5 canopy trees and 33 shrubs per 100 feet or a combination of shrubs, hedge, berming or fence to reach 80% opacity.

QUESTION:
2. Where is the retention pond?
The blue area on the site was identified as the retention pond for the project.

CONCERN:
Neighbor concern regarding public/private nature of 3rd Ave
One neighbor expressed concern about the private nature of 3rd Ave. W. Applicant's engineer confirmed that we are aware that 3rd Ave turns into a private road as it enters Melwood Oaks. Applicant's engineer confirmed that we have had the Guardian Angels site surveyed, and that any buffers or improvements proposed on the Guardian Angels site will in no way impact the Melwood Oaks property.

QUESTION:
How will this development deal with the ditch currently located on the site and avoid potential flooding issues?
The Applicant's engineer responded that Applicant's team is aware of the current drainage patterns on the site and have met with both the County and FDOT. To accommodate the existing drainage patterns, the current plan will be to pipe the ditch to the south and west, or if a pipe cannot work, then the plan will be modified to accommodate a ditch around the perimeter of the property. Applicant's engineer confirmed that it would be required by Manatee County, FDOT and SWFWMD to ensure the development is not worsening or impeding conveyance. Applicant will make sure that they are not causing any drainage issues on Melwood Oaks property.

QUESTION:
There is a large area of Australian pines that are located on the site – will those be eliminated? Neighbor is concerned about tree removal.
Australian pines will be removed as part of development because they are an invasive species and can be damaging to native trees. Manatee County asks applicants to remove them.

QUESTION:
If mother is coming out of an abusive relationship, what security will be offered?
The representative from One More Child confirmed that there will be security cameras at each unit that will be externally monitored. There are other locations throughout the state, and similar to the procedures around the state at these locations, if an unauthorized individual is present at the location, then the resident is removed from the unit.

QUESTION:
One resident is concerned about the location and asked whether there are play areas available for kids?
A proposed play area was identified on the plan.

QUESTION:
Will there be restrictions for these kids?
There won't be added restrictions on kids in this area. The representative from One More Child explained that the single moms who qualify for the program have shown a good ability to parent their children, and they are also taking parenting classes. Per the representative from One More Child, these kids will likely be monitored more than typical kids because the parents must be accepted into the program.

QUESTION:
Who do we call if there are issues with residents?
Applicant's agent explained that if you have a problem, then you need to call the authorities if there is an issue.

CONCERN and QUESTION:
Concerned about liability – would a fence be an option?
The team will discuss a fence with the applicant.

CONCERN:
One neighbor was concerned about the location close to the highway.

QUESTION:
What are the ages of the kids in the development?
Children's ages will be 0-17.

QUESTION:
How old are the mothers?
A mother needs to be over 18, and the children can be up to 17 years old.

QUESTION:
Where would a school bus pick up the children?
The school district will review the plan during the development review process and provide comments. As the plan is currently designed, the school bus would enter the site to pick up children.

QUESTION:
How close will the development entrance be to 43rd?
The applicant needs to coordinate with FDOT on access, and the proposed access could change depending FDOT requirements. FDOT will be required to approve access location.

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 Land Use Meeting on September 3, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **August 20, 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 21st day of August 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.

QUANTANA D. ACEVEDO
Notary Public-State of Florida
Commission # HH 500953
My Commission Expires
March 06, 2028

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 **September 3 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-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser) – PLN2511-0135
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 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County); approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119
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 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance No. PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to: 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) add a Personal Wireless Service Facility (PWSF), 4) maintain the maximum of up to 488 single-family residential units, and 5) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62 and US 301, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South / Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) –PLN2411-0096
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; together with amending and restating Ordinance PDMU-18-06(G)(R) to: (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County); subject to amended conditions of approval (fka stipulations); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127

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, generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County); approving a Preliminary Site Plan for up to 131 single-family detached residential units; subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052

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 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida Inc. (Owner) – PLN2511-0044

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 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-26-02 – Gettel Bradenton Inc. Rezone –Gettel Bradenton INC. (Owner) – PLN2602-0134 – TO BE CONTINUED TO OCTOBER 8, 2026

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 1.09 acres of an approximately 11.37 acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with the remaining approximately 10.28 acres of said parcel retaining the existing Planned Development – Mixed Use (PD-MU) Zoning designation; the property being generally located on the north side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard and 300 feet east of Morgan Johnson Road, and commonly known as SR 64 E, Bradenton (unincorporated Manatee County); approving a Schedule of Permitted and Prohibited Uses and conditions of approval, as voluntarily proffered by the applicant limiting use to outdoor storage and attached as Exhibit B; 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: August 20, 2026

Appendix A

Public Works Department

Engineering Services
9000 Town Center Parkway Bradenton, FL 34202
Phone number: (941) 708-7450

PUBLIC WORKS STANDARDS DESIGN EXCEPTION REQUEST FORM

Date: 08/11/2026

Project Name: Guardian Angels US 19 Location: 4150 W 3RD AVE, PALMETTO 34221

Type of Project: ■ Development ☐ CIP Project PLN/CIP#: PLN2511-0044

Engineer-of-Record: Adam Lyon, PE Company: ZNS Engineering, L.C.

Contact Phone: 941-748-8080 Contact Email: AdamL@znseng.com

Standards Reference

☐ Part 1: Utilities Standards Manual
☐ Part 2: Stormwater Management Design Manual
■ Part 3: Highway & Traffic Standards Manual
☐ Utilities Approved Product List (APL)

Section Title: Appendix D: Road Details

Specific Standard: Detail 401.9 Typical Local Urban Residential

Required Criteria: 50' Right-of-Way

Proposed Criteria: 40' Right-of-Way

Formal Request

The applicant requests 40' right-of-way widths for the project's private roadways.

Justification Summary

There is an approximate 5-foot difference in existing ground elevation between the project's frontage along US 19 and the rear property line. Reducing the private right-of-way width to 40 feet will provide an additional 10 feet of buffer along the rear property line. This additional buffer will allow the required grade transition to occur more gradually, minimizing the need for steep slopes and eliminating the potential need for an otherwise unnecessary retaining wall system.

Signature & Seal

ADAM J. LYON LICENSE No. 86483 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Adam Lyon
Date: 2026.08.12 10:27:54-04'00'

By: _____
Engineer of Record

Manatee County Review:

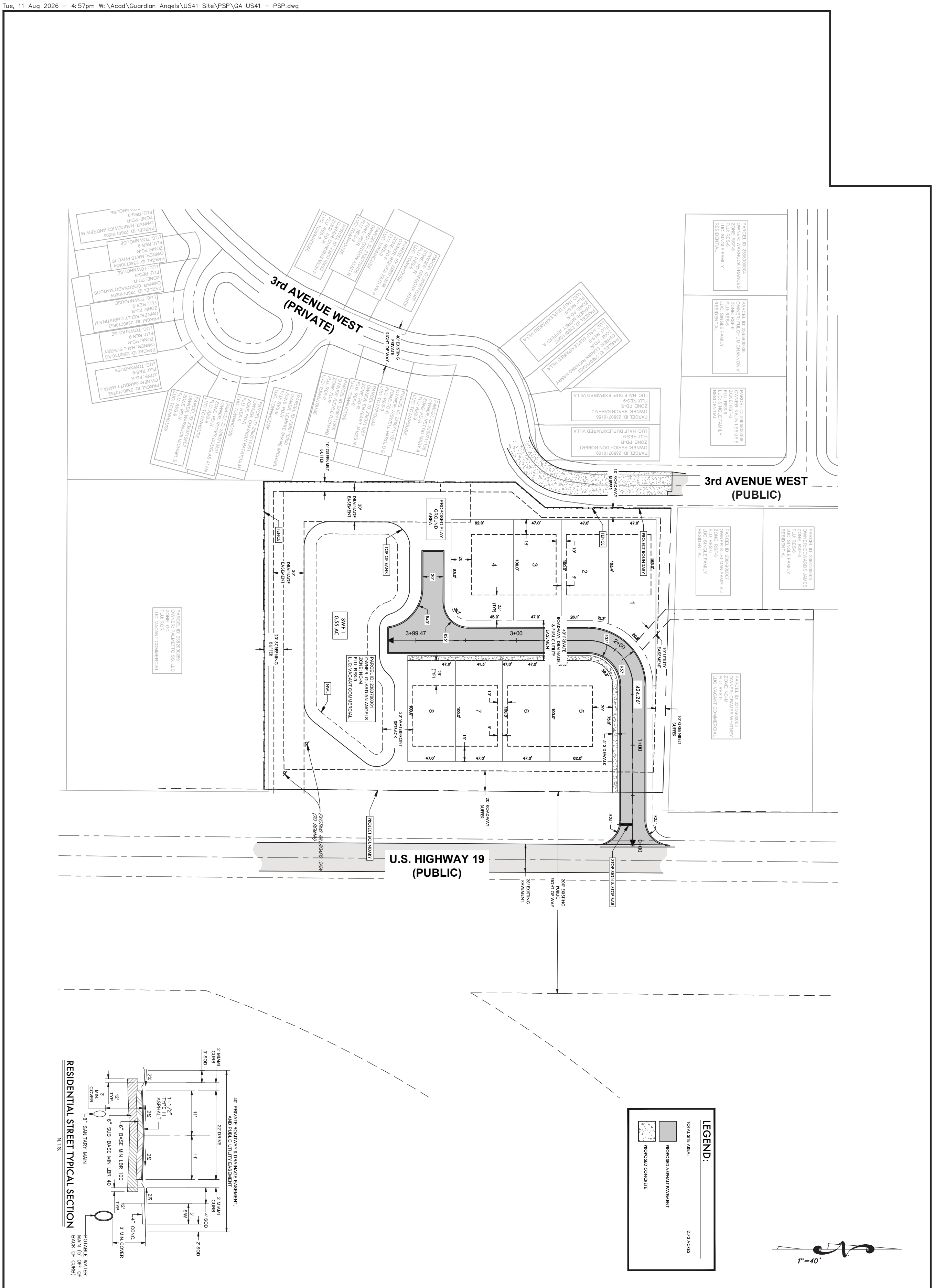
◉ Approved ○ Not Approved

Comments:

By: Scott May (Aug 24, 2026 10:18:18 EDT)
Scott May, P.E., County Engineer

Date: 08/24/2026

Tue, 11 Aug 2026 – 4:57pm W:\Acad\Guardian Angels\US41 Site\PSP\GA US41 – PSP.dwg



DESIGNED	NJK
DRAWN	BM
DATE	06/2025
JOB NO.	45783
SCALE	1" = 40'
SHEET	04

PRELIMINARY SITE PLAN

FOR:

GUARDIAN ANGELS AT US 41

LOCATED IN:
SECTION 02, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
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ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
EB 0027476 LB 0006982 LC 0000365
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

SIGNATURE

ADAM J. LYON, P.E.
FL LICENSE NO. 86483

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

STATE OF Florida

COUNTY OF Manatee

BEFORE ME, the undersigned authority, personally appeared Margaret C Tusing, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the _____(owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **Guardian Angels US 19 – Guardian Angels of SW Florida, Inc. (Owner) / PDR-25-25(Z)(P) / PLN2511-0044** to be heard before the **Manatee County Planning Commission** at a public hearing to be held on **August 13, 2026** and to be heard before the **Board of County Commissioners** at a public hearing to be held on **September 3, 2026** and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice banner to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said banner was conspicuously posted 15 feet from the front property line on the 31 day of July, 2026, and attached hereto, is an image of the banner(s) posted and description of the location of banner.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 31 day of July, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Margaret C

Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 3 day of August, 2026 (date) by Margaret Tusing (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.

Signature of Person Taking Acknowledgment

SEAL

ROBIN BROWN
MY COMMISSION # HH372918
EXPIRES: April 10, 2027

Robin Brown

Type Name

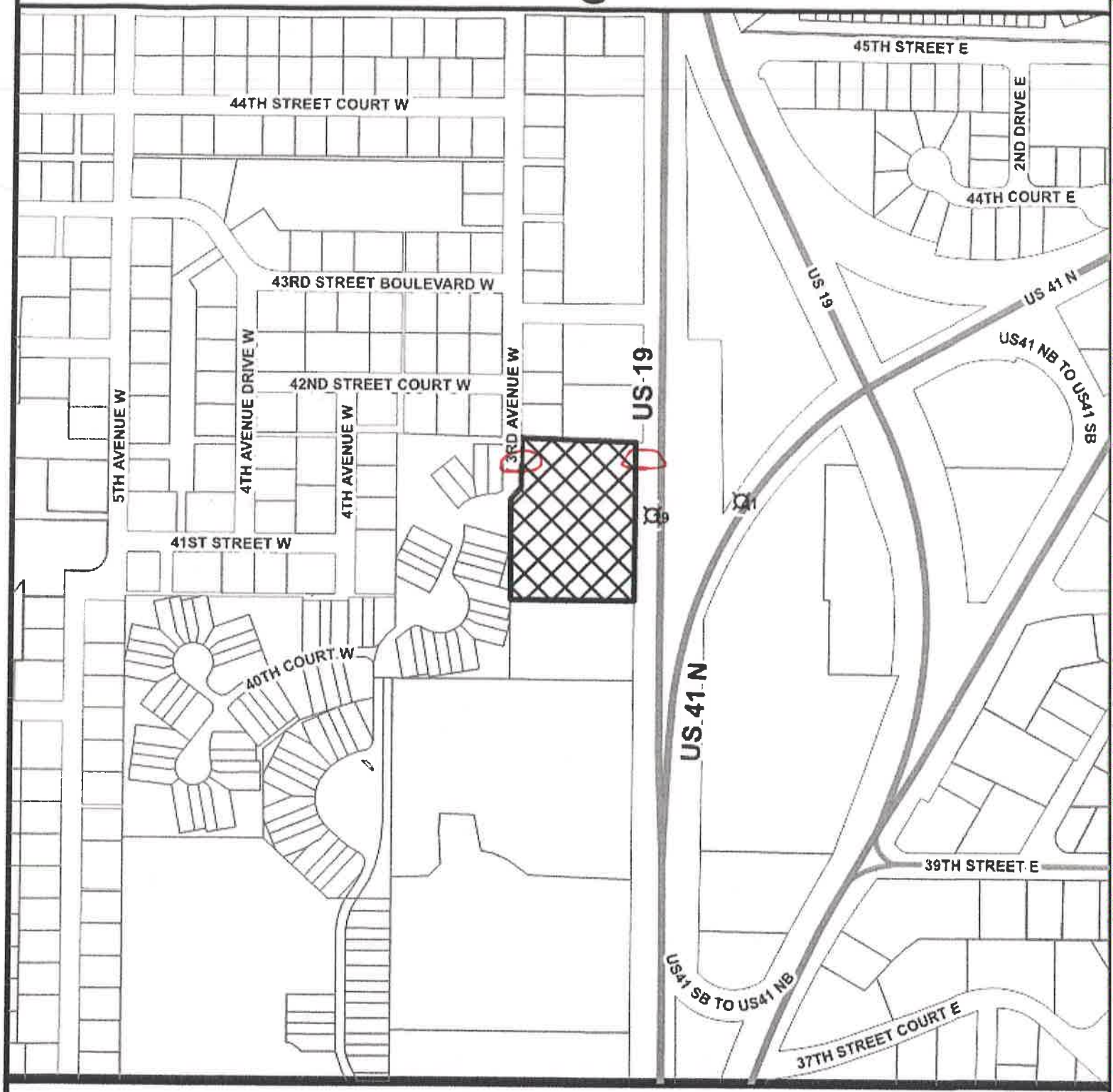
Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:

Guardian Angels US 19



Parcel ID #(s) 2380700001

Sign Locations

Project Name: Guardian Angels US 19
Project #: PDR-25-25 (Z)(P)
Accela #: PLN2511-0044

PROJECT SITE

S/T/R: 02 34S 17E
Acreage: 2.73
Existing Zoning: NC-M
Existing FLU: RES-9
Overlays: CEA, CHH, CPA
Special Areas: NONE

CHH: Yes
Watershed: NONE
Drainage Basin: TERRA CEIA BAY
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 12 / 2025

Melwood Oaks
NO

Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

2018-4 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

AMBROSE, MATTHEW
324 43RD STREET BLVD W
PALMETTO FL 34221-9730

BARCAZAR, MANUEL
BARCAZAR, RITA
1717 12TH ST W
PALMETTO FL 34221

BREWSTER, JOHN
4227 3RD AVE W
PALMETTO FL 34221-9586

BRUSCO, KRISTEN
4127 3RD AVE W
PALMETTO FL 34221-9515

BRYANT, DANNY S
340 42ND STREET CT W
PALMETTO FL 34221

CHAPMAN, PATRICIA M
334 40TH STREET CIR W
PALMETTO FL 34221

CHAPMAN, PATRICIA M
334 40TH STREET CIR W
PALMETTO FL 34221-9516

CODESUN LLC
10508 FOREST RUN DR
BRADENTON FL 34211

COONEY, THOMAS G
COONEY, THOMAS G TRUST DTD 8/18/14
COONEY, BERNADETTE A
COONEY, BERNADETTE A TRUST DTD 8/18/14
6725 NORTH WILDWOOD AVE
CHICAGO IL 60646

CORBIN, RICHARD HARRY
CORBIN, JUDY ANN
4123 3RD AVE W
PALMETTO FL 34221-9515

CORONADO, MARCOS
HARPLEY, LIZA MARIE
310 40TH STREET CIR W
PALMETTO FL 34221

CRAMER, WHITNEY
CRAMER, DILLON
7116 41ST AVE E
BRADENTON FL 34208

CRAVEN, CHERYL A
311 40TH CT W
PALMETTO FL 34221-9568

CRUTCHFIELD, CHARLES RAY
304 40TH CT W
PALMETTO FL 34221-9567

DUNNING, VICKI F
4103 3RD AVE W
PALMETTO FL 34221-9515

EDWARDS, JAMES
4216 3RD AVE W
PALMETTO FL 34221-9517

ENYEART, JAMES R
4108 3RD AVE W
PALMETTO FL 34221

EULER, ROGER L
EULER, NANCY C
4308 3RD AVE W
PALMETTO FL 34221

FULGHUM, CHANNON V
311 42ND STREET CT W
PALMETTO FL 34221-9738

GARBUTT, DANA J
GARBUTT, ERIN E
322 40TH STREET CIR W
PALMETTO FL 34221-9516

GEDEON, ALAN R
GEDEON, MARIA SILVIA
4105 3RD AVE W
PALMETTO FL 34221-9515

GILSON, JENNIFER
308 40TH CT W
PALMETTO FL 34221-9567

GORSKI THOMPSON PROPERTIES LLC
9715 BRADEN RUN
BRADENTON FL 34202

GREGORY, JANICE
GREGORY, DONALD GENE
GREGORY, DONALD & JANICE REV TRUST
PALANGE, TIMOTHY
26643 BERMUDA DR
TAVARES FL 32778-9725

GUARDIAN ANGELS OF SW FLORIDA INC
3478 BOUWER CT
PALMETTO FL 34221-3075

HALL, SHERRY
HALL, NICHOLAS
318 40TH STREET CIR W
PALMETTO FL 34221

HECKE, KAREN J
315 40TH CT W
PALMETTO FL 34221-9568

IANDOLI, NANCY
324 40TH CT W
PALMETTO FL 34221-9567

KALIN, LESLIE E
303 42ND STREET CT W
PALMETTO FL 34221

KELLY, CHRISTINA M
314 40TH STREET CIR W
PALMETTO FL 34221

KING, DWIGHT L
4316 3RD AVE W
PALMETTO FL 34221

KUHLMAN, PAMELA J
4204 3RD AVE W
PALMETTO FL 34221

LEMBKE, SHANE MICHAEL
LEMBKE, BRIDGET ROSE
338 40TH ST CIR
PALMETTO FL 34221

LESAR, CARLA M
LESAR, ROSS A
LESAR, ROSS A & CARLA M JOINT TRUST DTD
6906 9TH AVE NW
BRADENTON FL 34209

MATTHEWS, THOMAS PAUL
MATTHEWS, THOMAS PAUL TRUST DTD 2/7/18
449 11TH AVENUE N
SAINT PETERSBURG FL 33701

MAYS, PHYLLIS
306 40TH STREET CIR W
PALMETTO FL 34221

MCCALL, KAZUKO
4315 3RD AVE W
PALMETTO FL 34221-9591

MCILWAINE, CHRISTAL M
4044 4TH AVE W
PALMETTO FL 34221

MELWOOD OAKS HOMEOWNERS
ASSOCIATION INC
321 INTERSTATE BLVD
SARASOTA FL 34240

MELWOOD OAKS HOMEOWNERS ASSOCIATION INC
321 INTERSTATE BLVD
SARASOTA FL 34240

MILLER, JOHN L
MILLER, ANGELA
4224 3RD AVE W
PALMETTO FL 34221-9517

MOREY, JEFFERY A
MOREY, RANDALL S
MOREY, JEFFERY
4835 PALMETTO POINT DR
PALMETTO FL 34221-9770

MULLINS, MICHAEL J
MULLINS, CHIAKI
4107 4TH AVE W
PALMETTO FL 34221-9739

PALMETTO SS LLC
7979 E TUFTS AVE STE 1125
DENVER CO 80237

PALMETTO SS LLC
5 OLD LANCASTER RD
MALVERN PA 19355

PALMETTO WAREHOUSE COMPANY LLC
651 17TH ST W UNIT I
PALMETTO FL 34221-3254

PERICH, DON ROBERT
4131 3RD AVE W
PALMETTO FL 34221-9515

RABCEWICZ, ANDREW M
RABCEWICZ, VERONICA
RABCEWICZ, JOHN P
50 KERN RD
COWLESVILLE NY 14037

RAI, AJU
328 40TH CT W
PALMETTO FL 34221-6618

REEVES, KAITLYN A
4107 3RD AVE W
PALMETTO FL 34221

RETTIG, MARY A
4116 3RD AVE W
PALMETTO FL 34221-9500

RIEHLE, RICHARD
3242 6TH AVE W
PALMETTO FL 34221

RIZZO, LORI A
319 40TH CT W
PALMETTO FL 34221-9568

ROBERTSON, MILES
ROBERTSON, JENNIFER M
9640 PATTYS LN
TRAVERSE CITY MI 49684-8402

ROTHWELL, ROBERT J
407 41ST ST W
PALMETTO FL 34221-8522

RYDER, DOUGLAS ALAN
GERZACK, PATRICIA
330 40TH STREET CIR W
PALMETTO FL 34221

SABBATO, DAWN MARIE
320 40TH CT W
PALMETTO FL 34221

SHIELDS, STEPHEN E
SHIELDS, HILDA I
312 43RD STREET BLVD W
PALMETTO FL 34221-9730

SMALLING, PAULINE MICHELLE
3955 3RD AVE W
PALMETTO FL 34221-8406

SMITH, PETER T
327 43RD STREET BLVD W
PALMETTO FL 34221-8523

STANHOPE, GORDON W
332 43RD STREET BLVD W
PALMETTO FL 34221

STEINBERG, KYLE A
339 43RD STREET BLVD W
PALMETTO FL 34221-8523

STINTON ROOFING LLC
1514 7TH ST W
PALMETTO FL 34221

TAYLOR, BRIAN
TAYLOR, KAITIE
328 42ND STREET CT W
PALMETTO FL 34221

TAYLOR, FLOYD M
TAYLOR, THERESA C
324 42ND STREET CT W
PALMETTO FL 34221-9738

US19 PALMETTO LLC
1111 3RD AVE W #308
BRADENTON FL 34205

WALKER, REBECCA
WALKER, WYATT
16648 CHEYANNE CT
PARRISH FL 34219

WARNOCK, FRANCES
8908 CANTERBURY CV
FORT SMITH AR 72903

WARNOCK, MICHAEL E
4116 ROLLING OAK DR
LAKELAND FL 33810

WISWELL, HAROLD E
WISWELL, JOANNE S
KURVER, SADIE JANE
4112 3RD AVE W
PALMETTO FL 34221-9500

YARBROUGH, DANIEL A
4119 4TH AVE W
PALMETTO FL 34221-9739