Manatee County Zoning Ordinance

PDC-25-23 (Z)(P) – BAYCARE FREE-STANDING EMERGENCY DEPARTMENT – PSP WITH REZONE – CORE SUNCOAST LLC (OWNER) – BAYCAR 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.

WHEREAS, Core Suncoast, LLC (the "Applicant") filed an application to rezone approximately 2.81 acres described in Exhibit "A", attached hereto, (the "Property") from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; and

WHEREAS, the applicant also filed a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED) (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 900.6.A.2: 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 General Commercial (GC) to Planned Development Commercial (PDC) 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.

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 900.6.A, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because the applicant is proposing 5 understory trees and 50 shrubs per 100 feet which fulfills the intent of the Entranceway standard.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for up to 12,800 square feet for a Free Standing Emergency Department (FSED) upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

2. Any significant historical or archaeological resources 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.

3. HVAC and mechanical equipment (including roof-mounted units) shall be screened from view from SR 64 with a 6-foot-high wall constructed of materials matching the principal building on site, and dumpsters shall likewise be screened in accordance with Manatee County standards using building materials consistent with the principal building.

B. ENVIRONMENTAL

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

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

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

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:

   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); &
   - The final disposition of the well - used, capped, or plugged.

5. 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.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 900.6.A.2: The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. 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 General Commercial (GC) to Planned Development Commercial (PDC) 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 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

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

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

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

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

LOTS 2 AND 3, PLAT OF COASTAL ORTHOPEDICS - SR64, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 159 THROUGH 161, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PID #14637.0035/9 and #14637.0040/9

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. PDC-25-23(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

PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser)- Quasi-Judicial – PLN2511-0135 – Alyssa Grove, Planner I – District 5

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); and approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED).

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Alyssa Grove, Planner I, 941-748-4501 x6836, Alyssa.Grove@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 of the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); APPROVE the Preliminary Site Plan with Conditions of Approval A.1-A.3, B.1-B.5, and C.1; ADOPT the Findings for Specific Approval; and GRANT Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planting requirements, 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 of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); DENY of the Preliminary Site Plan; DENY the Findings for Specific Approval; and DENYING Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planting requirements, and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

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

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On 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 stated he was in favor of the project.
- Correct a typographical error in Planner name on agenda, revised Positive / Negative Aspects and Mitigating Measures (Section 6) and Condition of Approval D.1 (Section 8) attached Revised Staff Report in strikethrough/underline format entered into the record.

Background Discussion

- **Request**

The applicant is requesting a rezone from General Commercial (GC) to Planned Development Commercial (PDC) with a Preliminary Site Plan (PSP) for a free-standing emergency department (FSED) with a specific approval request from Land Development Code (LDC) Section 900.6.A.

- <u>Specific Approval</u>
  A specific approval request from Land Development Code (LDC) Section 900.6.A to reduce the minimum size of the required roadway buffer for entranceway from 20 feet to 18 feet and to modify the planting requirements.
- <u>Conditions of Approval</u>
  - There are multiple Conditions of Approval from several reviewing divisions, please see the staff report and ordinance.

- **General Information**
  - <u>Location:</u>
    Located southwest of the intersection of State Road 64 and Lena Road.
  - <u>Acreage of Project:</u>

The project site consists of two parcels totaling approximately 2.81 acres.

- Density/Intensity of Project:
  The applicant has proposed rezone to PDC with PSP for a Free-Standing Emergency Department (FSED). The potential allowable intensity is 0.105 FAR, which may yield a maximum potential of 12,800 square feet.

- **Affordable Housing**
  The applicant is not requesting any affordable housing that would require any rapid response certificate or density/intensity bonus with this application.

- **Neighborhood Workshop**
  Applicant held a workshop at 8000 SR 64, Bradenton on February 17, 2025 at 6pm. The number of citizen attendees is two. A sign-in sheet, summary of issues and concerns, workshop presentation, and signage (location and photos) were provided. The application was received after the February 2026 Development Services Director memo regarding Neighborhood Workshops. This meeting was coordinated with the County.

- **Future Land Use Category**
  Mixed Use (MU).

- **Land Use History**
  - The 1981 Zoning Map shows the property zoned as Suburban Agriculture (A-1).
  - With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained A-1.
  - The parcel was rezoned to General Commercial (GC) in 2020 (PLN1912-0108).
  - With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Mixed Use (MU) Future Land Use Category (FLUC).
  - According to the Manatee County GIS aerials, the parcels have historically been vacant.
  - The parcel is approximately 6.75 miles west of the Future Development Area Boundary (FDAB).

  The surrounding properties have been legally rezoned from agriculture to zoning which permits commercial development that provides support for the residential development to the north, southwest, southeast, and further south of the project site.

- **Surrounding Areas**
  - North: Various commercial uses, including gas pumps, retail sales, and drive through establishments.
  - South: Residential and vacant land uses.
  - East: Vacant land uses.
  - West: RV Park and vacant land uses.

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

PLANNING COMMISSION ACTION:

- On 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 stated he was in favor of the project.
- Correct a typographical error in Planner name on agenda, revised Positive / Negative Aspects and Mitigating Measures (Section 6) and Condition of Approval D.1 (Section 8) attached Revised Staff Report in strikethrough/underline format entered into the record.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter #FY25/26-0376 on July 13, 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

Board of County Commissioners: September 3, 2026

PDC-25-23 (Z)(P) – BAYCARE FREE-STANDING EMERGENCY DEPARTMENT – PSP WITH REZONE – CORE SUNCOAST 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.

Planning Commission: **August 13, 2026**
Board of County Commissioners: **September 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 of the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); APPROVE the Preliminary Site Plan with Conditions of Approval A.1-A.3, B.1-B.5, and C.1; ADOPT the Findings for Specific Approval; and GRANT Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planting requirements, 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 of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); DENY of the Preliminary Site Plan; DENY the Findings for Specific Approval; and DENYING Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planting requirements, 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 stated he was in favor of the project.**
- **Correct a typographical error in Planner name on agenda, revised Positive / Negative Aspects and Mitigating Measures (Section 6) and Condition of Approval D.1 (Section 8) attached Revised Staff Report in strikethrough/underline format entered into the record.**

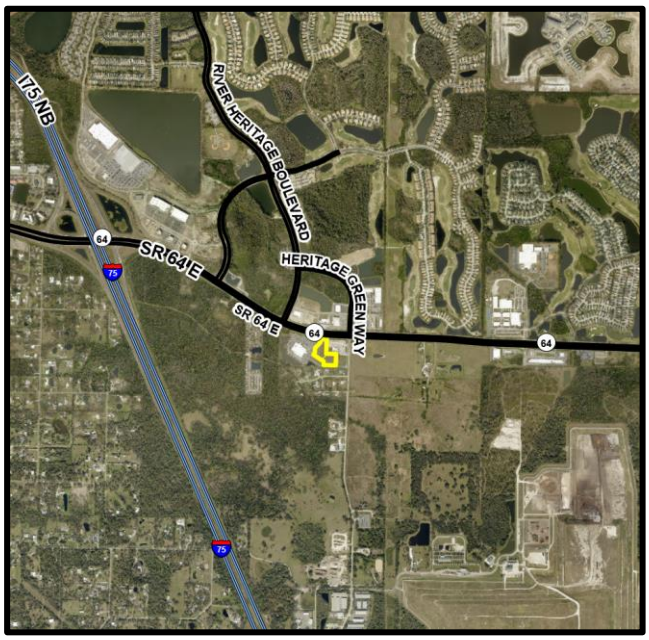
Section	
1	Project Summary
2	Maps & Discussion
3	Site Design Details
4	LDC Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PLN2511-0135
PROJECT NAME	BayCare Free-Standing Emergency Department – SR64
SECTION / TOWNSHIP / RANGE(S)	36 / 34S / 18E
PARCEL / ADDRESS	1463700359 / 1463700409 8030 SR64 E, Bradenton Florida, 34212 (Manatee County)
ACREAGE	2.81 acres
GENERAL LOCATION	Generally located Southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County)
OWNER / APPLICANT / AGENT	**Owner:** Core Suncoast, LLC **Contract Purchaser:** BayCare Health System, Inc. **Applicant:** David Paarz **Agent:** Scott Rudacille
FUTURE LAND USE CATEGORY	Mixed Use (MU)
ZONING DISTRICT	**Existing:** General Commercial (GC) **Proposed:** Planned Development Commercial (PDC)
PROPOSED USE(S)	Free-Standing Emergency Department (FSED)
DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Maximum:** Not applicable **Proposed:** Not applicable
INTENSITY *Floor Area Ratio (FAR)*	**Maximum:** 1.0 (122,294 square feet) **Proposed:** 0.105 (12,800 square feet)
OVERLAYS / SPECIAL AREAS	Entranceways (ENT)
SPECIFIC APPROVAL REQUEST(S)	Reduce Entranceway buffer from 20 feet to 18 feet
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was held. See Land Development Code Section 312.6 in Section 4 of this staff report.
CASE MANAGER	Haley Vetter, Planner I Presenter: Alyssa Grove, Planner I

SECTION 2
MAPS & DISCUSSION

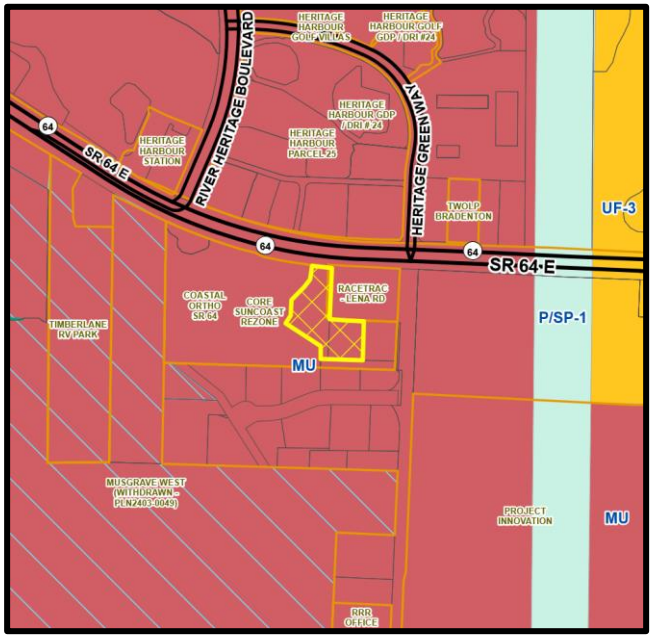
History

The subject project area consists of two parcels, approximately 2.81 acres. The 1981 Zoning Map shows the property zoned as Suburban Agriculture (A-1). With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained A-1. The parcel was rezoned to General Commercial (GC) in 2020 (PLN1912-0108). With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Mixed Use (MU) Future Land Use Category (FLUC). According to the Manatee County GIS aerials, the parcels have historically been vacant.

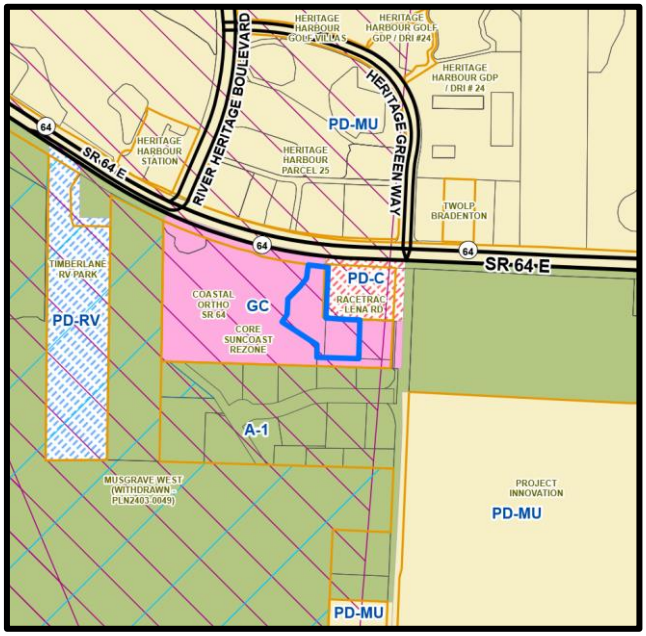


Aerial Map

Aerial Map (Zoomed)



Future Land Use Map



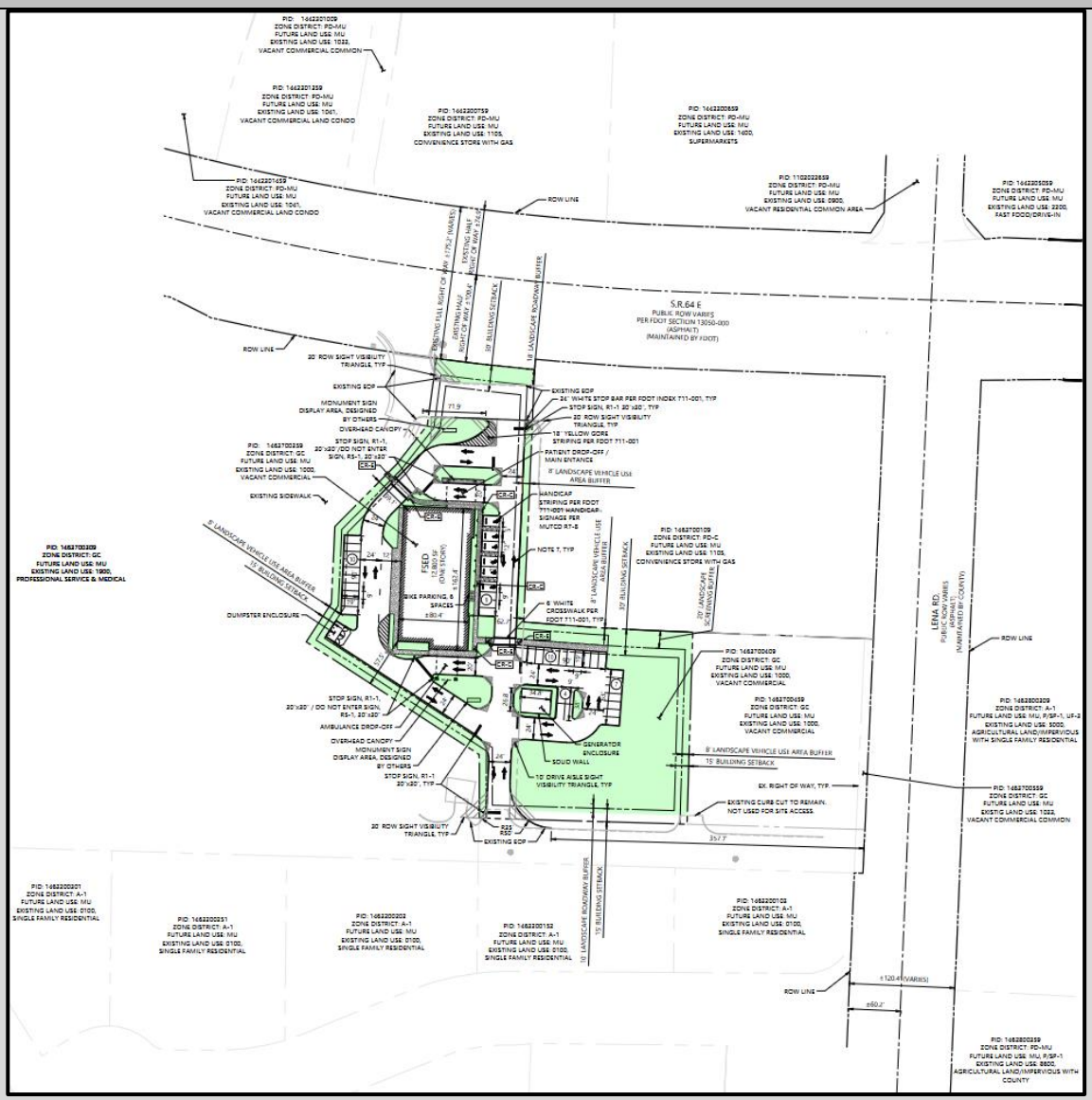
Zoning Map

Request

The applicant is requesting a rezone from General Commercial (GC) to Planned Development Commercial (PDC) with a Preliminary Site Plan (PSP) for a free-standing emergency department (FSED) with a specific approval request from Land Development Code (LDC) Section 900.6.A to reduce the minimum size of the required roadway buffer for entranceway from 20 feet to 18 feet and to modify the planting requirements.

SURROUNDING ZONING AND USES	
NORTH	• **PDMU (Planned Development Mixed Use) zoning** • **Various commercial uses, including gas pumps, retail sales, and drive through establishments.**
SOUTH	• **A-1 (Agricultural Suburban District) and PDMU (Planned Development Mixed Use) zoning** • **Residential and vacant land uses**
EAST	• **PDC (Planned Development Commercial), GC (General Commercial) and A-1 (Agricultural Suburban District) zoning** • **Vacant land uses**
WEST	• **GC (General Commercial), A-1 (Agricultural Suburban District), and PDRV (Planned Development Recreational Vehicle) zoning** • **RV Park and vacant land uses**

SECTION 3
SITE DESIGN DETAILS



The PSP for the proposed commercial tract includes:

- FSED building with a total of 12,800 square feet, representing an intensity of 0.105 FAR
- Access via a double cross access to the North and another access from a private drive aisle off of Lena Road
- 40 parking spaces
- A dumpster
- Generator and corresponding enclosure
- Specific Approval request to reduce the minimum size of the roadway buffer from 20 feet to 18 feet

SETBACKS	Required: 30 feet (front) / 15 feet (side) / 15 feet (rear) Proposed: 30 feet (front) / 15 feet (side) / 15 feet (rear)
MINIMUM LOT WIDTH / AREA	Not applicable
MAXIMUM HEIGHT	One story (less than 30 feet)
OPEN SPACE	**Required:** 25% (0.70 acres) **Provided:** 26.9% (0.76 acres)

ACCESS	There is one proposed double cross-access to the north from SR 64 and a private drive aisle to the south from Lena Road
PARKING	**Required:** 36 spaces **Provided:** 40 spaces
FLOOD ZONE(S)	X, Panel 12081C0327E (3/17/14)
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes **Type of Flooding:** Rainfall **Project Subject to flow reduction:** NA. **Project subject to OFW:** NA. **Watershed/Basin:** Cypress Strand **Project located within Floodplain and/or Floodway:** Project area is NOT within the FEMA 1% Annual Chance Flood Hazard. **Applicable Watershed Studies:** NA. **Methodology Meeting:** A methodology meeting may be requested with respect to drainage requirements (attenuation, floodplain, water quality, etc.). **Drainage Easements/Access Easements required for existing system(s):** There is a 25' Private Drainage Easement thru the property. There are other Easements on site that need to be taken into consideration. **Impairment:** Please contact FDEP/SWFWMD regarding impairment and any required net improvement. **ROW/Stormwater Reservation/Other:** NA.
UTILITIES	POTABLE WATER INFRASTRUCTURE • There is a County 8-inch water main that crosses SR 64 to the parcel area. • There is a County 8-inch water main within Lena Road. WASTEWATER INFRASTRUCTURE • There is a County 12-inch force main on the south side of SR 64. • There is a County 16-inch force main on the east side of Lena Road. RECLAIMED WATER INFRASTRUCTURE • There is a County 30-inch reclaim main on the east side of Lena Road.

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standards Required	**Design Proposal**	**Compliance**	**Comments**
BUFFERS			
Roadway Buffer (S.R. 64 E, north) 20 feet required	18 feet	if Specific Approval is granted	LDC Section 900.6.A.2
Roadway Buffer (south) 10 feet required	10 feet	Yes	LDC Section 701.4.B.2
Screening Buffer (northeast) 20 feet required	20 feet	Yes	LDC Section 701.4, Figure 7-4
Vehicle Use Area Buffer (west) 8 feet required	8 feet	Yes	LDC Section 701.3.A.7
Vehicle Use Area Buffer (east) 8 feet required	8 feet	Yes	LDC Section 701.3.A.7
SIDEWALKS			
5-foot internal and connecting sidewalks	At least 5 feet	Yes	Additional review at time of FSP
DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY			
24-foot paved roadways	24 feet	Yes	Additional review at time of FSP

TRANSPORTATION

Transportation Link Capacity Analysis
The application includes a Rezone and Preliminary Site Plan (PSP) from General Commercial (GC) to Planned Development Commercial (PDC). The Applicant prepared a Trip Generation Comparison (TGC) for the rezone and development of a 12,800 square feet FSED to determine the impacts to the segment of SR 64 and Lena Road adjacent to the project site. The results of the TGC, which were reviewed and accepted by the Transportation Planning Division, indicated that the impacted roadway segment under the proposed rezoning are lower than the impacts approved for the previous rezone (Z-20-01) on July 22, 2020.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
SR 64	3060	D	D	F	F
Lena Road	6036	D	C	F	F

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.

Major Transportation Facilities
The proposed development is location on the south side of SR 64 East, approximately 200 feet west of Lena Road. The following roadways are adjacent to or near the project site:

- SR 64 East is an existing six-lane road with a 50-mph posted speed. It is designated as a six-lane arterial roadway with a planned right-of-way width of 200+ feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by Florida Department of Transportation (FDOT).
- Lena Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

CONCURRENCY

CLOS Applied For: Yes.

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

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
Required Open Space: 25% (0.70 acres) (LDC Sections 402.11.D.2 and LDC § 900.6.D)
Provided Open Space: 26.9% (0.76 acres)

Uplands:
Per the Environmental Narrative provided by Vanasse Hangen Brustlin, Inc. (November 2025) the subject site is comprised of Improved Pasture (FLUCFCS 211; 3.2 acres), Upland-Cut Swales (FLUCFCS 510; 0.4 acres) and Transportation (Roads and Highways) (FLUCFCS 814; 0.1 acres). There are no native upland habitats on site.

Endangered Species:
Per the Environmental Narrative provided by Vanasse Hangen Brustlin, Inc. (November 2025) an on-site assessment was conducted in October 2025 for listed floral and faunal species. The assessment utilized pedestrian transect surveys for plant and wildlife species and were performed using 30-foot spacing. VHB also conducted a 100% gopher tortoise survey that resulted in no direct observations of gopher tortoises or active gopher tortoise burrows.

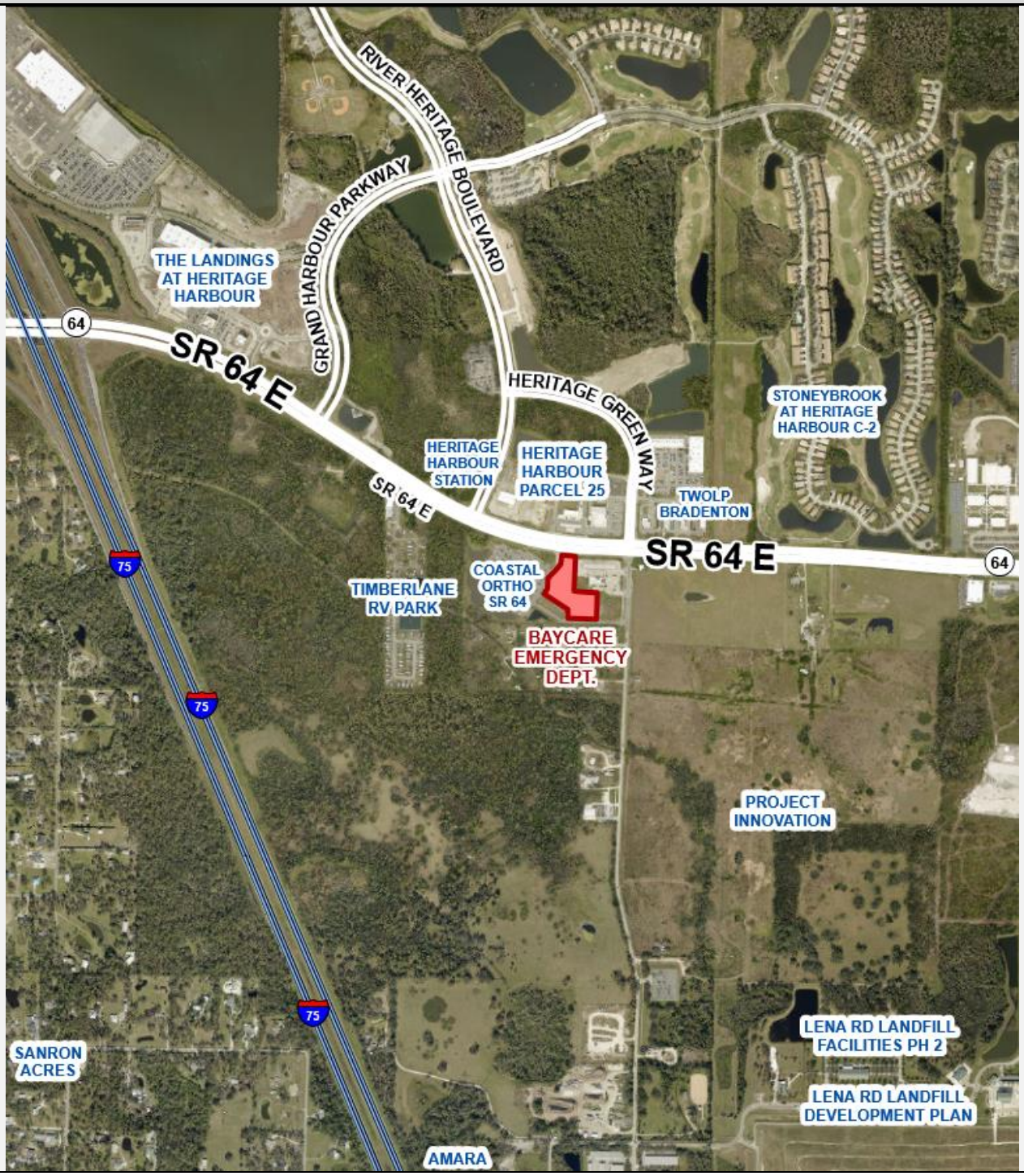
Based on the site assessment, no direct observations of listed wildlife species were made during the listed species survey.

Trees and Landscaping:
Tree removal and replacement will be reviewed with FSP, in accordance with LDC Sections 700, 701, and 900.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (S.R. 64 E, north)	20 feet	18 feet	LDC Section 900.6.A.2
Roadway Buffer (south)	10 feet	10 feet	LDC Section 701.4.B.2
Screening Buffer (northeast)	20 feet	20 feet	LDC Section 701.4, Figure 7-4
Vehicle Use Area Buffer (west)	8 feet	8 feet	LDC Section 701.3.A.7
Vehicle Use Area Buffer (east)	8 feet	8 feet	LDC Section 701.3.A.7

Landscaping will be reviewed with the FSP, in accordance with LDC Sections 701 and 900.

LOCATION MAP



SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 312.6-NEIGHBORHOOD WORKSHOP

SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

342.4– REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

SECTION 402.11 – PLANNED DEVELOPMENT COMMERCIAL

SECTION 531.62 – FREE STANDING EMERGENCY DEPARTMENT (FSED)

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

Section 312.6 – Neighborhood Workshop
The applicant held a neighborhood workshop in response to the new guidelines issued by the County's Development Services Director in July, 2025. The following Table provides the corresponding information for the meeting.

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	February 17, 2026, 6:00 pm
Workshop Format	In-person
Workshop Requirement	• Application received after July 2025 • Pre-Application was recommended during Pre-Application process (PLN2509-0169)
Citizen Attendees	Two
Sign-In Sheet	Provided
Summary	There were two presenters showcasing posters of the site plan, potential renderings, and an overview of medical services proposed for the site. Two neighbors attended the meeting and asked questions about the activity and design onsite.
Issues, Suggestions, and Concerns	There were several questions regarding the number of people working onsite, if there will be a helicopter service, and where the rainwater runoff will flow.
Mail Notice	Provided
Workshop Signage	Shown on the map

Section 322.2 – Preliminary Site Plan Review Criteria

A. Previous Approvals.
Analysis: No previously approved site plan applications were identified for this project site.

B. Comprehensive Plan.
Analysis: Refer to *Compliance with the Comprehensive Plan* Section of this staff report for a detailed analysis on how the proposed PSP with rezone complies with the applicable policies of the Comprehensive Plan.

C. Land Development Code.
Analysis: Refer to *Compliance with the Land Development Code* Section for a detailed analysis on how the proposed PSP complies with the LDC Section 312.6- Neighborhood Workshop, Section 342.4– Review Criteria for All Zoning Map Amendments, Section 402.6 – General Requirements for All Planned Development Site Plans, and Section 402.11. – PDC – Planned Development Commercial, and Section 531.62 – Free Standing Emergency Department (FSED).

D. Use and District Requirements.
Analysis: The proposed FSED is a permitted use in the requested PDC Zoning District, and it is classified as a commercial service in Table 4-12 – Schedule of Uses for PD Zoning Districts, subject to LDC Section 531.62, which contains the specific standards for this use. A detailed analysis of these standards is provided in the analysis for the respective sections.

E. Environment.
Analysis: Please see the analysis provided in the environmental information Section of the staff report.

F. Circulation.
Analysis: According to the PSP there are two access points, one of which is a double cross access, with 24-foot drive aisles, and pedestrian access.

G. Concurrency.
Analysis: A Certificate of Level of Service (CLOS) will be issued upon site plan approval and will be valid for 3 years from the date of issuance. All building permits must be issued prior to the expiration of the site plan or CLOS, whichever occurs first.

342.4– Review Criteria for All Zoning Map Amendments

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
Analysis: The proposed commercial service is compatible with commercial activity on adjacent parcels: PDMU to the north, and GC to the east and west. The property lies along SR 64 to the north, a location that fosters commercial development and movement. To the south of the property is A-1 that is preserved through buffers and careful site placement closer to the thoroughfare.

2. **Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.**
Analysis: The subject property has historically been vacant. While the current zoning permits commercial uses, the requirements for the specific use in LDC Section 531.62 requires that FSEDs must be located on an urban corridor. The rezone to PDC allows the FSED to be located outside of the urban corridors.

3. **Consistency with the Current Comprehensive Plan.**
Analysis: The FLUC was designated MU since the inception of the Comprehensive Plan in 1989. According to LDC Section 400.8 Future Land Use Categories and Zoning Districts, PD zoning districts are permissible within all FLUCs, provided the rezoning request meets the standards of LDC Section 342.4 and is consistent with all applicable Comprehensive Plan policies. Refer to the Compliance with Comprehensive Plan section for further analysis on how the rezone and PSP complies with the Comprehensive Plan.

4. **Conflicts with Existing or Planned Public Improvements.**
   Analysis: Staff does not find or anticipate any conflicts between this proposed development and any existing or planned public improvements. The project has a projected trip generation of less than planned for with the original rezone (Z-20-01), which provides for less conflict with any existing or planned infrastructure improvements.

5. **Availability of Public Facilities.**

   (a) **Impact on the Traffic Characteristics – Specifically Trip Generation Potential.**
   Analysis: The proposed project is not anticipated to create significant adverse transportation impacts on the throughfare roadways analyzed in the Traffic Study. The proposed use is a low vehicular trip generating use. The proposed development generates approximately 200 net PM peak hour trips less than the uses allowed under a previously approved rezone (Z-20-01). The link capacity is currently at the acceptable levels of D and C for State Road 64 and Lena Road respectively. Any trips generated by the proposed development will not generate further adverse impacts than already projected with previously approved projects in the vicinity.

   (b) **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
   Analysis: The proposed development is not anticipated to have a major impact on sewers, streets, recreation areas and facilities, and other public facilities.

   (c) **Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity**
   Analysis: The proposed development is not anticipated to have a major impact on public facilities. As stated in the PSP, if improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer. At the time of FSP submittal there will be an additional analysis of the public facilities required.

6. **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 county or surrounding areas. The new FSED will serve the general health and welfare of the surrounding public.

7. **Conformance with All Applicable Requirements of this Code.**
   Analysis: See the following staff report section, Compliance with the LDC, for a detailed analysis on how the proposed PSP complies with LDC Section 402.6 General Design Requirements for All Planned Development, Section 402.11 Planned Development Commercial, and Section 531.62 Free Standing Emergency Department.

8. **Consistency with the Development Patterns in the Area.**
   Analysis: The area is transitioning from an agricultural suburban area to mixed commercial and residential uses. Primarily, the areas to the north and southeast of the project site are Planned Development Mixed Use and Suburban Agriculture to the south (low density residential). Directly abutting the site is General Commercial to the west and southeast and Planned Development Commercial to the northeast. Approximately 1,000 feet to the west is a Planned Development Recreation Vehicle site. The area along the frontage of SR 64 is expanding in commercial and community-serving uses. The commercial uses therein support the residential communities through orthopedics care, urgent care, convenience store(s), retail, and restaurants. The pattern of commercial support uses are consistent and complimentary with the proposed plan.

9. **Logical Expansion of Adjacent Zoning Districts.**
   Analysis: The PDC Zoning District is a complimentary and natural expansion of the adjacent GC to the west and PDC to the east. The commercial zoning on either side supports the expansion of necessary commercial uses along SR 64. Across SR 64 is PDMU zoning with additional commercial uses onsite. It is logical that the proposed rezone may commence with the appropriate abutting zoning categories.

10. Impact on Historic Resources.
Analysis: There are no known historic resources associated with this site. If any historic resources are found at time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

11. Environmental Impacts.
Analysis: Please see the analysis provided in the environmental information section of this staff report.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.
Analysis: The applicant proposes a commercial development for a FSED surrounded by commercial uses on either side, mixed uses to the north across SR 64, and residential to the south. The project provides distance between the FSED and the residential uses to the south through careful site design that is more closely aligned toward SR 64. The southern portion of the property is primarily parking and open space, with an enclosed generator to mitigate any additional risks per the LDC requirements.

13. Relocation of Mobile Homeowners.
Analysis: Not applicable to the site.

14. Consistency with the Planned Development District Standards.
Analysis: Please see following Compliance with the LDC Section for a detailed analysis on how the project complies with the LDC Section 402.6 – General Requirements for All Planned Development Site Plans and Section 402.11. – PDC – Planned Development Commercial.

15. Any Other Matters Which May Be Appropriate.
Analysis: Staff identifies no further matters of discussion at this time.

16. Transportation Impact Review pursuant to Section 343.
Analysis: Refer to LDC Section 342.4.A.5(a) Impact on the Traffic Characteristics – Specifically Trip Generation Potential and to the accepted Traffic Study for more details.

Section 402.6 – General Design Requirements for All Planned Development Site Plans

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject property belongs to the Coastal Orthopedics subdivision (Plat Book 73, page 159) and has been historically vacant. It is recorded as vacant commercial land. The site is all upland and is situated in in Flood Zone X.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The proposed development is within the existing corridor of infrastructure for necessary public utilities, facilities, and services. The project site fronts on SR 64, an area providing transportation, emergency services, utilities, and stormwater infrastructure. Emergency response is available through East Manatee Fire Rescue. See the Sections Site Design Details and E. Availability of Public Facilities for more information.

C. Relation to Major Transportation Facilities.
Analysis: The proposed development is located on the south side of SR 64 East, approximately 200 feet west of Lena Road. The following roadways are adjacent to or near the project site:

- SR 64 East is an existing six-lane road with a 50-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 200+ feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.
- Lena Road is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

D. Compatibility.

Analysis: As stated in the staff report Section 342.4.A.1, Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties, the proposed use appears to be compatible with the medical and commercial activity on surrounding properties. See also Sections 342.4.A.8 Consistency with the Development Patterns in the Area, 342.4.A.9 Logical Expansion of Adjacent Zoning Districts, and 342.4.A.12 Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

E. Transitions.

Analysis: With the exception of the A-1 zoning to the south, adjacent properties are commercially viable zoning categories with a permitted intensity of up to 1.0 FAR as permitted by the FLUC. The proposal is for a 12,800-square foot FSED, totaling an intensity of 0.105 FAR, which is far below the maximum allowed FAR in the MU FLUC of 1.0. As required by LDC, buffers and setbacks will separate the proposed lots from adjacent uses.

F. Design Quality.

Analysis: The PSP proposes an FSED located centrally, enclosed by internal circulation and required buffers, with a cross-access from adjacent properties to the north and a secondary one to the south. Parking is located to the west, east, and southeast of the property. There is a specific approval requested to reduce the required 20 feet minimum landscape buffer to 18 feet in width. The request accommodates the existing access drive connecting the adjacent gas station and Coastal Orthopedics development. The reduced roadway buffer will maintain an attractive streetscape while being more consistent with the existing corridor and site constraints.

G. Relationship to Adjacent Property.

Analysis: Refer to staff report Sections 342.4.A.1 Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties, 342.4.A.8 Consistency with the Development Patterns in the Area, and 342.4.A.12 Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

H. Access.

Analysis: The proposed site has access to the north off of State Road 64 through two cross access points connecting Coastal Orthopedics and Racetrac to the proposed FSED. There is a secondary access to the south of the parcel via a private drive aisle running west from Lena Road.

I. Streets, Drives, Parking and Service Areas.

Analysis: There are 24-foot-wide aisles and services areas that will be designed to provide safe and convenient access to the proposed FSED adhering to the Manatee County Public Works Standards. The parking ratio is 1 space for every 350 feet of gross floor area (GFA), with a minimum of 36 spaces and 40 spaces provided. Additionally, 6 ADA spaces were provided, as well as 6 bicycle spaces. Services areas for ambulances, fire, and other uses shall be provided in a way that ensures safe vehicular and pedestrian access.

J. **Pedestrian Systems.**

Analysis: There is a sidewalk located between the boundary of the property and SR 64. There is no indication that it will connect with the property directly; however, the PSP notes a connection from an existing sidewalk in the adjacent Coastal Orthopedic development leading to and around the proposed FSED. The sidewalk in the preexisting development connects to the principal sidewalk along SR 64. All sidewalks are at least five feet in accordance with public works and ADA standards. Further details will be delivered at time of FSP.

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

Analysis: There are no historic resources or natural habitats on the site. Please refer to Environmental narrative submitted with this application.

L. Density/Intensity.

Analysis: The proposal is for 12,800 square feet, with a FAR of 0.105, well below the permissible maximum permissible intensity of 1.0 FAR per the MU FLUC.

M. Height. (Section 402.7.D.9)
Analysis: The proposed maximum building height is 30 feet for a single-story structure.

N. Fences and Screening.
Analysis: Landscaping will be reviewed with the FSP, in accordance with LDC Sections 701 and 900. There are no fences proposed onsite.

O. Yards and Setbacks.
Analysis: As demonstrated in the Site Design Table, proposed setbacks meet the required PDC setbacks:

	Required	Provided
Front (SR64)	30 feet	30 feet
Side (west)	15 feet	15 feet
Side (east)	15 feet	15 feet
Rear (south)	15 feet	15 feet

P. Trash and Utility Plant Screens.
Analysis: The project shall comply with responsible trash pickup procedure in accordance with public works standards. The dumpster sits in the far left of the parcel and is enclosed. It shall be reviewed for further compliance at FSP.

Q. Signs.
Analysis: Signage for the proposed development will comply with LDC Chapter 6 and the applicable Entranceway standards at time of FSP.

R. Landscaping
Analysis: Landscaping will meet or exceed the standards of LDC Section 701 and applicable Entranceway requirements. The plan includes a roadway buffer along SR 64, a south boundary buffer, east and west vehicle use area buffers, foundation landscaping, and screened service areas. The project will also provide the required native plant and other landscape treatments needed to satisfy the Entranceway overlay. As proposed, the landscaping program is not intended to reduce standard requirements, but to meet the baseline standards and the additional design expectations applicable to this location. Landscaping within the proposed FSED development will be further reviewed with FSP, in accordance with LDC Sections 701 and 900.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: See Section Compliance with the Comprehensive Plan, Policy 2.2.1.21 for analysis of this as identified within the MU FLUC.

T. Environmental Factors.
Water Conservation.
Analysis: There are no recorded wetlands onsite.

Minimum Open Space Requirements.
Analysis: The open space required in LDC Sections 402.11.D.2 and 900.6.D are exceeded by the proposed PSP.

- Required Open Space: 25% (0.70 acres)
- Provided Open Space: 26.9% (0.76 acres)

Preservation of Existing Plant Communities.
Analysis: There are no native upland habitats or endangered species on site.

U. Rights-of-Way and Utility Standards.
Analysis: All rights-of-way and utilities improvements will be conducted in accordance with the requirements of the Manatee County Development Public Works Standards and will be reviewed with greater detail at the FSP submittal.

V. Stormwater Management.
Analysis: Stormwater management facilities shall be held to the standards of LDC Section 801 and any related county procedures.

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

X. Other Factors.
Analysis: There are no other factors to consider.

Section 402.11 – Planned Development Commercial

A. Intensity.
Analysis: Refer to Section 4 (402.6.L.)

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: Refer to Section 4 (402.6.R and 402.6.T.)

C. Yards and Setbacks.
Analysis: Refer to Section 4 (402.6.O.)

Section 531.62 – Free Standing Emergency Department (FSED)

A. The FSED use is only permitted within the Retail, Office, Residential (ROR) and Mixed Use (MU) Future Land Use Categories.
Analysis: The site is located within the MU FLUC.

B. No such use shall be established except in a project located adjacent to right-of-way classified as a collector or higher on the Roadway Functional Classification Map.
Analysis: The proposed project is located along SR 64, which is functionally classified as a principal arterial roadway.

C. If the proposed FSED property is located on an Urban Corridor and is zoned General Commercial (CG), the approval process is administrative. The project is required to meet all standards of LDC Section 902, Urban Corridor Design Standards, General Commercial zoning district standards, and LDC Section 531.62.
Analysis: This item is not applicable. The site is currently zoned GC and is not located within the Urban Corridor. The applicant is requesting to rezone the property to PDC and would not have to meet LDC Section 902, Urban Corridor Design Standards and General Commercial Zoning District standards.

D. If the proposed FSED property is zoned Planned Development-Commercial (PDC) or Planned Development-Mixed Use (PDMU) and the FSED use was identified on the Board approved Preliminary Site Plan, the approval process is administrative. The project is required to meet all stipulations contained within the original zoning ordinance and LDC Section 531.62.
Analysis: This item is not applicable. The applicant is requesting a zoning atlas amendment to change the site from GC to PDC with a PSP application.
The proposed combined application will require Board of County Commissioners' (BCC) approval.

E. If the proposed FSED property is zoned Planned Development-Commercial (PDC) or Planned Development-Mixed Use (PDMU) and the FSED use was not identified on the Board approved Preliminary Site Plan, the approval process will require that an amended Preliminary Site Plan be part of a public hearing process. In addition to other approval process requirements, the project must show compliance with LDC Section 531.62.
Analysis: The applicant is proposing a rezone from GC to PDC with PSP application, which will require BCC approval.

F. Ambulance entrances and loading areas shall not be located in a yard abutting residentially zoned or used properties.
Analysis: The ambulances and loading areas will not be in a yard area that abuts adjacent residential uses.

G. No heliport or helistop shall be allowed.
Analysis: There is no proposed heliport or helistop.

H. No outdoor speakers shall be permitted.
Analysis: No outdoor speakers are proposed onsite.

I. A FSED may operate twenty-four (24) hours per day, seven (7) days per week.
Analysis: The FSED is proposed to operate 24 hours a day, seven days a week as permitted.

J. All required generators shall be enclosed with a solid wall except for the roof, and be two (2) feet higher than the height of the generator to decrease noise impacts.
Analysis: The generators are proposed to be enclosed by a solid wall 2 feet higher than the unit with an open roof.

SECTION 5
COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the MU FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. As stated in the PSP, if improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer. At the time of FSP submittal there will be a detailed analysis of the public facilities required.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development in the area east of the established Future Development Area Boundary (FDAB).
Analysis: The site of the proposed project is located approximately 6.5 miles to 6.75 miles west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: The proposed development is a contiguous expansion of existing commercial uses across SR 64 and adjacent to both sides of the project site. The proposed project is especially compatible with the adjacent medical use directly to the west. The two medical uses side by side would promote a character that may be found suitable to the rapidly developing corridor along this section of SR 64.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: As previously stated in Policy 2.1.2.3. above, the proposed development is a contiguous expansion of existing commercial and can be found compatible with the surrounding commercial and residential developments.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.
Analysis: The subject project area consists of two parcels, bounded by commercial uses to the east and west. The proposed development is consistent with the established development pattern of the area, with a land use classification deemed commercial service. Adequate roadways, public facilities, and supporting infrastructure are available to serve the project. The timing of the proposed development is appropriate, and, as previously noted, the surrounding commercial context makes this project suitable for the area.

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Analysis: The proposed development is for a rezone with an associated PSP. Per LDC Section 400.8, Planned Development (PD) Zoning Districts are allowed within all Comprehensive Plan Future Land Use Map Categories, provided the rezone meets the requirements of LDC Section 342.4, and is consistent with MU FLUC. The proposed FSED is an allowable use under the MU FLUC and actively encouraged under LDC Section 531.62.A.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:

Maximum gross residential density:

- **Nine (9) dwelling units per acre for properties located within the CHHA or CEA.**
- **Twelve (12) dwelling units per acre.**
- **Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).**
- **Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component.**
- **Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.**

Minimum gross residential density:

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

Maximum net residential density:

- **Twenty dwelling units per acre.**
- **Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."**
- **Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.**
- **Net densities shall not apply along 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:

- **(2.0 along designated Urban Corridors if an FAR bonus is approved).**
- **2.0 inside the UIRA.**

Analysis: The proposed site is 2.81 acres (122,403.6 square feet), where the maximum allowable intensity is 1.0 FAR under the MU FLUC. The site is eligible for a maximum potential of 122,403.6 square feet of development within the 1.0 FAR. The proposed development of the FSED will have a maximum building size of 12,852.378 square feet (0.105 FAR), though the PSP indicates a planned 12,800 square feet of building space.

Policy 2.2.1.21.4. Other Information:

(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.

Analysis: The proposed site is located within the MU FLUC and is adjacent to SR 64 (a principal arterial roadway).

(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

(1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).

Analysis: The proposed development of the FSED will have a maximum building size of 12,800 square feet allotted in the PSP.

(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);

- **Ten (10) percent Residential.**
- **Ten (10) percent Commercial/Professional.**
- **Ten (10) percent Light Industrial/Distribution.**
- **Five (5) percent Recreation/Open Space.**
- **Three (3) percent Public/Semi-Public.**

Analysis: Zoning District-wide, the MU FLUC contains a mix of uses: commercial, professional offices, and distribution warehouses uses as well as associated open space areas.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.

Analysis: As shown on the PSP, the proposed access to the site will be a double cross access to the North between Coastal Orthopedics and the Race Trac adjacent to the site. There is also an access from the South by a private drive aisle running west from Lena Road.

(d) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: The site does not have to meet commercial locational criteria according to the MU FLUC.

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: The intensity, open space, and site location(s) for the proposed development are designed to respect the residential uses to the south of the site. Potential incompatibilities are mitigated through design and placement of the physical structure closer to SR 64 to the north of the site. Additionally, the height proposed is a single-story, less than 30 feet. The proposed intensity of 0.105 FAR is below the maximum FAR of 1.0 permitted within the MU FLUC. Altogether, the proposed PSP appears to be a suitable transitional commercial use for the area.

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- The proposed intensity of 0.105 FAR is significantly below the 1.0 ceiling allowed by the MU FLUC.
- The site design places the FSED use closer to the major thoroughfare provides further space from residential uses to the south.
- Site design provides 26.9% open space, exceeding the required 25% open space for the project.
- No State or Federally listed species were observed on site.
- The proposed land use will generate approximately 200 net PM peak hour trips less than the previously approved land use under the rezone application (Z-20-01), providing for less overall traffic on the roads than earlier projections

NEGATIVE ASPECTS WITH MITIGATING MEASURES

- The impacted road segment on State Road 64 East will be deficient Level of Service (LOS) regardless of the construction of the proposed project herein due to the vested trips from previously approved projects.
    - Mitigating Measure: None

SECTION 7
SPECIFIC APPROVAL REQUESTS

Specific Approval Request:
LDC Section 900.6.A.2 requires a minimum twenty (20) foot wide landscaped buffer strip along all arterial, collector, highway and interstate frontages adjacent to the project. Those projects which receive access from frontage roads adjacent to the arterial/collector road shall provide this buffer. LDC Section 900.6.A.3 requires landscaped buffers to consist of at least one (1) decorative or canopy tree, meeting the requirements of Section 701, [to] be planted every twenty-five (25) feet on center. In addition, hedges, shrubs and berms shall be used to achieve sixty (60) percent opacity at a height of five (5) feet.

The request is to allow the required roadway buffer along S.R. 64 from 20-feet to 18-feet and to modify the planting requirements to standard roadway landscaping requirements of 5 understory trees and 50 shrubs per 100 linear feet, to accommodate the existing access drive into the subject property and adjacent gas station and Coastal Orthopedics development. The tall, continuous hedge may present sight distance and safety concerns by blocking the viewsheds of drivers. Allowing the standard roadway buffer planting requirements and reduction in the minimum size to 18-feet will maintain an attractive streetscape while being more consistent with the existing corridor and site constraints.

Staff Analysis and Recommendation:
Staff is in support of the request for Specific Approval for an alternative to LDC Section 900.6.A to allow the roadway buffer width to be 18' with standard roadway landscaping of 5 understory trees and 50 shrubs per 100 linear feet per LDC Section 701.4.B.2. This option will propose more trees than the Entranceway requirement of 4 canopy trees per 100 linear feet with hedges, shrubs and berms used to achieve sixty (60) percent opacity. Additionally, there are overhead powerlines so there is a need for understory trees to be planted in this area.

Finding for Specific Approval:
Notwithstanding the failure of this plan to comply with the requirements of LDC Section 900.6.A, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the applicant is proposing 5 understory trees and 50 shrubs per 100 feet which fulfills the intent of the Entranceway standard.

SECTION 8
CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

2. Any significant historical or archaeological resources 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.

3. HVAC and mechanical equipment (including roof-mounted units) shall be screened from view from SR 64 with a 6-foot-high wall constructed of materials matching the principal building on site, and dumpsters shall likewise be screened in accordance with Manatee County standards using building materials consistent with the principal building.

B. ENVIRONMENTAL

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

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

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

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

5. 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.

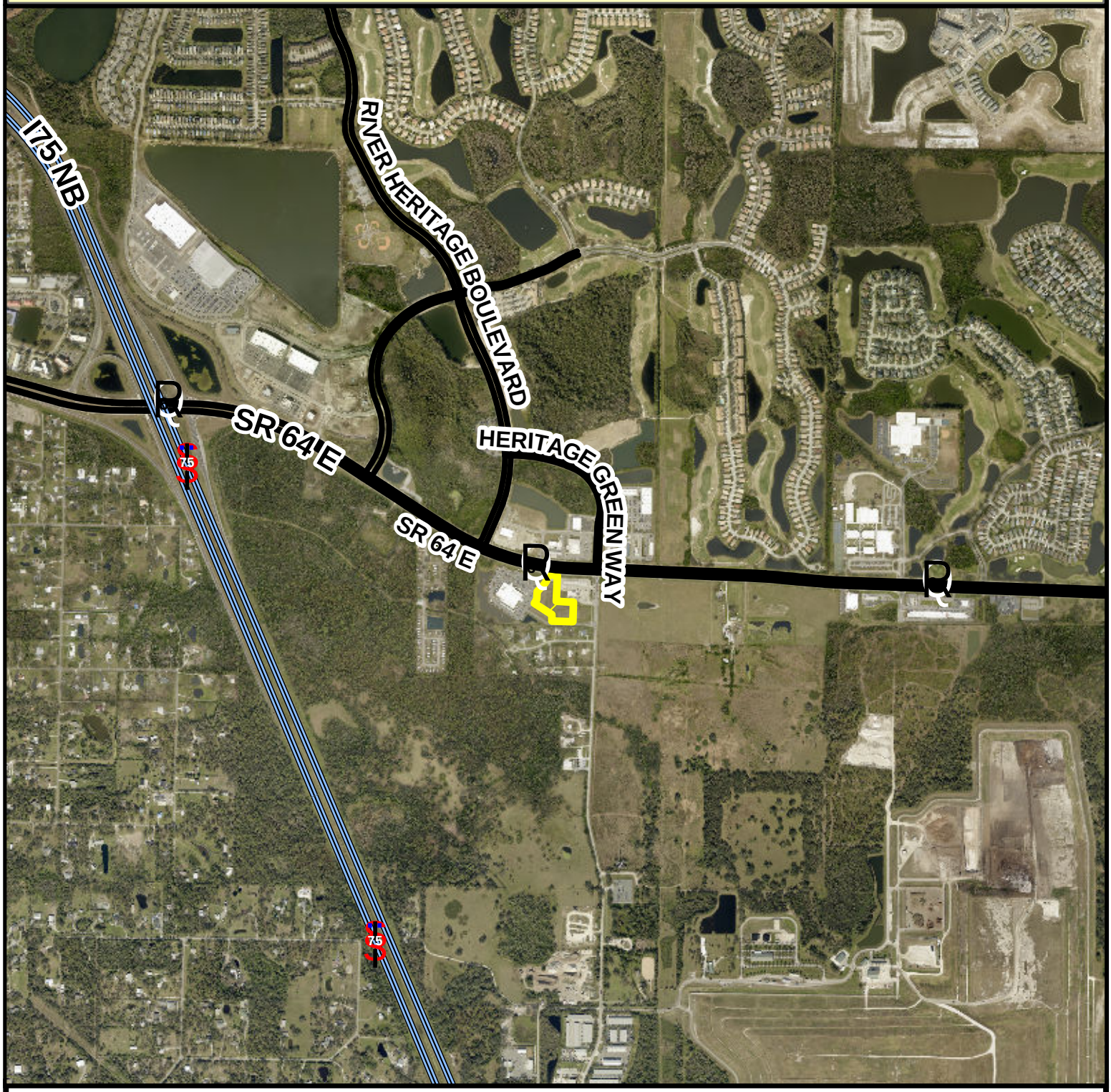
C. DEVELOPMENT REVIEW

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.

ATTACHMENTS
1. Staff Report Maps and Aerials **2.** Preliminary Site Plan **3.** Accepted Traffic Study **4.** BayCare FSED SR64 Access Easement **5.** Concurrency Deferral Form **6.** Environmental Narrative **7.** Specific Approval Request Letter **8.** Zoning Disclosure Affidavit **9.** Neighborhood Workshop Summary **10.** Affidavit of Publishing **11.** Ordinance PDC-25-23(Z)(P)

AERIAL



Parcel ID #(s) Multiple

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

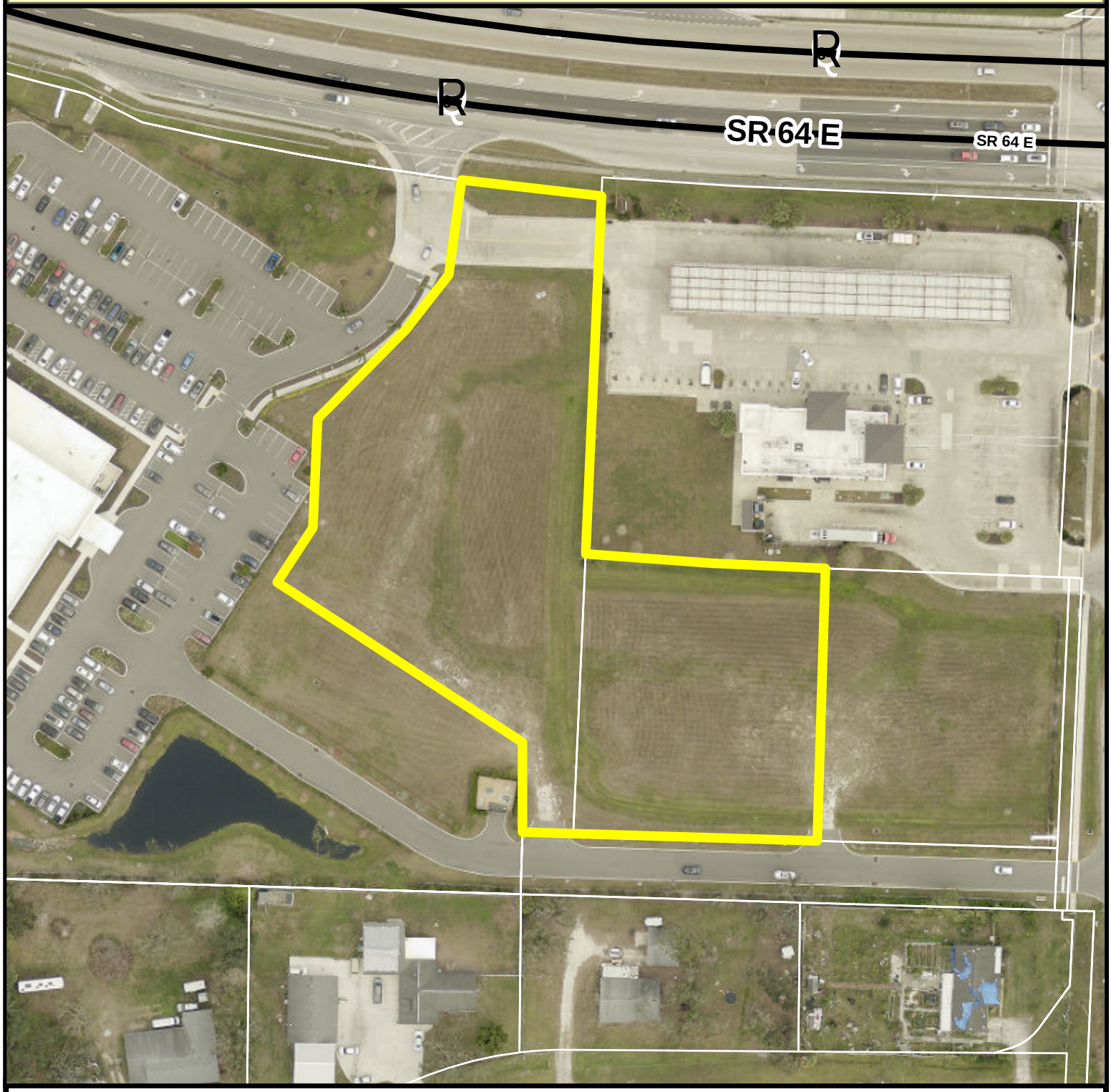
S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: GC
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 880 1,760

AERIAL



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S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: GC
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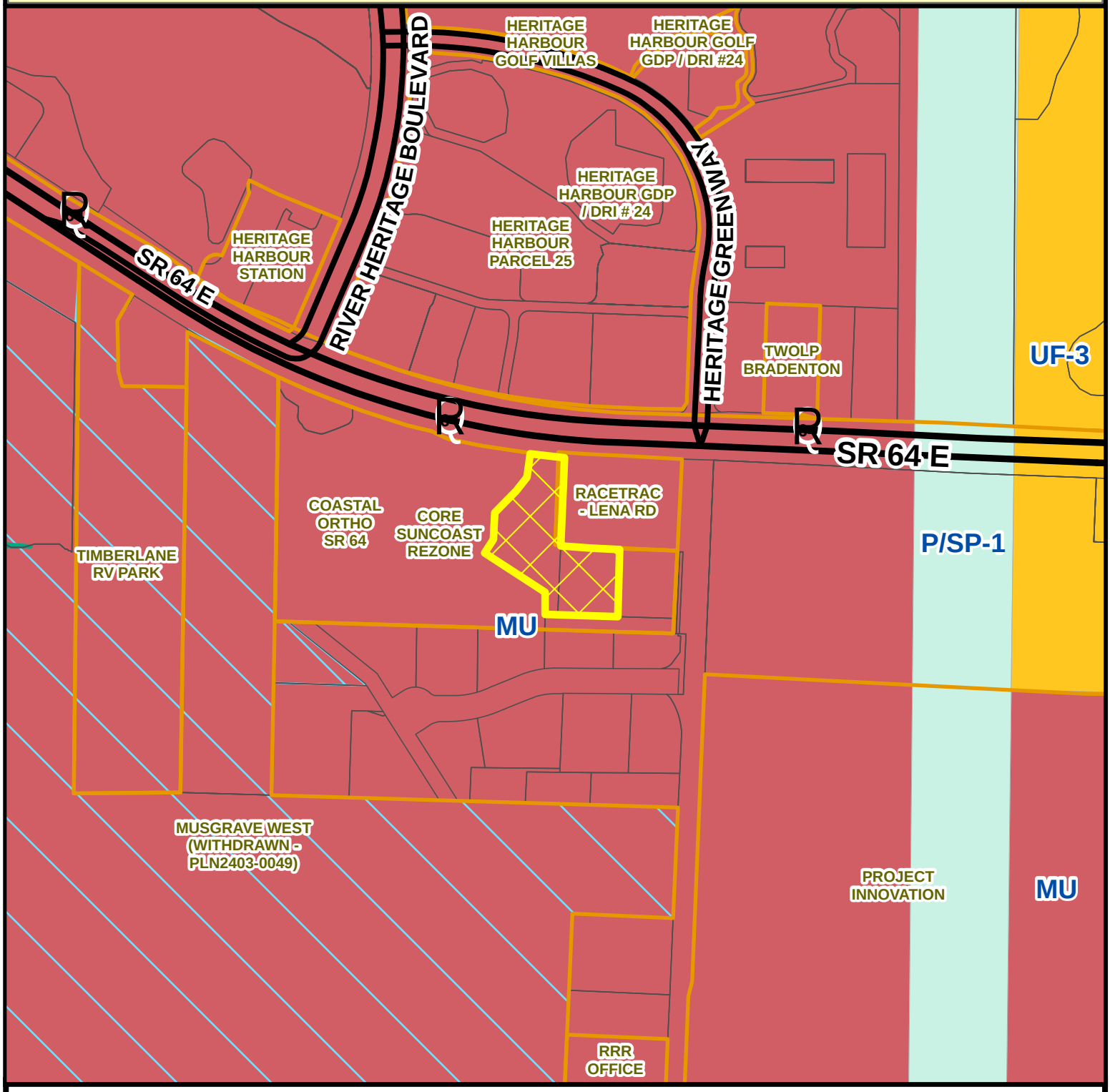
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 60 120

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

Coastal Planning Area

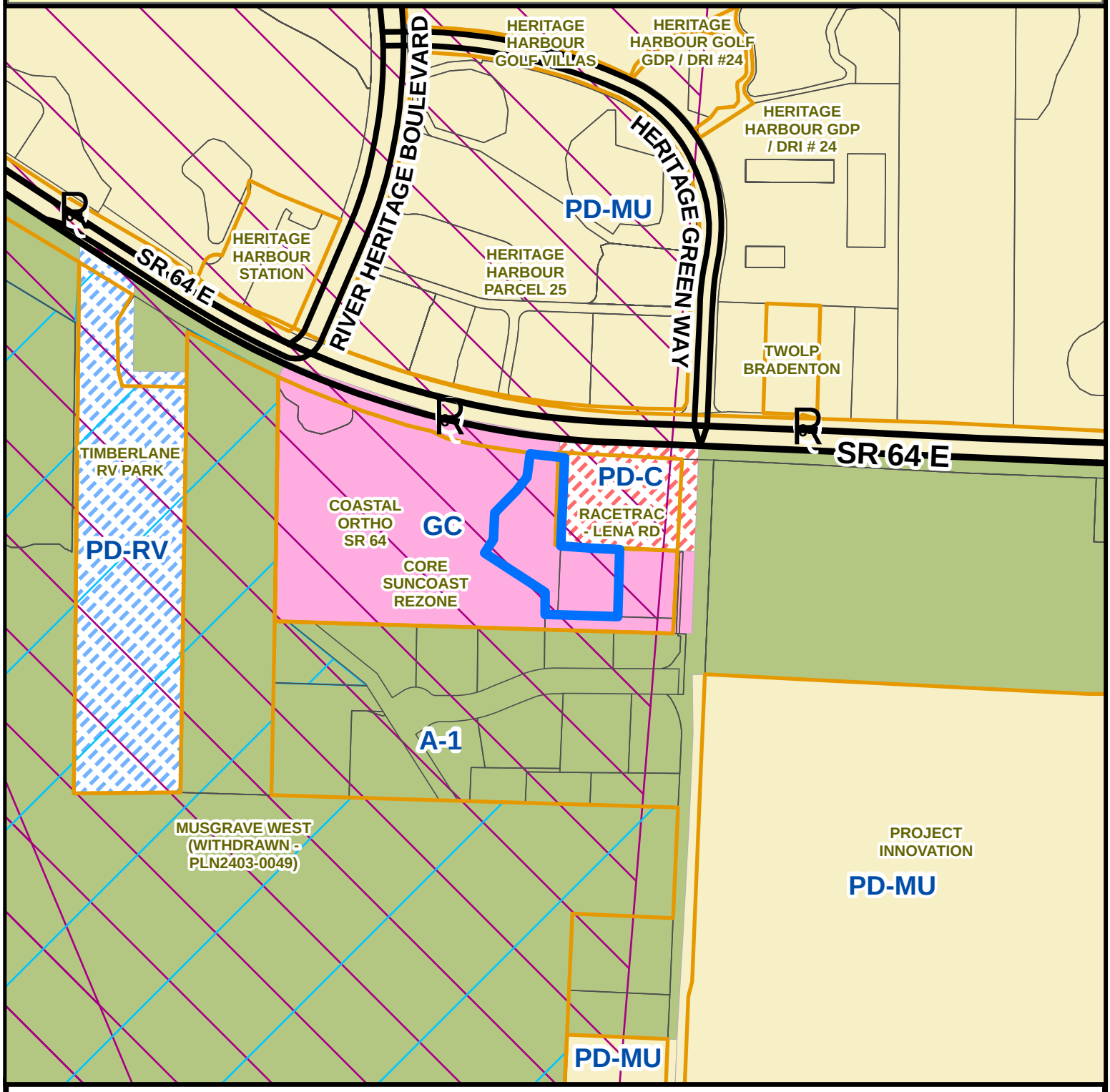
S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: GC
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 260 520

ZONING



Parcel ID #(s) Multiple

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

Entranceways
Coastal Planning Area

S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: GC
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: CYPRESS STRAND
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 260 520

PROPOSED LOCATION OF BAYCARE EMERGENCY DEPT.

0 750 1,500

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

PDC-25-23 (Z)(P) – BAYCARE FREE-STANDING EMERGENCY DEPARTMENT – PSP WITH REZONE – CORE SUNCOAST LLC (OWNER) – BAYCAR 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.

WHEREAS, Core Suncoast, LLC (the "Applicant") filed an application to rezone approximately 2.81 acres described in Exhibit "A", attached hereto, (the "Property") from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; and

WHEREAS, the applicant also filed a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED) (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 900.6.A.2: 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 General Commercial (GC) to Planned Development Commercial (PDC) 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.

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 900.6.A, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because the applicant is proposing 5 understory trees and 50 shrubs per 100 feet which fulfills the intent of the Entranceway standard.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for up to 12,800 square feet for a Free Standing Emergency Department (FSED) upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.

2. Any significant historical or archaeological resources 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.

3. HVAC and mechanical equipment (including roof-mounted units) shall be screened from view from SR 64 with a 6-foot-high wall constructed of materials matching the principal building on site, and dumpsters shall likewise be screened in accordance with Manatee County standards using building materials consistent with the principal building.

B. ENVIRONMENTAL

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

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

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

4. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:

   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - The methodology used to secure the well during construction (e.g. fence, tape); &
   - The final disposition of the well - used, capped, or plugged.

5. 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.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 900.6.A.2: The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

Section 4. 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 General Commercial (GC) to Planned Development Commercial (PDC) 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 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

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

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

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

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

LOTS 2 AND 3, PLAT OF COASTAL ORTHOPEDICS - SR64, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 159 THROUGH 161, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PID #14637.0035/9 and #14637.0040/9

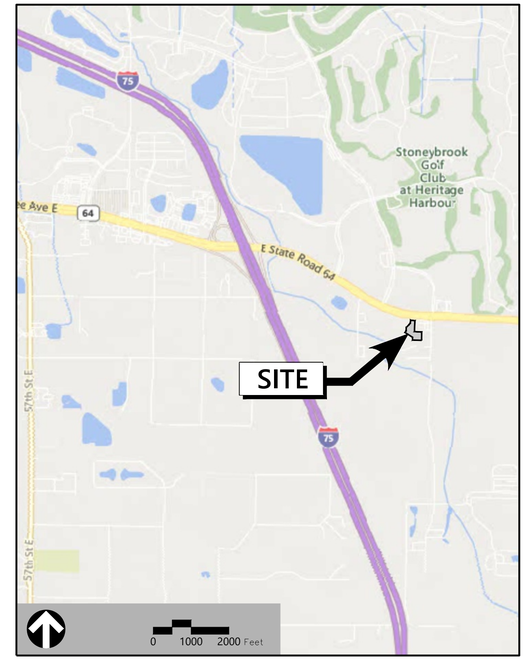
Preliminary Site Plan

Issued for: Preliminary Site Plan Approval
Date Issued: 11/14/2025
Latest Issue: 04/08/2026

Baycare FSED SR 64

8030 SR 64 E, Bradenton, Florida 34212

Manatee County, Florida
Section 36, Township 34 South, Range 18 East
Parcel ID: 1463700359 & 1463700409



vhb.com

501 E Kennedy Blvd
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Owner / Applicant

Baycare Facilities Design & Construction
7802 East Telecom Parkway
Tampa, FL 33637
617-645-9873

Civil Engineer, Environmental, Landscape Architect & Surveyor

Vanasse Hangen Brustlin, Inc (VHB)
501 East Kennedy Blvd. Suite 1010
Tampa, FL 33602-5200
P 813.327.5450

LEGAL DESCRIPTION

Lots 2 and 3, Plat of Coastal Orthopedics - SR 64, according to the map or plat thereof, as recorded in Plat Book 73, Pages 159 through 161, inclusive, of the Public Records of Manatee County, Florida.

MANATEE COUNTY APPLICATION NUMBER

PDC-25-23(Z)(P)

INDEX OF DRAWINGS

Sheet List Table

Sheet Number	Sheet Title
C0.00	Cover
C1.00	Aerial Map
C1.01	Existing Conditions
C2.00	Overall Site Plan
C3.00	Utility, Grading, & Drainage Plan
L1.00	Preliminary Landscape Plan

Survey Sheet List

Sheet Number	Sheet Title
1 - 1	ALTA Survey (Vanasse Hangen Brustlin, Inc.)

NOTES

1. THIS PROJECT DOES RESIDE IN AN ENTRANCE OVERLAY DISTRICT
2. THIS PROJECT DOES NOT RESIDE IN A SPECIAL AREA
3. NO WETLANDS EXIST ON SITE
4. SPECIFIC APPROVAL LETTER REQUEST FOR FRONTAGE LANDSCAPE BUFFER
5. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE REVIEW SET CRITERIA SET FORTH IN MANATEE COUNTY LAND DEVELOPMENT CODE SECTIONS 322.2, 342.4, 402.10, AND 531.61

Site Plan Name	BayCare FSED SR 64
Site Plan Number	PDC-25-23(Z)(P)
Use Type	Free Standing Emergency Department (FSED)
Total Site Area (AC)	2.81
Open Space (SF)	33,241
Max Building SF (@1 FAR)	122,294.7
# of Buildings (Proposed)	1, Single Story
Proposed Building SF	12,800
FAR (Proposed)	0.105
Remaining Building SF	109,494.7
Zoning Approval	Pending
PSP Status	In Progress
FSP Status	Not Submitted

No.	Revision	Date
	County Comments	02/27/2026
	County Comments	03/18/2026

SYDNEY A. L. THORNTON
LICENSE
No. 94721
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sydney Thornton, PE on the date adjacent to the seal.

2026-04-08

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CALL 48 HOURS BEFORE YOU DIG

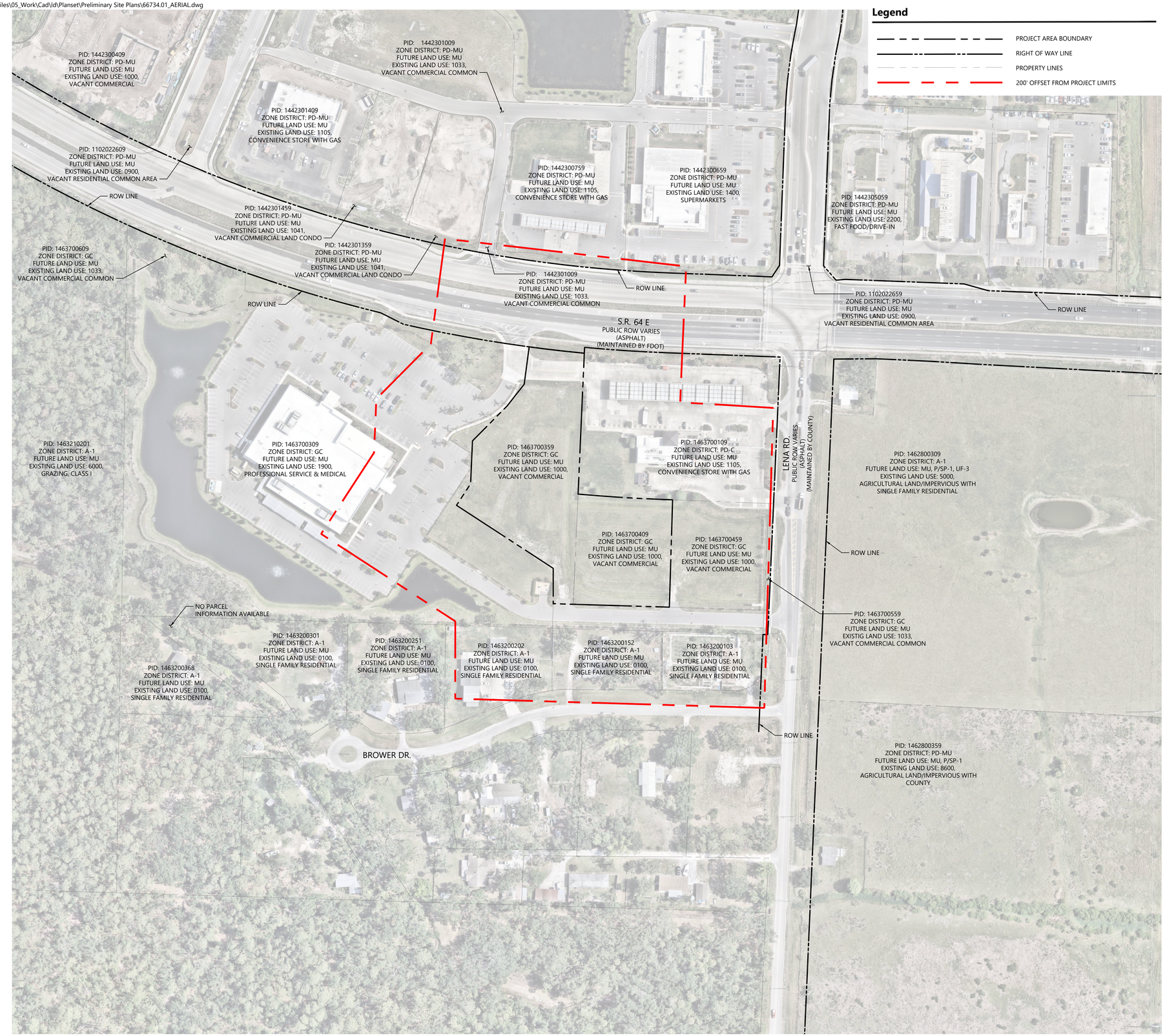
IT'S THE LAW! DIAL 811

811. Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CALL 1-800-432-4770
SUNSHINE STATE, ONE CALL OF FLORIDA, INC.
PER CHAPTER 556, F.S.

C:\AMS\ACCDOCS\VHB\R066734.001-CONF BAYCARE_8030 SR64 DD ADDTNL BRADENT\PROJECT FILES\06_WORK\CAD\LD\PLANSET\PRELIMINARY SITE PLANS\066734.01_COVER 8 April 2026



Legend

- PROJECT AREA BOUNDARY
- RIGHT OF WAY LINE
- PROPERTY LINES
- 200' OFFSET FROM PROJECT LIMITS

vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Benchmark Notes

THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS "BM M 565, PID DE8840" WITH AN ELEVATION OF 43.89 FEET.

DATUM ELEVATION CONVERSION FROM NAVD88: 19.96 - 0.47 = 19.29 NGVD 1929

0 50 100 200 Feet

Baycare FSED SR 64

8030 SR 64 E
Bradenton, FL 34212

No.	Revision	Date	Appvd.

Designed by: RBS/EG
Checked by: KMB/RBS
Issued for: Preliminary Site Plan Approval
Date: 12/12/2025

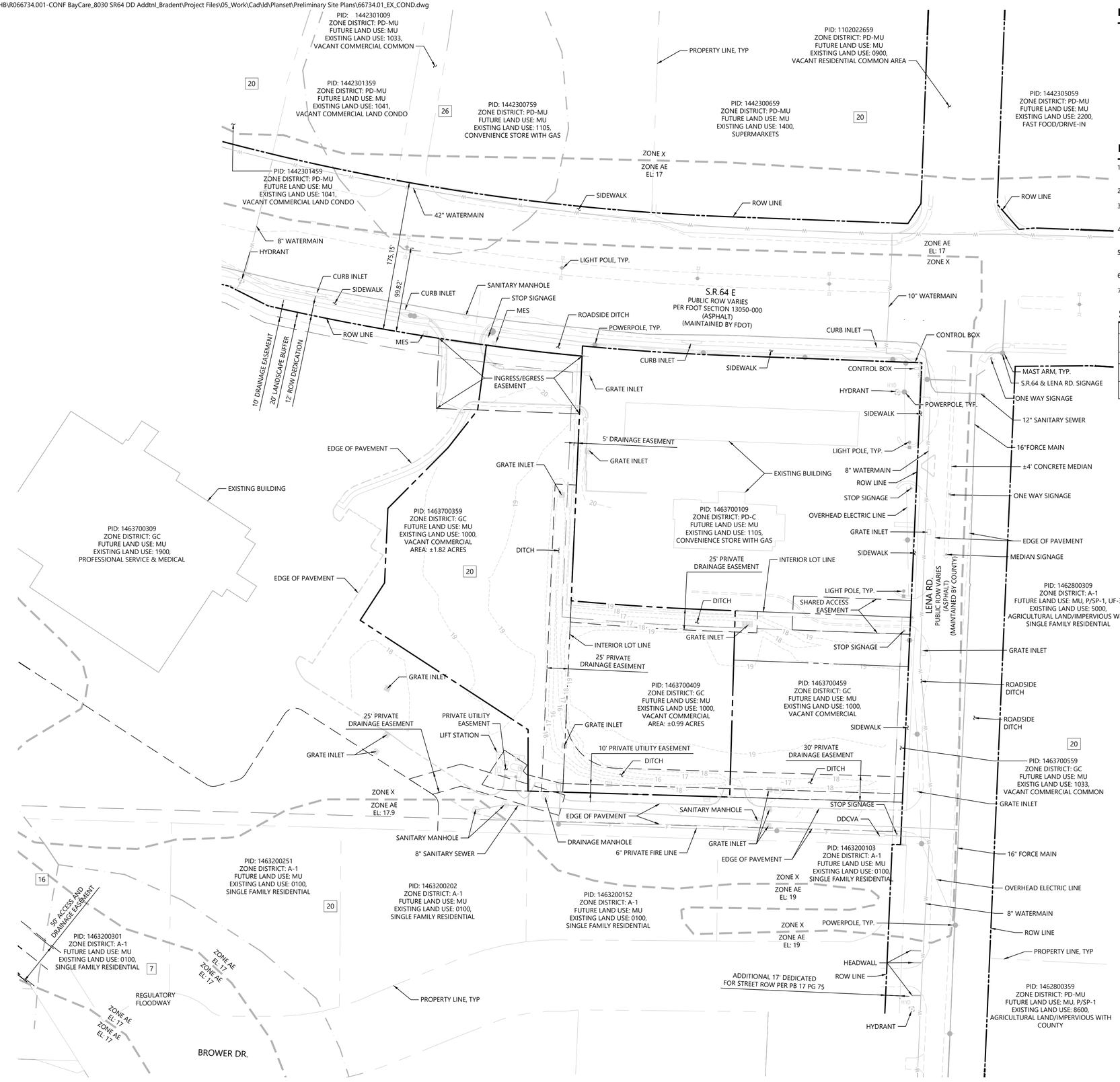
Aerial Map

Drawing Number
C1.00

Sheet ---- of ----

Project Number
R066734.001

C:\AMS\ACCDocs\VHB\R066734.001-CONF BayCare_8030 SR64 DD Addtnl_Bradent\Project Files\05_Work\Cad\ld\Planset\Preliminary Site Plans\66734.01_EX_COND.dwg



Legend

- PROJECT AREA BOUNDARY
- RIGHT OF WAY LINE
- INTERIOR LOT LINES
- PROPERTY LINES
- EXISTING FLOODPLAIN
- SOIL TYPE LINE
- # SOIL TYPE LABEL

Existing Condition Notes

1. EXISTING EASEMENTS HAVE BEEN IDENTIFIED ON THE PROPERTY BASED ON AVAILABLE RECORDS AND SURVEY DATA AND ARE AS SHOWN.
2. NO EXISTING BUILDINGS OR STRUCTURES ARE PRESENT ON THE PROPERTY.
3. NO KNOWN HISTORICAL OR ARCHAEOLOGICAL RESOURCES HAVE BEEN DOCUMENTED ON THE PROPERTY.
4. NO ACTIVE WELLS WERE DISCOVERED ON SITE BASED ON AVAILABLE SURVEY DATA AND FIELD OBSERVATIONS.
5. THE PROPERTY LIES WITH IN "ZONE X" FLOOD ZONE PER FEMA FIRM PANEL 12081C0327E DATED 3/17/2014.
6. THERE ARE NO EXISTING TREES LOCATED ON THE SUBJECT PROPERTY.
7. THERE ARE NO EXISTING WETLANDS ON THE SUBJECT PROPERTY.

Soil Table

SOIL LABEL NUMBER	SOIL TYPE
7	CANOVA, ANCLOTEM AND OKEELANTA SOILS
16	DELRAY COMPLEX
20	EAUGALLIE-EAUGALLIE WET, FINE SAND, 0 TO 2 PERCENT SLOPES
26	FLORIDANA-IMMOKALEE-OKEELANTA ASSOCIATION

vhb.com

501 E Kennedy Boulevard
Suite 1010
Tampa, FL 33602
813.327.5450
Certificate of Authorization
Number FL #3932

Benchmark Notes

THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS "BM M 565, PID DE8840" WITH AN ELEVATION OF 43.89 FEET.

DATUM ELEVATION CONVERSION FROM NAVD88: 19.96 - 0.47 = 19.29 NGVD 1929

0 30 60 120 Feet

Baycare FSED SR 64

8030 SR 64 E
Bradenton, FL 34212

No.	Revision	Date	Appvd.
	County Comments		02/27/2026

Designed by	Checked by
RBS/EG	KMB/RBS
Issued for	Date
Preliminary Site Plan Approval	02/27/2026

Existing Conditions

Drawing Number

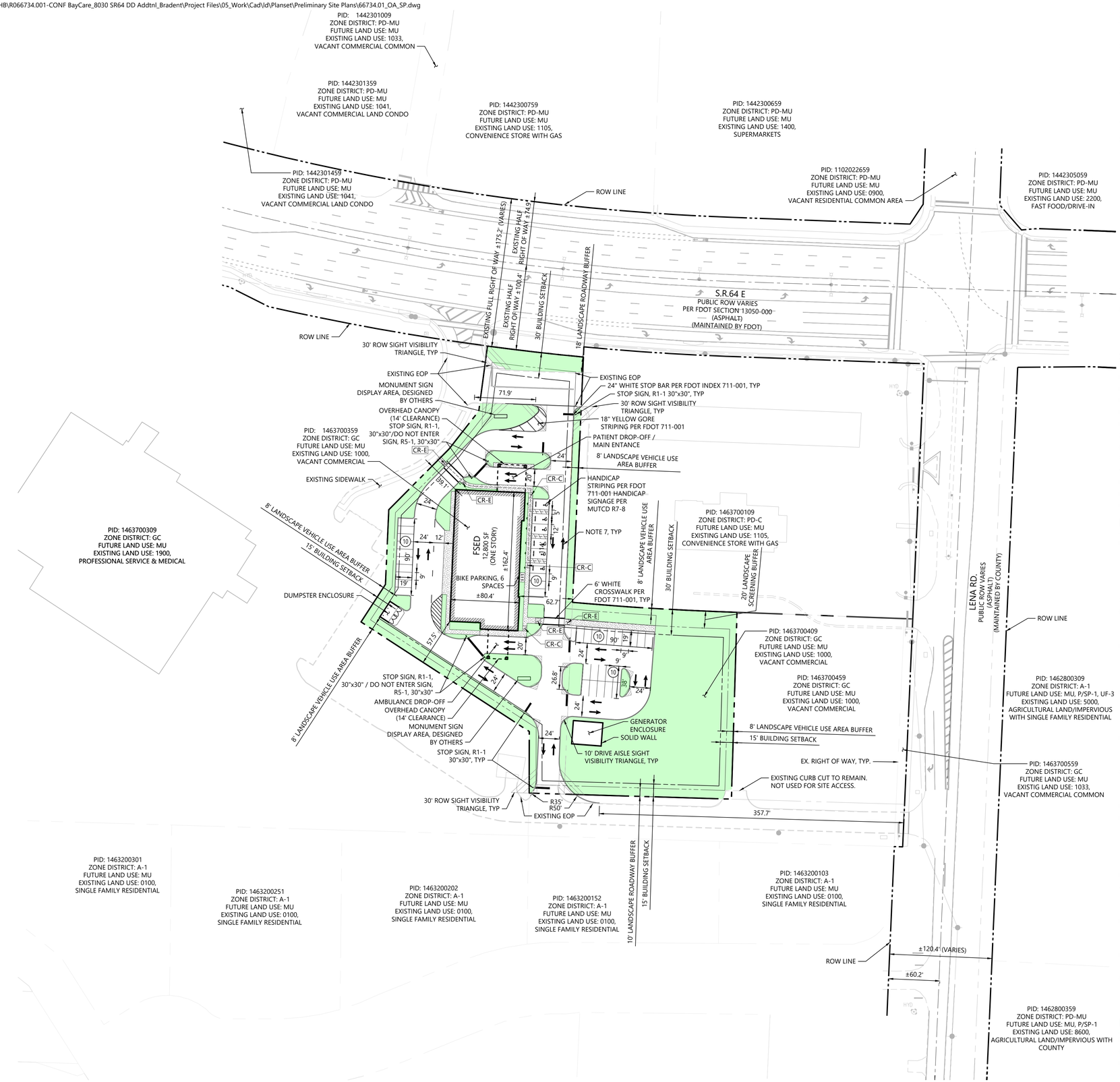
C1.01

Sheet of

Project Number

R066734.001

Saved Friday, February 27, 2026 2:45:40 PM EGRANT Plotted Friday, February 27, 2026 4:05:13 PM Sydney Thornton



Site Plan Notes

1. ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
2. SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
3. ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.
4. OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL BODIES OF WATER, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804.1).
5. PROJECT IS WITHIN THE ENTRANCEWAY AND SHALL BE SUBJECT TO LDC SECTION 900.
6. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS. ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
   - A. PRIVATE STREETS INTERSECTING WITH PUBLIC ROADS: THE STREET NAME SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BLUE BACKGROUND.
   - B. PUBLIC STREETS: THE STREET NAME SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON GREEN BACKGROUND.
   - C. EMERGENCY ACCESS MAINTENANCE STREETS: THE STREET NAME SIGNS SHALL BE 6" B SERIES UPPER/LOWER CASE WHITE TEXT ON BROWN BACKGROUND.
7. DIRECTIONAL ARROWS ARE SCHEMATIC TO SHOW CIRCULATION PATTERN. THESE ARE NOT PAVEMENT MARKINGS.
8. MANATEE COUNTY WILL REVIEW LOCATIONS OF PROPOSED PERIMETER AND ROADWAY LANDSCAPE BUFFERS FOR CONFLICTS WITH EXISTING EASEMENTS AND FUTURE RIGHT-OF-WAY RESERVATION SETBACKS. REQUIRED IMPROVEMENTS ARE NOT ALLOWED IN THIS RESERVATION SETBACK AREA.

Site Data

PROJECT NAME:	BAYCARE FSED SR 64
LOCATION:	8030 SR 64 E, BRADENTON, FL 34212
PARCEL ID:	1463700359 & 1463700409
PROJECT AREA:	2.81 AC
FUTURE LAND USE:	MU
ZONE DISTRICT:	GC
OVERLAY DISTRICT:	ENT
SPECIAL AREA(S):	NONE
WATERSHED OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	1000, VACANT COMMERCIAL (1555)
FLOOD ZONE:	X, PANEL #12081C0327E, EFFECTIVE 03/17/2014
BASIN NAME:	CYPRESS STRAND

Project Data

PROPOSED PROJECT AREAS:	
BUILDING:	
FSED	12,800 SF
MASTER STORMWATER SYSTEM:	COASTAL OTHROPEDICS, ERP # 41374.001, CYPRESS STRAND WATERSHED
GROSS FLOOR AREA:	12,800 SF
GROSS FLOOR AREA RATIO:	
ALLOWABLE:	1.000
PROPOSED:	0.105 (12,800 SF)
REQUIRED BUILDING SETBACKS:	
FRONT YARD:	30 FT (NORTH)
SIDE YARD:	15 FT (EAST & WEST)
REAR YARD:	15 FT (SOUTH)
REQUIRED BUFFERS:	
ROADWAY BUFFER:	10 FT (NORTH & SOUTH)
SCREENING BUFFER:	5 FT (EAST)
VEHICLE USE AREA BUFFER:	8 FT (EAST & WEST)
IMPERVIOUS AREAS:	
EXISTING:	0.12 ACRES (4.3%)
PROPOSED:	1.59 ACRES (56.8%)
OPEN SPACE AREA:	
REQUIRED:	0.70 ACRES (25.0%)
PROPOSED:	0.76 ACRES (26.9%)
EXISTING WETLAND AREA:	0.00 ACRES (0.0%)
PARKING REQUIRED:	
12,800 SF	
1 SPACE/350 GFA:	36 SPACES
MAX PARKING ALLOWED	
WITH 10% INCREASE:	40 TOTAL SPACES
PARKING PROVIDED:	40 SPACES
ACCESSIBLE PARKING:	
REQUIRED:	2 SPACES
PROVIDED:	6 SPACES
BICYCLE PARKING:	MANATEE COUNTY LDC: TABLE 10-3
REQUIRED:	2 SPACES
PROVIDED:	6 SPACES
PROPOSED BUILDING HEIGHTS:	
FSED BUILDING :	< 30 FT
CONSTRUCTION SCHEDULE:	
START MONTH/YEAR:	JAN/2027
COMPLETION MONTH/YEAR	NOV/2028

Land Use Table (Breakdown)

FREE STANDING EMERGENCY DEPARTMENT:	10.5%	12,800 SF / 122,404 SF
OPEN SPACE:	43.3%	52,988 SF / 122,404 SF
PARKING / PEDESTRIAN COMMON AREA:	46.2%	56,616 SF / 122,404 SF

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813.327.5450
Certificate of Authorization
Number FL #3932

Legend

- PROJECT AREA BOUNDARY
- RIGHT OF WAY LINE
- PROPERTY LINES
- ADA ACCESSIBILITY PATH
- CR-E — CURB RAMP, ALPHA-IDENTIFICATION SEE FDOT INDEX 522-002
- OPEN SPACE

Benchmark Notes

THE VERTICAL DATUM UTILIZED FOR THIS PROJECT IS NAVD 1988, U.S. SURVEY FEET. THE BENCHMARK UTILIZED WAS "BM M 565, PID DE8840" WITH AN ELEVATION OF 43.89 FEET.

DATUM ELEVATION CONVERSION FROM NAVD88: 19.96 - 0.47 = 19.29 NGVD 1929

0 30 60 120 Feet

Baycare FSED SR 64

8030 SR 64 E
Bradenton, FL 34212

No.	Revision	Date	Appvd.
	County Comments	02/27/2026	
	County Comments	03/18/2026	
	County Comments	04/22/2026	

Designed by	Checked by
RBS/EG	KMB/RBS
Issued for	Date
Preliminary Site Plan Approval	04/24/2026

Overall Site Plan

This item has been digitally signed and sealed by Sydney Thornton, PE 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.

Date: 2026.04.24 10:13:37-04'00'

Drawing Number
C2.00

Sheet of

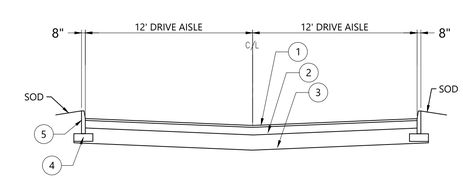
Project Number
R066734.001

Legend

- PROJECT AREA BOUNDARY
- RIGHT OF WAY LINE
- INTERNAL LOT LINES
- SANITARY SEWER
- WATER MAIN
- FIRE MAIN
- STORM SEWER
- FIRE HYDRANT (FHA)
- FIRE DEPARTMENT CONNECTION (FDC)
- DRAINAGE FLOW ARROWS

Utility Notes

1. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
2. 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 THESE UTILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. EXISTING WATER AND SANITARY SEWER SERVICES ARE PROVIDED BY MANATEE COUNTY UTILITY OPERATIONS.
4. FIRE HYDRANTS SHALL BE PAINTED RED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS UTILITIES STANDARDS, UW-5, NOTE #3.
5. CONTRACTOR SHALL PROVIDE TO THIS DEPARTMENT DOCUMENTATION INDICATING THE HYDRANTS AT THIS LOCATION ARE IN PROPER WORKING ORDER AND SHALL BE TESTED BY A STATE CERTIFIED CONTRACTOR I OR II. DOCUMENTATION OF TESTING SHALL BE PROVIDED TO THIS DEPARTMENT PRIOR TO FINAL CO. DOCUMENTATION SHALL INCLUDE GPM, STATIC, FLOW & RESIDUAL PRESSURES.
6. PRIOR TO INSTALLING UNDERGROUND FIRE SUPPLY LINE SYSTEM, A PERMIT SHALL BE ISSUED BY THIS OFFICE AND POSTED ON JOB SITE. THE PERMIT APPLICATION IS AVAILABLE AT EAST MANATEE FIRE RESCUE. PERMIT/ PLANS REVIEW FEE OF $250.00 SHALL BE PAID UPON APPLICATION OF SUBMITTAL.
7. THE PROPOSED DRAINAGE EASEMENTS 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.
8. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.



LEGEND:

1. 2.5" FDOT SUPERPAVE TYPE SP-9.5 ASPHALT COURSE (COMPACTED TO 92% LABE MAX. DENSITY)
2. 8" CRUSHED CONCRETE BASE COURSE (98% AASHTO T-180/LBR 150)
3. 12" (IN) STABILIZED SUBGRADE (98% AASHTO T-180/LBR 40)
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE
5. FDOT TYPE 'D' CURB

Section C-C

N.T.S.

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Number FL #3932

Benchmark Notes

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0 30 60 120 Feet

Baycare FSED SR 64

8030 SR 64 E
Bradenton, FL 34212

No.	Revision	Date	Appvd.
	County Comments		02/27/2026

Designed by	Checked by
RBS/TG	KMB/RBS
Issued for	Date
Preliminary Site Plan Approval	02/27/2026

Utility, Grading, & Drainage Plan

Drawing Number

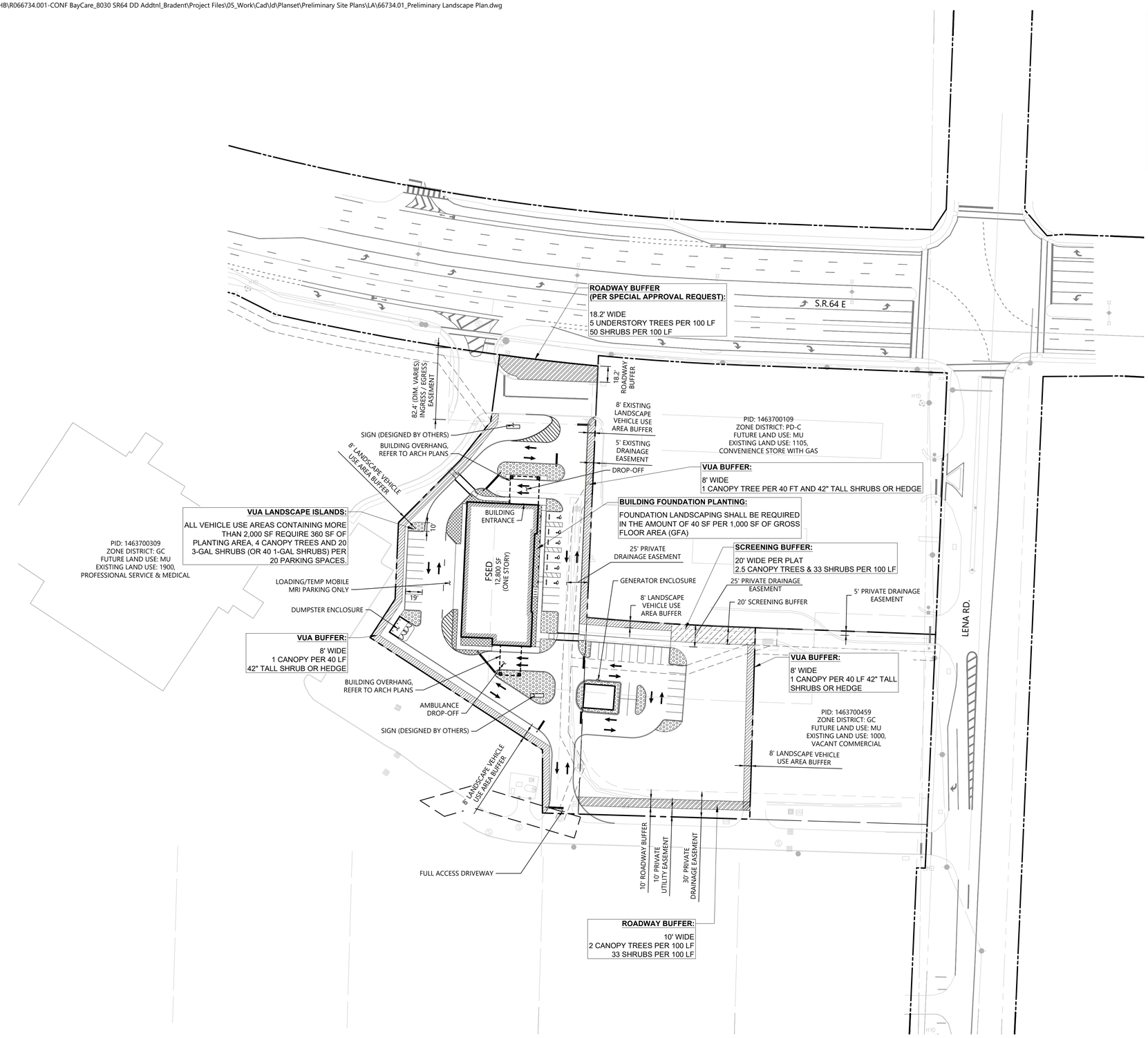
C3.00

Sheet of

Project Number

R066734.001

Saved Friday, February 27, 2026 2:52:33 PM EGRANT Plotted Friday, February 27, 2026 4:05:23 PM Sydney Thornton



Legend

- PROJECT AREA BOUNDARY
- FOUNDATION LANDSCAPE REQUIREMENT
- ROADWAY BUFFER REQUIREMENT
- VUA LANDSCAPE REQUIREMENT
- VUA PERIMETER BUFFER REQUIREMENT
- SCREENING BUFFER REQUIREMENT

PROPOSED LANDSCAPE SPECIES LIST

CANOPY TREE
LIVE OAK
SOUTHERN MAGNOLIA
EAGLESTON HOLLY
WINGED ELM
SEA GRAPE
SLASH PINE
DAHOON HOLLY
SOUTHERN RED CEDAR

SHRUBS
WALTER'S VIBURNUM
CLUSIA
WAX MYRTLE
SILVER BUTTONWOOD
FIREBUSH
RED TIP COCOPLUM

ORNAMENTAL GRASSES
PINK MUHLY GRASS
DWARF FAKAHATCHEE GRASS
ELLIOT'S LOVEGRASS
SAND CORD GRASS

GROUNDCOVERS
COONTIE
LIRIOPE
BLUE DAZE
SUNSHINE MIMOSA
BLUE FLAX LILY
BLUE FLAG IRIS
AFRICAN IRIS

NOTES:

1. 100% AUTOMATIC IRRIGATION SYSTEM WILL BE REQUIRED.
2. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER 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 (PW UTILITY STANDARDS MANUAL 1.1.3.B).
3. TREE REMOVAL / REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION 402, 700, 701 AND 900
4. PER SECTION 701.8.16, TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF ANY DRAINAGE SWALE OR WITHIN THREE (3) FEET MEASURED HORIZONTALLY FROM THE CENTERLINE OF THE DRAINAGE SWALE; WHICHEVER IS GREATER. SWALES MUST ALLOW THE POSITIVE FLOW OF WATER WITHOUT ANY OBSTRUCTION.

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0 30 60 120 Feet

Baycare FSED SR 64

8030 SR 64 E
Bradenton, FL 34212

No.	Revision	Date	Apprvd.
	County Comments		02/27/2026

Designed by: RBS/EG
Checked by: KMB/RBS
Issued for: Preliminary Site Plan Approval
Date: 02/27/2026

Preliminary Landscape Plan

Drawing Number
L1.00

Sheet ---- of ----

Project Number
R066734.001

Kimley»Horn

April 8, 2026

Prony Bonnaire Fils, Ph. D.
Manatee County Development Services
Transportation Planning Division
9000 Town Center Pkwy
Lakewood Ranch, FL 34202

RE: ***Trip Generation Comparative Analysis***
BayCare FSED SR 64 (PLN2511-0135) and PDC-25-23(Z)(P)
Southwest Quadrant of SR 64 & Lena Road
Manatee County, Florida

Dear Mr. Bonnaire Fils:

This updated trip generation comparative analysis has been provided to compare the originally approved trips done as part of the Fourtoads LLC Rezone (Project # Z-20-01, Record # PLN1912-0108), and the existing Coastal Orthopedics trips plus the potential trips generated by the proposed 12,800 square-foot free-standing emergency department as well as the potential trips generated by the remaining parcel on the project site located south of SR 64 and west of Lena Road in Manatee County, Florida. The results of this analysis are provided herein.

The original traffic impact statement by Kimley Horn & Associates, Inc., dated December 12th, 2019, was approved for the Rezone Application and included the following land uses with square footages (SF) using the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition:

1) 88,000 SF of Medical-Dental Office Building (LUC 720)
2) 24,000 SF of Variety Store (LUC 814)
3) 4,000 SF of Fast-Food Restaurant with Drive-Through (LUC 934)

After the existing Coastal Orthopedics development, the proposed free-standing emergency department represents the first development on the remaining parcels. This analysis evaluates whether the proposed free-standing emergency department, plus the potential trips generated by the remaining parcel, when combined with the existing built use, would remain within the originally approved trip generation threshold. Based on the original traffic impact statement, the p.m. peak hour was originally approved for 401 net, new trips.

Trip generation for the proposed free-standing emergency department and the remaining parcel was estimated utilizing land use data and trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition, for LUC 650 (Free-Standing Emergency Room) and LUC 934 (Fast-Food Restaurant with Drive-Through Window). The conceptual site plan for the proposed free-standing emergency department is attached as **Appendix A**.

Project trips associated with the existing Coastal Orthopedics were quantified based on driveway counts collected on-site. Based on the collected counts included in **Appendix B**, 4:45 p.m. to 5:45 p.m. was identified as the p.m. peak hour and these peak-hour counts were utilized in the analysis.

Table 1 depicts the originally approved p.m. peak-hour trip generation. **Table 2** shows the existing p.m. peak-hour trips associated with Coastal Orthopedics and the estimated p.m. peak-hour trips for the proposed free-standing emergency department and potential fast-food restaurant with drive-through window.

Table 1: Originally Approved P.M. Peak-Hour Project Traffic

ITE Land Use Category	Variable	Size	PM Enter Split	PM Exit Split	PM Peak Total Trips			Internal Capture	Internal Capture Trips	Pass-By Capture	Pass-By Capture Trips	PM Peak Net New External Trips		
					Enter	Exit	Total					Enter	Exit	Total
720	KSF	88	40%	60%	84	216	300	4%	12	0%	0	78	210	288
814	KSF	24	52%	48%	85	79	164	33%	54	34%	38	39	33	72
934	KSF	4	53%	47%	68	63	131	37%	48	50%	42	23	18	41
											Net, New Trips	140	261	401

Table 2: Estimated P.M. Peak-Hour Project Traffic (Includes Built and Proposed Uses)

ITE Land Use Category	Variable	Size	PM Enter Split	PM Exit Split	PM Peak Total Trips			Internal Capture	Internal Capture Trips	Pass-By Capture	Pass-By Capture Trips	PM Peak Net New External Trips		
					Enter	Exit	Total					Enter	Exit	Total
720	KSF	88	13%	86%	16[1]	106[1]	122[1]	0%	0	0%	0	16[1]	106[1]	122[1]
650	KSF	12.8	46%	54%	9	10	19	0%	0	0%	0	9	10	19
934	KSF	4	52%	48%	66	60	126	0%	0	55%	69	30	27	57
											Net, New Trips	55	143	198

1: Based on data collection done on October 23, 2025.

As shown in **Table 2**, the p.m. peak hour is anticipated to generate 198 net, new trips between the existing Coastal Orthopedics development and the proposed free-standing emergency department plus the potential fast-food restaurant.

When compared to the originally approved 401 net, new trips during the p.m. peak hour, the combined trip generation from the existing Coastal Orthopedics development and the proposed free-standing emergency department plus the potential fast-food restaurant is significantly lower. As such, the total trips generated by the existing and proposed land uses are anticipated to remain within the site's originally approved trip threshold.

Please note that as per coordination with FDOT staff, an FDOT traffic study is not required for the proposed free-standing emergency department based upon its trip characteristics. Correspondence with FDOT staff is attached in **Appendix C**.

Conclusion

This trip generation comparative analysis was undertaken to compare the originally approved trips shown as part of the Fourtoads LLC Rezone (Project # Z-20-01, Record # PLN1912-0108), and the existing Coastal Orthopedics trips plus the potential trips generated by the proposed 12,800 square-foot free-standing emergency department as well as the potential trips generated by the remaining parcel on the project site located south of State Road 64 and west of Lena Road in Manatee County, Florida. The analysis determined that the combined trip generation from the existing Coastal Orthopedics development and the proposed free-standing emergency department plus the potential fast-food restaurant is expected to remain below the originally approved trip threshold. Therefore, the addition of the free-standing emergency department will not trigger the overall development to exceed its approved trip generation threshold.

Please let us know if you have any questions or comments regarding the above matter.

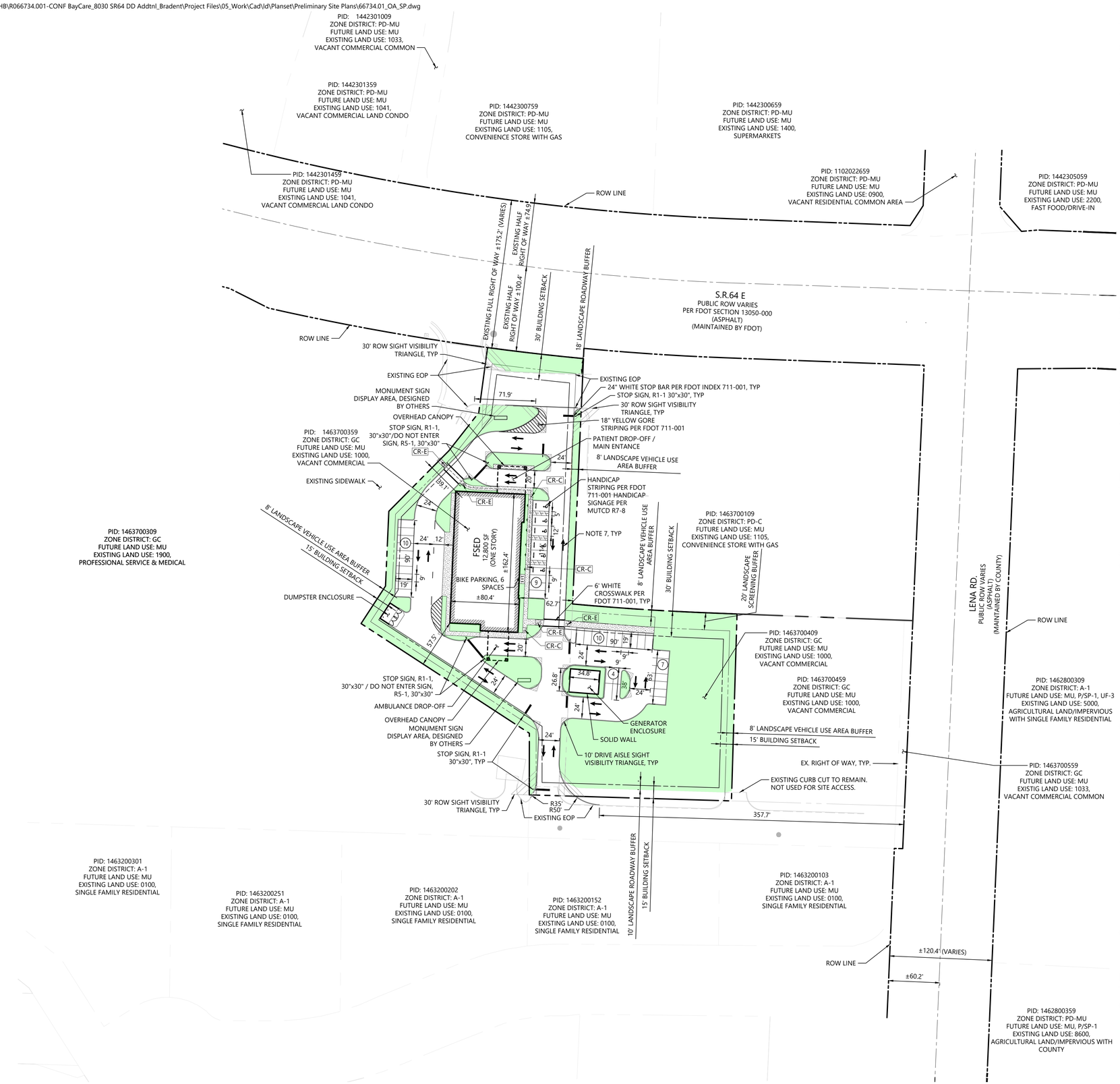
Sincerely,

Basit Ali, P.E.
Transportation Engineer

Rebekka Stottman
Civil Analyst

APPENDIX A:

Baycare Free Standing Emergency Department Conceptual Site Plan



Site Plan Notes

1. ALL CURB AND EDGE OF PAVEMENT RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
2. SELECT AND INSTALL SIGN POST IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-010.
3. ALL SIGNS REQUIRED TO HAVE 7' VERTICAL CLEARANCE FROM THE BOTTOM OF THE LOWEST MOUNTED SIGN TO GRADE.
4. OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL BODIES OF WATER, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804.1).
5. PROJECT IS WITHIN THE ENTRANCEWAY AND SHALL BE SUBJECT TO LDC SECTION 900.
6. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS FY 2025-26 AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS. ALL STREET NAME SIGN SHOP DRAWINGS ARE TO BE REVIEWED BY MANATEE COUNTY PRIOR TO INSTALLATION AND THE SIGNS SHALL BE DESIGNED WITH BLOCK NAMES, NUMBERS AND COLORS AS FOLLOWS:
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7. DIRECTIONAL ARROWS ARE SCHEMATIC TO SHOW CIRCULATION PATTERN. THESE ARE NOT PAVEMENT MARKINGS.

Site Data

PROJECT NAME:	BAYCARE FSED SR 64
LOCATION:	8030 SR 64 E, BRADENTON, FL 34212
PARCEL ID:	1463700359 & 1463700409
PROJECT AREA:	2.81 AC
FUTURE LAND USE:	MU
ZONE DISTRICT:	GC
OVERLAY DISTRICT:	ENT
SPECIAL AREA(S):	NONE
WATERSHED OVERLAY DISTRICT:	NONE
EXISTING LAND USE:	1000, VACANT COMMERCIAL (1555)
FLOOD ZONE:	X, PANEL #12081C0327E, EFFECTIVE 03/17/2014
BASIN NAME:	CYPRESS STRAND

Project Data

PROPOSED PROJECT AREAS:	
BUILDING:	
FSED	12,800 SF
MASTER STORMWATER SYSTEM:	COASTAL OTHROPEDICS, ERP # 41374.001, CYPRESS STRAND WATERSHED
GROSS FLOOR AREA:	12,800 SF
GROSS FLOOR AREA RATIO:	
ALLOWABLE:	1.000
PROPOSED:	0.104 (12,800 SF)
REQUIRED BUILDING SETBACKS:	
FRONT YARD:	30 FT (NORTH)
SIDE YARD:	15 FT (EAST & WEST)
REAR YARD:	15 FT (SOUTH)
REQUIRED BUFFERS:	
ROADWAY BUFFER:	10 FT (NORTH & SOUTH)
SCREENING BUFFER:	5 FT (EAST)
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PROPOSED:	1.59 ACRES (56.8%)
OPEN SPACE AREA:	
REQUIRED:	0.70 ACRES (25.0%)
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PARKING REQUIRED:	
12,800 SF	
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WITH 10% INCREASE:	40 TOTAL SPACES
PARKING PROVIDED:	40 SPACES
ACCESSIBLE PARKING:	
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PROVIDED:	6 SPACES
BICYCLE PARKING:	MANATEE COUNTY LDC: TABLE 10-3
REQUIRED:	2 SPACES
PROVIDED:	6 SPACES
PROPOSED BUILDING HEIGHTS:	
FSED BUILDING :	< 30 FT
CONSTRUCTION SCHEDULE:	
START MONTH/YEAR:	JAN/2027
COMPLETION MONTH/YEAR	NOV/2028

Land Use Table (Breakdown)

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OPEN SPACE:	43.3%	52,988 SF / 122,404 SF
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Certificate of Authorization
Number FL #3932

Legend

- PROJECT AREA BOUNDARY
- RIGHT OF WAY LINE
- PROPERTY LINES
- ADA ACCESSIBILITY PATH
- CR-E — CURB RAMP, ALPHA-IDENTIFICATION SEE FDOT INDEX 522-002
- OPEN SPACE

Benchmark Notes

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0 30 60 120 Feet

Baycare FSED SR 64

8030 SR 64 E
Bradenton, FL 34212

No.	Revision	Date	Apprvd.
	County Comments		02/27/2026

Designed by	Checked by
RBS/TG	KMB/RBS
Issued for	Date
Preliminary Site Plan Approval	02/27/2026

Overall Site Plan

Drawing Number
C2.00

Sheet of

Project Number
R066734.001

APPENDIX B:

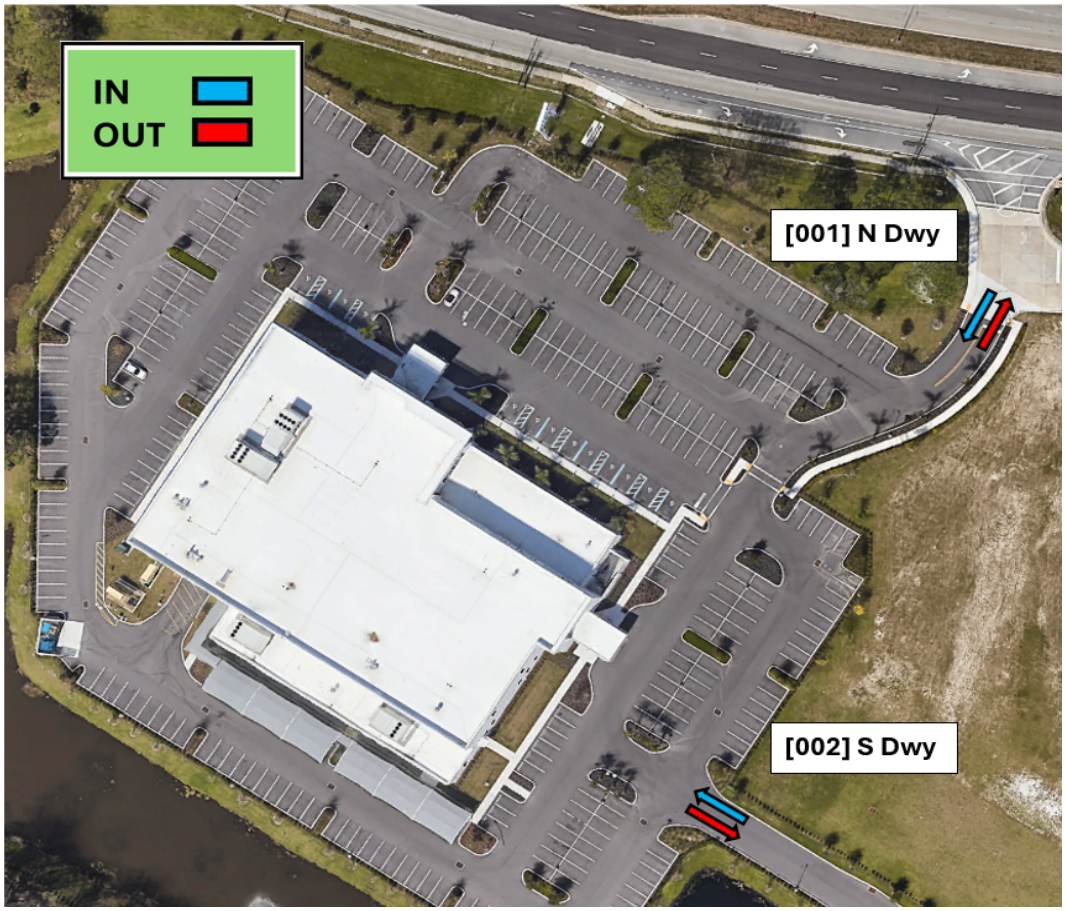
Coastal Orthopedics Data Collection

Prepared by National Data & Surveying Services

Driveway Study

Location: Coastal Orthopaedics, 8000 FL-64
City: Bradenton, FL
Date: 10/23/2025, (Thu)

TIME	VOLUME				Trip	
	[001] N Dwy		[002] S Dwy			
	IN	OUT	IN	OUT	IN	OUT
4:00 PM	3	9	2	18	5	27
4:15 PM	4	11	2	13	6	24
4:30 PM	1	9	0	13	1	22
4:45 PM	4	5	1	14	5	19
5:00 PM	2	13	2	25	4	38
5:15 PM	3	6	1	18	4	24
5:30 PM	3	6	0	19	3	25
5:45 PM	0	5	1	9	1	14
Totals	*20*	*64*	*9*	*129*	*29*	*193*


IN
OUT
[001] N Dwy
[002] S Dwy

APPENDIX C:

FDOT Correspondence

Ali, Basit

From: Strickland, Kim <Kim.Strickland@dot.state.fl.us>
Sent: Tuesday, September 30, 2025 12:01 PM
To: Ali, Basit; Ervin, Samantha
Subject: RE: No Methodology Needed

Good afternoon, Basit,

Thank you for reaching out regarding the traffic study requirements. Access Management does not require a traffic study for developments generating fewer than 600 daily trips. Therefore, a traffic study is not necessary for a Category B permit. Typically, we ask that you upload the concurrency study provided by local agencies for the permit records.

Please feel free to contact me if you have any further questions.

Thank you,

Kim Strickland
Traffic Specialist IV
Access Management
(863) 519-2236
(863) 220-3451

From: Ali, Basit <Basit.Ali@kimley-horn.com>
Sent: Tuesday, September 30, 2025 11:44 AM
To: Ervin, Samantha <Samantha.Ervin@dot.state.fl.us>; Strickland, Kim <Kim.Strickland@dot.state.fl.us>
Subject: RE: No Methodology Needed

Good morning Kim and Samamtha,

I have another question regarding District 1 traffic study requirements. We have a potential new project which will be category B. Does a Category B development (320 VPD, 14 AM peak trips, 19 PM peak trips) need a traffic study even though the FDOT driveway that is being proposed to be utilized is an existing RI/RO driveway with a dedicated right-turn lane? Please note that there is another existing non-FDOT driveway as well which is anticipated to take half, if not the majority of the project trips.

Thank you,

Basit Ali, P.E.
Kimley-Horn | 201 North Franklin Street, Suite 1400, Tampa, FL 33602
Direct: 813 467 7522 | Office: 813 620 1460

This instrument prepared by
and after recording return to:
Heather Darden, Esq.
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd., Suite 100
Atlanta, GA 30339

This space reserved for Recorder's use only.

ACCESS AND CONSTRUCTION EASEMENT AGREEMENT

THIS ACCESS AND CONSTRUCTION EASEMENT AGREEMENT (this "**Agreement**") is made as of the 7th day of FEBRUARY, 2014, by and between **RACETRAC PETROLEUM, INC.**, a Georgia corporation (hereinafter referred to as "**RaceTrac**") and **FOURTOADS, LLC**, a Florida limited liability company (hereinafter referred to as "**FourToads**");

W I T N E S S E T H:

WHEREAS, RaceTrac is the owner of certain real property located in Manatee County, Florida (the "**RaceTrac Property**"), as more particularly described and depicted on **Exhibit "A"** attached hereto and incorporated by reference herein;

WHEREAS, FourToads is the owner of that certain real property located in Manatee County, Florida (the "**FourToads Property**") as more particularly described on **Exhibit "B"** attached hereto and incorporated by reference herein;

WHEREAS, the parties desire to create certain easements on the RaceTrac Property, and on the FourToads Property (collectively the "**Easements**").

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and of the mutual covenants herein contained, and for other valuable and good consideration in hand paid at or before the sealing of these presents, the sufficiency and receipt of which are hereby expressly acknowledged and confirmed, the parties hereby agree as follows:

1. **Shared Access Easement**.

a. Grant of Shared Access Easement to RaceTrac. FourToads does hereby bargain, sell, grant and convey to RaceTrac a perpetual, non-exclusive right, privilege and easement over a portion of the FourToads Property (the "**Shared Access Easement Area**") as more particularly shown on **Exhibit "C"** attached hereto and incorporated by reference herein, for the benefit of and as an appurtenance to the RaceTrac Property. RaceTrac shall have the right, but not the obligation, to pave and maintain a driveway on any portion of the Shared Access Easement Area for the purpose of providing access, ingress and egress by pedestrian traffic and by motor vehicles onto Lena Road, to RaceTrac's specifications.

None of the foregoing shall obligate RaceTrac to construct the foregoing driveway on any portion thereof.

b. Grant of Shared Access Easement to FourToads. RaceTrac does hereby bargain, sell grant and convey to FourToads a perpetual, non-exclusive right, privilege and easement over a portion of the RaceTrac Property located within the Shared Access Easement Area, for the benefit of and as an appurtenance to the FourToads Property.

c. If RaceTrac constructs a driveway on the Shared Access Easement Area, and except as otherwise provided herein, RaceTrac shall maintain the driveway at RaceTrac's sole cost and expense. Any work performed by a party pursuant to this Agreement shall be done in a good and workmanlike manner, free and clear of liens, and in accordance with all applicable governmental rules, ordinances and requirements.

d. In the event that FourToads desires to utilize the driveway, upon the development of the FourToads Property, FourToads shall reimburse RaceTrac for its pro-rata share (based on acreage) of the costs incurred by RaceTrac in maintaining the driveway on the Shared Access Easement Area.

3. **Ingress/Egress Easement**. FourToads does hereby bargain, sell, grant and convey to RaceTrac, for the benefit of and as an appurtenance to the RaceTrac Property, a perpetual, non-exclusive right, privilege and easement over a portion of the FourToads Property (the "**Ingress/Egress Easement Area**") as more particularly shown on **Exhibit "D"** attached hereto and incorporated by reference herein, for the purpose of providing access, ingress and egress by pedestrian traffic and by motor vehicles on, over and across the Ingress/Egress Easement Area to State Road 64. RaceTrac shall have the right, but not the obligation, to pave and maintain a driveway on the Ingress/Egress Easement Area for the purpose of providing access, ingress and egress by pedestrian traffic and by motor vehicles onto State Route 64, to RaceTrac's specifications. None of the foregoing shall obligate RaceTrac to construct the foregoing driveway on any portion thereof.

4. **Right of Way Dedication and Temporary Construction Easement**. FourToads hereby acknowledges that a portion of the FourToads Property shall be taken by the Florida Department of Transportation for purposes of a right-of-way dedication (the "**Right of Way Dedication**") as more particularly depicted and described on **Exhibit "E-1"** attached hereto and incorporated by reference herein. FourToads hereby grants to RaceTrac a temporary construction easement over and across a portion of the FourToads Property (the "**Temporary Construction Easement Area**") as more particularly depicted and described on **Exhibit "E-2"** for the purpose of providing access around the proposed Right of Way Dedication to the Ingress/Egress Easement Area, which easement shall expire upon completion of the improvements on the RaceTrac Property, the Shared Access Easement Area and the Ingress/Egress Easement Area.

5. **Binding Effect.** The benefits and burdens of the Easements granted by this Agreement shall run with the title to the RaceTrac Property and the Fourtoads Property, and shall bind or benefit the owners thereof, their respective successors, successors-in-title, legal representatives and assigns.

6. **Grant of Easements Only.** RaceTrac and FourToads are not conveying any land or title, but merely are granting the rights, privileges and the Easements hereinabove set forth, subject to the conditions set forth hereinabove. This Agreement is not and shall not be construed, interpreted or enforced as a dedication of all or any portion of the RaceTrac Property or FourToads Property to public use or to the private use of any party other than RaceTrac and FourToads, their respective invitees, customers, employees, agents, and successors-in-title.

7. **Waiver.** The failure of the parties to exercise any right given hereunder or to insist upon strict compliance with any term, condition or agreement specified herein, shall not constitute a waiver of either party's right to exercise such right or to demand strict compliance with any such term, condition or agreement under this Agreement.

SW

8. **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Florida.

9. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which will be deemed to be an original, but all of which together will constitute one instrument.

10. **Time of Essence**. Time shall be of the essence as to all covenants, terms and conditions in this Agreement.

11. **Notices**. All notices, demands, or requests required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been properly given or served if by (i) hand delivery, (ii) reputable national overnight courier service, or (iii) prepaid, certified U.S. Mail, return receipt requested, and shall be effective upon delivery or refusal. Any such notice, demand or request shall be addressed to the applicable party as follows:

To RaceTrac: RaceTrac Petroleum, Inc.
3225 Cumberland Boulevard, Suite 100
Atlanta, Georgia 30339
Attention: Corporate Counsel – Real Estate

To Fourtoads: FourToads, LLC
6215 26th Avenue E
Bradenton, Florida 34208
Attention: Sheryl B. Lowe

12. **Attorney's Fees**. In connection with any litigation arising out of or in connection with this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs from the non-prevailing party, including all such attorneys' fees and costs which may be incurred in any trial, appellate or bankruptcy proceedings.

SL

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement under seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness
Print Name: L. JOHN WENTZ

Witness
Print Name: PHILIP E. PERREY

FOURTOADS:
FOURTOADS, LLC,
a Florida limited liability company

By: Sheryl B. Lowe

Name: Sheryl B. Lowe

Title: Manager

(COMPANY SEAL)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY, 2014, by SHERYL B. LOWE, as MANAGER of FourToads, LLC, a Florida limited liability company, on behalf of said company and who is personally known to me or has produced FLORIDA D.L. as identification and who did (did not) take an oath.

Notary Public

Printed Name: PHILIP E. PERREY

PHILIP E. PERREY
MY COMMISSION EXPIRES
February 14, 2016
#EE 138520
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

[Signatures Continue on Next Page]

Signed, sealed and delivered
in the presence of:

Michelle Hill
Witness
Print Name: Michelle Hill

Kristina Hughes
Witness
Print Name: Kristina Hughes

RACETRAC:
RACETRAC PETROLEUM, INC.,
a Georgia corporation

By: _____

Name: Bill Milam

Title: C.O.O.

(CORPORATE SEAL)

STATE OF GEORGIA
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 4th day of February, 2014, by Bill Milam, as COO of RaceTrac Petroleum, Inc., a Georgia corporation, on behalf of said corporation and who is personally known to me and who did (did not) take an oath.

Notary Public

Printed Name: Kristina M. Longfellow

KRISTINA M. LONGFELLOW NOTARY PUBLIC GEORGIA FULTON COUNTY EXPIRES MARCH 4, 2014

EXHIBIT "A"
RACETRAC PROPERTY

PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64 WITH THE WEST RIGHT-OF-WAY LINE OF LENA ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD 64 RIGHT-OF-WAY MAP SECTION 13050-000; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°32'11"W, 300.01 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N87°50'00"W, 231.07 FEET; THENCE 168.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3214.79 FEET AND A CHORD OF 168.97 FEET WHICH BEARS N86°20'02"W; THENCE N02°32'11"E, 300.35 FEET, TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: 1) 167.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET AND A CHORD OF 167.01 FEET WHICH BEARS S86°11'53"E; 2) S87°50'00"E, 233.04 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.75 ACRES, MORE OR LESS.

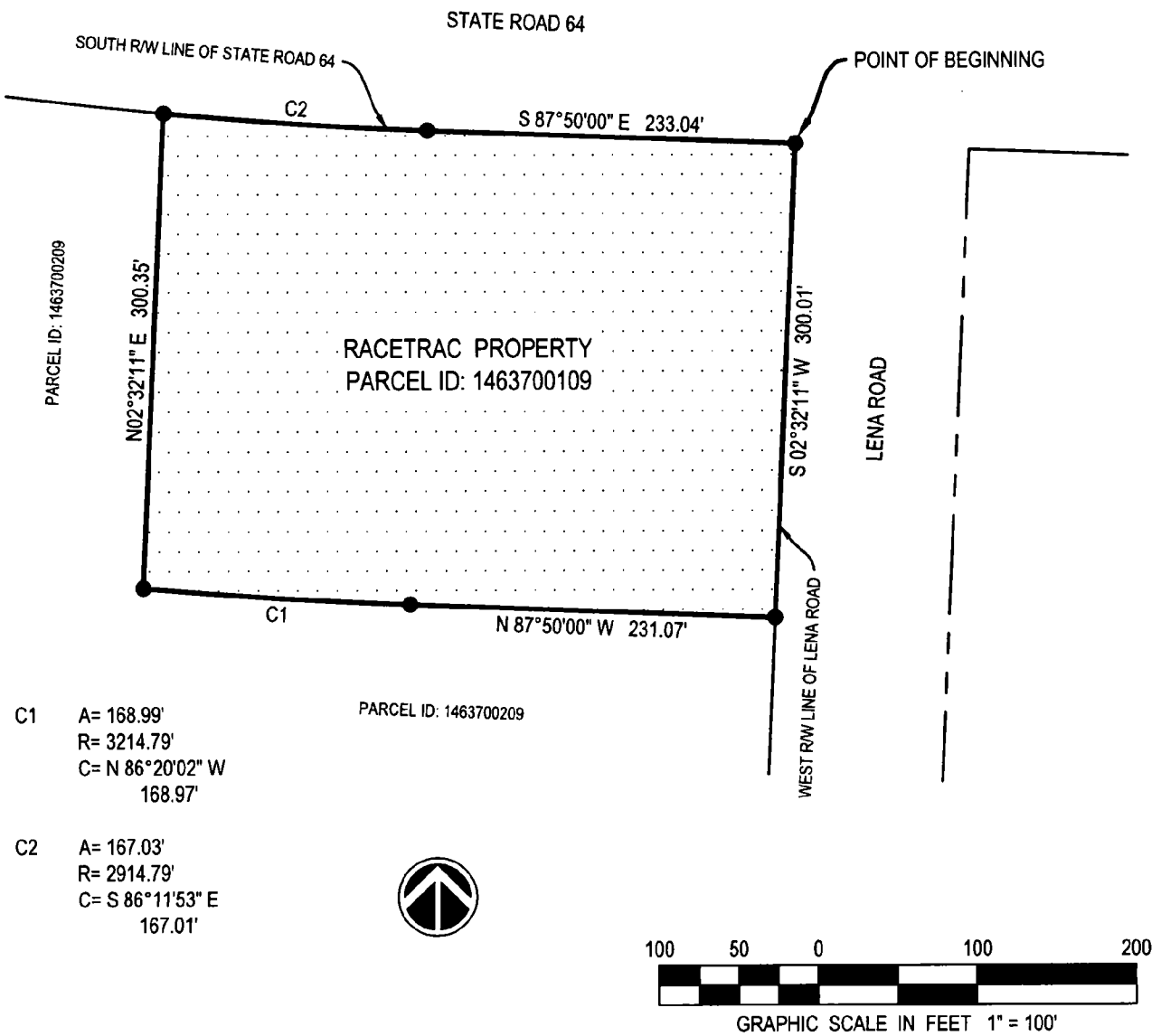


EXHIBIT "B"

FOURTOADS PROPERTY

That part of N1/2 of SE1/4 of NW1/4 of Section 36 lying South of Bradenton-Arcadia Road containing 8 acres more or less. The N 400 ft of the S1/2 of the SE1/4 of NW1/4 of Section 36 containing 12 acres more or less, together with a strip of land extending from East line of above described tracts to center of a graded road running north-south through or near center of Section 36, and being a strip of land approximately 55 ft. wide, subject to existing road easement as described in Official Record Book 14, Page 331, Public Records of Manatee County, Florida. All in Section 36, Township 34 South, Range 18 East, Manatee County, Florida.

Less Lands described in Warranty Deed dated December 22, 1989 and recorded in OR Book 1285 Page 0535, Public Records of Manatee County, Florida.

Less: PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64 WITH THE WEST RIGHT-OF-WAY LINE OF LENA ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD 64 RIGHT OF WAY MAP SECTION 13050-000; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°32'11"W, 300.01 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N87°50'00"W, 231.07 FEET; THENCE 168.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 3214.79 FEET AND A CHORD OF 168.97 FEET WHICH BEARS N86°20'02"W; THENCE N02°32'11"E, 300.35 FEET, TO SAID SOUTH RIGHT-OF-WAY LINE OF SR 64; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES: 1) 167.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2914.79 FEET AND A CHORD OF 167.01 FEET WHICH BEARS S86°11'53"E; 2) S87°50'00"E, 233.04 FEET, TO THE POINT OF BEGINNING.

EXHIBIT "C"
SHARED ACCESS EASEMENT AREA

PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64 WITH THE WEST RIGHT-OF-WAY LINE OF LENA ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD 64 RIGHT-OF-WAY MAP SECTION 13050-000; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°32'11"W, 280.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S02°32'11"W, 40.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, N87°50'00"W, 138.67 FEET; THENCE N02°10'00"E, 40.00 FEET; THENCE S87°50'00"E, 138.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES, MORE OR LESS.

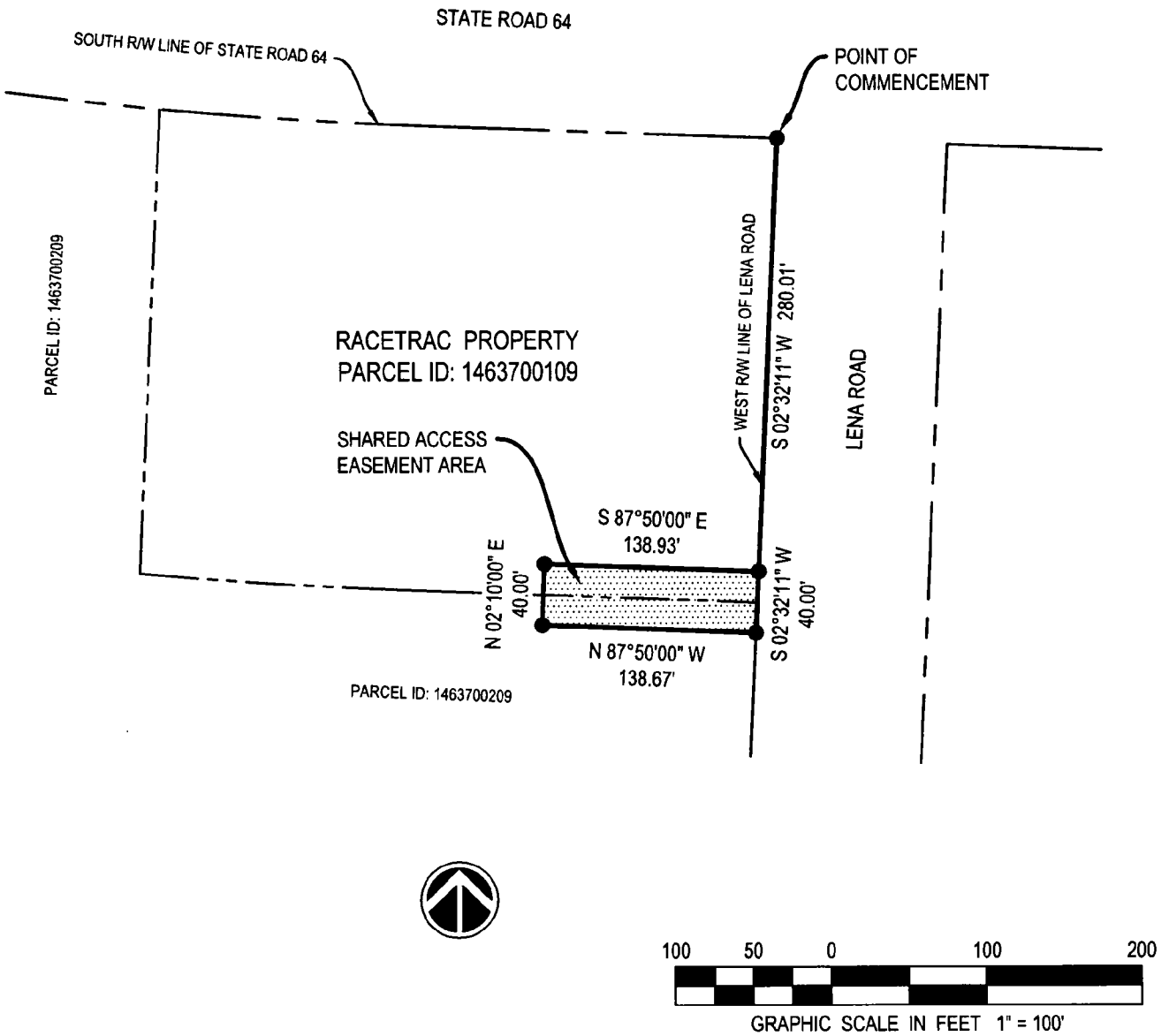


EXHIBIT "D"
INGRESS / EGRESS EASEMENT AREA

PART OF SECTION 36, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64 WITH THE WEST RIGHT-OF-WAY LINE OF LENA ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE ROAD 64 RIGHT-OF-WAY MAP SECTION 13050-000; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N87°50'00"W, 233.04 FEET TO A POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 2914.79 FEET, AND A CHORD OF 167.01 FEET WHICH BEARS N86°11'53"W; THENCE ALONG THE ARC OF SAID CURVE 167.03 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S02°32'11"W, 80.02 FEET; THENCE N87°50'00"W, 168.64 FEET; THENCE N02°10'00"E, 94.65 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 64; SAID POINT BEING A POINT OF CURVATURE FOR A CURVE TO THE LEFT, HAVING A RADIUS OF 2914.79 FEET, AND A CHORD OF 169.79 FEET WHICH BEARS S82°53'14"E; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE 169.81 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.335 ACRES, MORE OR LESS.

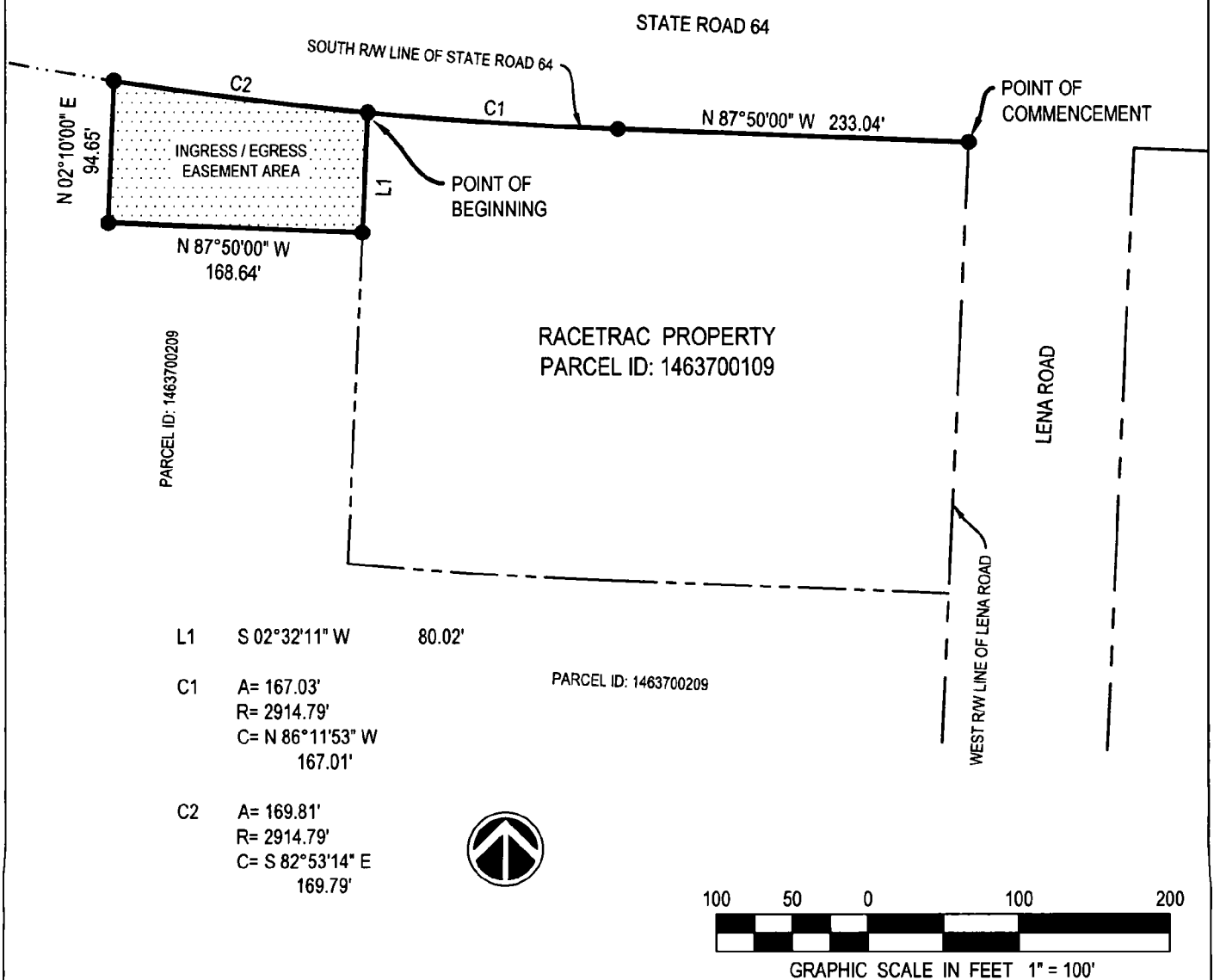
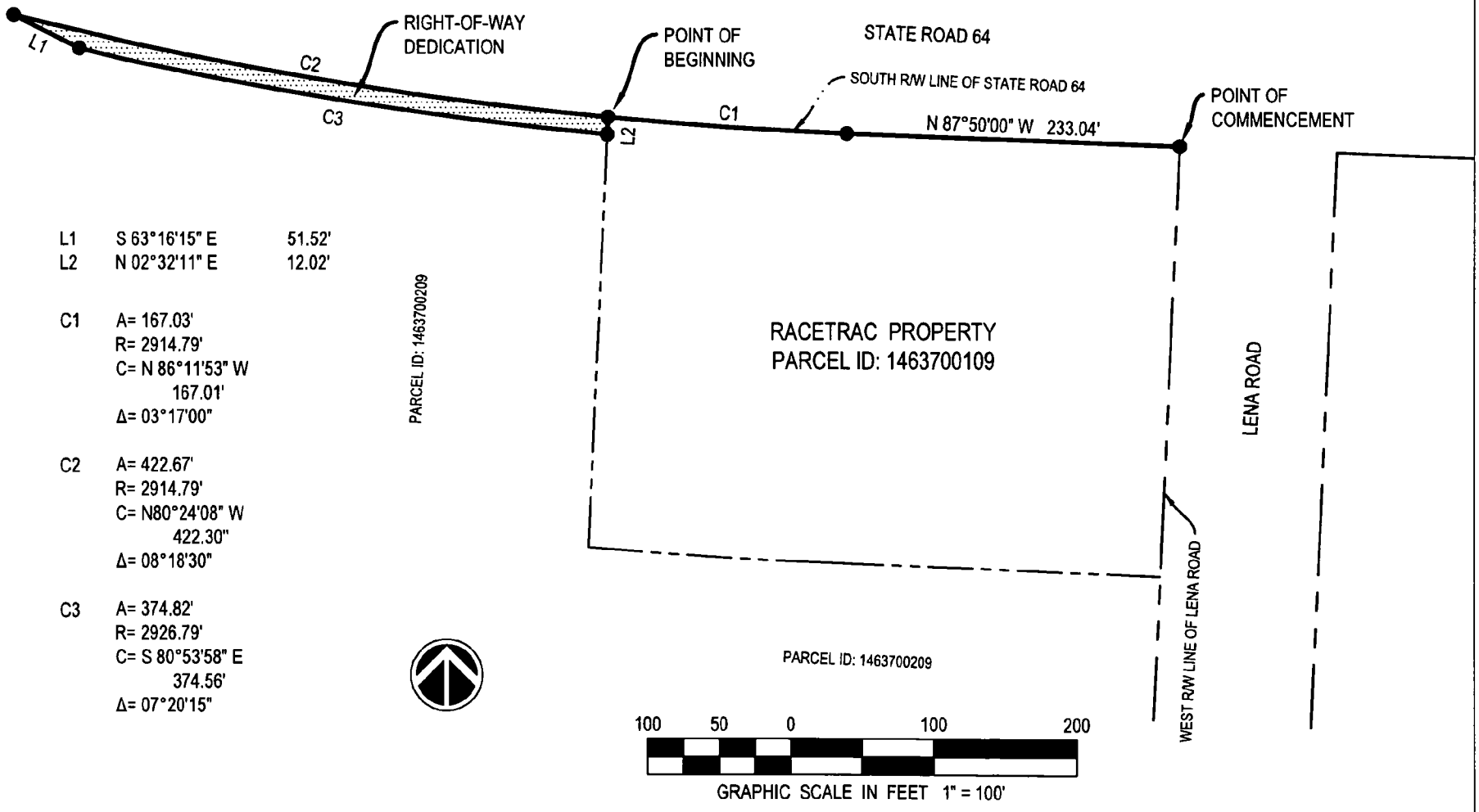


EXHIBIT "E-1"
RIGHT OF WAY DEDICATION

A parcel of land located in Section 36, Township 34 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the south right of way of State Road 64 with the west right of way line of Lena Road as shown on the Florida Department of Transportation State Road 64 Right of Way Section 13050-000; Thence along said south right of way line the following two (2) courses: 1) North 87°50'00" West a distance of 233.04 feet; 2) 167.03 feet along the arc of a curve to the right, said curve having a radius of 2914.79 feet, a central angle of 03°17'00" and a chord bearing and distance of North 86°11'53" West and 167.01 feet, for a Point of Beginning; Thence continue along said south right of way line, 422.67 feet along the arc of a curve to the right, said curve having a radius of 2914.79 feet, a central angle of 08°18'30" and a chord bearing and distance of North 80°24'08" West and 422.30 feet; thence departing said south right of way line, South 63°16'15" East a distance of 51.52 feet; thence 374.82 feet along the arc of a curve to the left being parallel with and 12.00 feet southerly of said right of way, said curve having a radius of 2926.79 feet, a central angle of 07°20'15" and a chord bearing and distance of South 80°53'58" East and 374.56 feet; Thence North 02°32'11" East a distance of 12.02 feet to the Point of Beginning.

Containing 4,781 square feet (0.110 acres).



L1	S 63°16'15" E	51.52'
L2	N 02°32'11" E	12.02'

C1
A= 167.03'
R= 2914.79'
C= N 86°11'53" W
167.01'
Δ= 03°17'00"

C2
A= 422.67'
R= 2914.79'
C= N80°24'08" W
422.30"
Δ= 08°18'30"

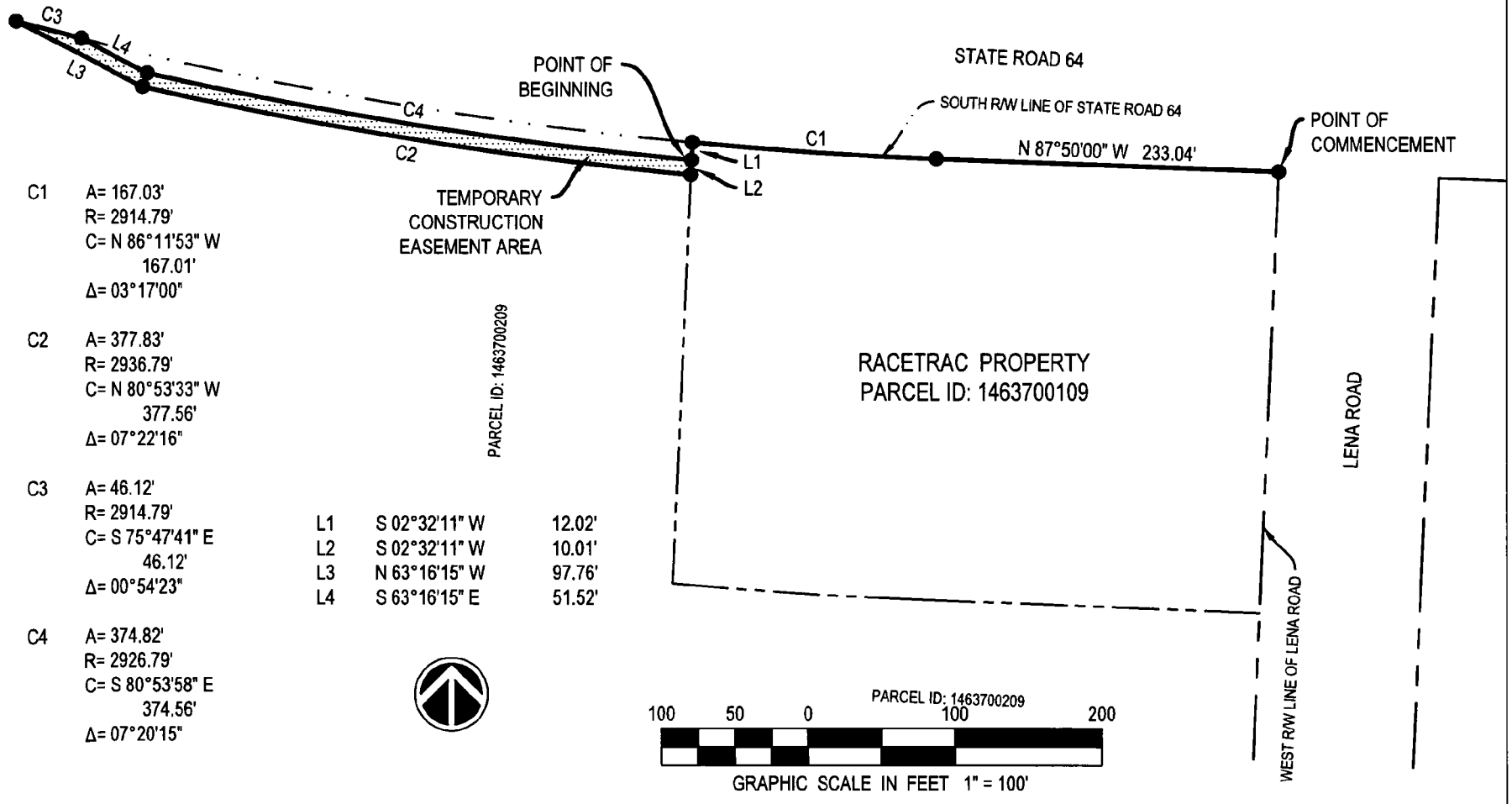
C3
A= 374.82'
R= 2926.79'
C= S 80°53'58" E
374.56'
Δ= 07°20'15"

EXHIBIT "E-2"
TEMPORARY CONSTRUCTION EASEMENT AREA

A parcel of land located in Section 36, Township 34 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the intersection of the south right of way of State Road 64 with the west right of way line of Lena Road as shown on the Florida Department of Transportation State Road 64 Right of Way Section 13050-000; Thence along said south right of way line the following two (2) courses: 1) North 87°50'00" West a distance of 233.04 feet; 2) 167.03 feet along the arc of a curve to the right, said curve having a radius of 2914.79 feet, a central angle of 03°17'00" and a chord bearing and distance of North 86°11'53" West and 167.01 feet; Thence departing said south right of way line, South 02°32'11" West a distance of 12.02 feet, for a Point of Beginning; Thence continue South 02°32'11" West a distance of 10.01 feet; Thence 377.83 feet along the arc of a curve to the right, said curve having a radius of 2936.79 feet, a central angle of 07°22'16" and a chord bearing and distance of North 80°53'33" West and 377.53 feet; Thence North 63°16'15" West a distance of 97.76 feet to the south right of way line of State Road 64; thence along said south right of way line, 46.12 feet along the arc of a curve to the left, said curve having a radius of 2914.79 feet, a central angle of 00°54'23" and a chord bearing and distance of South 75°47'41" East and 46.12 feet; Thence departing said south right of way line, South 63°16'15" East a distance of 51.52 feet; Thence 374.82 feet along the arc of a curve, said curve having a radius of 2926.79 feet, a central angle of 07°20'15" and a chord bearing and distance of South 80°53'58" East and 374.56 feet to the Point of Beginning.

Containing 4,507 square feet (0.104 acres).



C1 A= 167.03'
R= 2914.79'
C= N 86°11'53" W
167.01'
Δ= 03°17'00"

C2 A= 377.83'
R= 2936.79'
C= N 80°53'33" W
377.56'
Δ= 07°22'16"

C3 A= 46.12'
R= 2914.79'
C= S 75°47'41" E
46.12'
Δ= 00°54'23"

C4 A= 374.82'
R= 2926.79'
C= S 80°53'58" E
374.56'
Δ= 07°20'15"

L1	S 02°32'11" W	12.02'
L2	S 02°32'11" W	10.01'
L3	N 63°16'15" W	97.76'
L4	S 63°16'15" E	51.52'

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

Form D-4 - Level of Service Concurrency Reservation Application

Project Name: BayCare FSED SR 64

Proposed Land Use: Free Standing Emergency Department

List previous approvals:

Parent Project File # Click hereCLOS # Click hereExpiration Date: Enter a date.

Please indicate number(s) for appropriate items:

dwelling units Click here
hotel roomsClick here
parking spaces 51
RV pads Click here
berths Click here
beds Click here
square feet of building 12,800
acres of parcel 2.81
If church, # seats/pews Click here
square feet of building Click here
If school/day care, # classrooms Click here
students Click here

I hereby certify that the information in this application is true and correct. I have read this application and understand that other review processes and fees may be required prior to applying for and receiving Building Permits and/or Final Development Approval. If this application form is not signed by the property owner(s), a notarized Affidavit of Ownership/Agent Authorization (see Form D1) must be submitted with the application.

_____	Scott Rudacille, Esquire, Agent_____	3/5/2026
Signature of Property Owner or Applicant	Printed Name	Date

BayCare FSED SR 64

Listed Species Report

PREPARED FOR

BayCare Health System, Inc.
7802 East Telecom Parkway
Tampa, Florida 33637

PREPARED BY

Vanasse Hangen Brustlin, Inc.
501 East Kennedy Boulevard
Suite 1010
Tampa, Florida 33602

April 2026

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Figure 2 Listed Species Survey Tracks
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Appendix A – FNAI Biodiversity Matrix Query Results

Appendix B – Eastern Indigo Avoidance and Minimization Measures

Introduction

BayCare Health Systems, Inc. (BayCare) is proposing to develop a Free-standing Emergency Department (FSED) on two vacant parcels located in Manatee County and requested Vanasse Hangen Brustlin, Inc. (VHB) assistance on the environmental aspects of the project. The proposed office building will occur on the parcels identified by parcel ID's 1463700359 and 1463700409 in Bradenton, Florida (Project Area).

The Project Area (**Figure 1– Project Location**) is bordered by a gas station to the north, Lena Road to the east, a medical facility to the west, and an access road to the medical facility to the south. The entire project is located in Section 36, Township 34 South, Range 18 East in Manatee County, Florida.

VHB conducted a reconnaissance level listed species survey on the Project Area and performed a preliminary review of publicly available listed species data and habitat information to better understand the existing natural resource conditions of the Project Area, to identify potential listed species constraints that may need to be addressed prior to construction, as well as provide information for completing permit applications with Manatee County Development Services, Southwest Florida Water Management District (SWFWMD), and the U.S. Fish and Wildlife Service (USFWS) should they be required.

Land Use

VHB ecologists conducted desk-top reviews and field surveys of the Project Area to map and characterize the existing land uses per the State of Florida Land Use, Cover and Forms Classification System (FLUCCS)(FDOT 1999). Two upland communities were identified, one surface water community, and no wetland communities were identified in the Project Area. The dominant community is improved pasture (FLUCFCS 211) and accounts for the majority of the Project Area. **Figure 6** includes a Land Use map using FLUCCS.

Upland Land Use Descriptions

Improved Pasture (211) is the most prevalent land use throughout the Project Area. This category is composed of land which has been cleared, tilled, reseeded with specific grass types and periodically improved with brush control and fertilizer application. This community is characterized by an abundance of low-lying herbaceous species including bahia grass (*Paspalum notatum*), ragweed (*Ambrosia artemisiifolia*), white begger-ticks (*Bidens alba*), Bermuda grass (*Cynodon dactylon*), and carpet grass (*Axonopus fissifolius*). Other herbaceous plant species identified in this community include pinebarren flatsedge (*Cyperus ovatus*), zarzabacoa comun (*Desmodium incanum*), and Baldwin flatsedge (*Cyperus croceus*). The improved pastures associated with the Project Area are maintained by mowing but are not utilized for livestock grazing.

Upland-Cut Swales (510) were identified in the east and central parts of the Project Area. This category includes linear water bodies. The upland-cut swales are in well-drained upland soils and have a greater than 4 to 1 slope. The upland-cut swales do not contain continuous surface water connectivity. This community is characterized by low-lying herbaceous species that are maintained by mowing. Dominant vegetation in this community includes Bahia grass and Bermuda grass with occasional sedge species scattered throughout.

Transportation (Roads and Highways) (814) were identified in the northern extent of the Project Area. The roads and highways category include areas used for interchanges, limited access rights-of-way and service facilities.

Protected Species and Habitat

Agency Regulations

The term listed species denotes any species that is listed as Endangered or Threatened by the U.S. Fish and Wildlife Service (USFWS) under 50 CFR Part 17, the Florida Fish and Wildlife Conservation Commission (FWC) under Chapter 68A-27 F.A.C., or the Florida Department of Agriculture and Consumer Services (FDACS) under Chapter 5B-40 F.A.C. These species warrant heightened concern over conservation status and, if present, may require implementation of specific conservation measures to avoid or minimize adverse impacts. In addition, other species not listed as Endangered or Threatened are afforded protection under various state and federal rules and regulations that, if present, may also require implementation of specific conservation measures to avoid or minimize adverse impacts. Depending on the presence of suitable habitat, some species warrant specific surveys to determine presence or absence of the species. If species are identified as utilizing a Project Area, an assessment of impacts to the species based on the proposed scope of work will be required which may result in needing to obtain permits or coordinating with regulatory agencies in order to gain their concurrence with findings.

Preliminary Review

The following databases/resources were queried to develop a list of protected wildlife species that may have the potential to nest, den, feed or otherwise occupy the Project Area (**Table 1 – Potential and Observed Federal Listed Wildlife Species** and **Table 2 – Potential and Observed State Listed Wildlife Species**):

- Audubon Florida EagleWatch Nest Database,
- Florida Natural Areas Inventory (FNAI) Biodiversity Index,
- FWC Quick Maps Habitats and Wildlife Google Earth Files,
- FWC Bald Eagle Nest Locator,
- FWC Florida Scrub-Jay Habitat Florida GIS information,
- FWC Terrestrial Resources Geographic Information System,
- USFWS Information for Planning and Consultation (IPaC),
- USFWS 2020 Wood Stork Nesting Colony GIS information, and
- USFWS Southeast Wood Stork Active Florida Colonies Google Earth File

Survey Methodology

VHB conducted a site visit on October 28, 2025, to perform a reconnaissance level listed species survey in accordance with guidance described in the Florida Fish and Wildlife Conservation Commission's (FWC) Florida Wildlife Conservation Guide. Pedestrian transect surveys for listed plant and wildlife species were performed using 30-foot spacing (**Figure 2 – Listed Species Survey Tracks**).

Table 1 Potential and Observed Federal Listed Wildlife Species

Scientific Name	Common Name	FWC Status	USFWS Status	FNAI Matrix	Observed (Y/N)
Alligator mississippiensis	› American Alligator	FT (S/A)	T (S/A)	N	N
Aphelocoma coerulescens	› Florida Scrub Jay	FT	T	N	N
Caracara plancus	› Crested Caracara	FT	T	N	N
Drymarchon couperi	› Eastern Indigo Snake	FT	T	Y	N
Gopherus polyphemus	› Gopher Tortoise	T	T	Y	N
Haliaeetus leucocephalus	› Bald Eagle	[2]	[2]	N	N
Laterallus jamaicensis jamaicensis	› Eastern Black Rail	FT	T	N	N
Mycteria americana	› Wood Stork		T	Y	N
Rostrhamus sociabilis plumbeus	› Everglades Snail Kite	FE	E	N	N

[1]USFWS – US Fish and Wildlife Service; Endangered and Threatened Wildlife (50 eCFR 17.11; accessed 6/15/2023) [Ranking: E - Endangered, T – Threatened, T(S/A) – Threatened by Similarity of Appearance, C – Candidate, PT – Proposed Threatened].

[2]The bald eagle has been removed from the State list of threatened species and the federal Endangered Species Act. This species remains protected by State Rule 68A-16.002, F.A.C., the federal Migratory Bird Treaty Act, and the federal Bald and Golden Eagle Protection Act.

Table 2 Potential and Observed State Listed Wildlife Species

Scientific Name	Common Name	FWC Status	USFWS Status	FNAI Matrix	Observed (Y/N)
Antigone canadensis pratensis	› Florida Sandhill Crane	T	-	N	N
Ajaia ajaja	› Roseate Spoonbill	T	-	N	N
Athene cuniculatia	› Florida Burrowing Owl	T	-	N	N
Egretta caerulea	› Little Blue Heron	T	-	N	N
Egretta tricolor	› Tricolored Heron	T	-	N	N
Falco sparverius Paulus	› Southeastern American kestrel	T	-	N	N
Pituophis melanoleucus mugitus	› Florida Pine Snake	T	-	N	N

[1]FWC – Florida Fish and Wildlife Conservation Commission; Rules Relating to Endangered and Threatened Species (Ch. 68A-27 F.A.C.; updated January 2023) [Ranking: FE – Federally designated Endangered, FT – Federally designated Threatened, FT(S/A) – Federally designated Threatened because of similarity of appearance, T – State-designated Threatened].

Results

FNAI Biodiversity Matrix

The FNAI Biodiversity Matrix Query Results for Matrix Units 25744, which contain the Project Area, identified one listed wildlife species which was considered "likely" to be found within the Project Area and two listed wildlife species which had "potential" to be found within the Project Area (**Appendix A,** Table 1, and Table 2) according to occurrence-based potential habitat models, natural community models, and species predicted range models. The FNAI Biodiversity Matrix Query Results does not reflect the current listing status of some state listed species. The following species occurring the FNAI Biodiversity Matrix Query Results have undergone listing status changes by the FWC: Gopher frog (*Lithobates capito*) – delisted January 11th, 2017, Sherman's fox squirrel (*Sciurus niger shermani*) – delisted December 23rd, 2018, and the Florida pine snake (*Pituophis melanoleucus mugitus*) – classified as Threatened in 2017.

According to the FNAI Biodiversity Matrix Query Results, no listed plant species were considered "likely" to be found within the Project Area (Appendix A). According to the FNAI Biodiversity Matrix Query Results, nine (9) plant species listed as Threatened or Endangered had the "potential" to be found within the Project Area (Appendix A).

Listed Species with Potential to Occur within Project Area

No direct observations of listed wildlife species were made during the listed species survey. Listed wildlife species that have potential to occur on-site based upon on-site habitats, species' range maps, literature searches, and database reviews are further discussed below. Based on the survey results and site evaluation, the onsite habitats were not inhabited by gopher tortoises. Land uses within the Project Area includes improved pasture and swales. The improved pastures and swales are dominated by low-lying herbaceous vegetation that is maintained by regular mowing events. Based on species' geographic distribution and the land use communities found within the Project Area, the potential for any listed wildlife species to occur on-site was considered low.

Federally Listed Species

American Alligator

The American alligator (*Alligator mississippiensis*) is listed as Threatened by the USFWS due to similarity of appearance to the American crocodile (*Crocodylus acutus*) and Federally designated Threatened due to similarity of appearance by the FWC. This species inhabits swampy areas, rivers, streams, lakes, and ponds.

No American alligators were observed on-site and suitable habitat is not present on the Project Area. No impacts are anticipated to the American alligator as a result of the proposed Project.

Florida Scrub-Jay

The Florida scrub-jay (*Aphelocoma coerulescens*) is listed as Threatened by the USFWS and Federally designated Threatened by the FWC. The Florida scrub-jay is typically habitat specific, requiring low- growing oak scrub habitat that is fire-dominated with open sandy patches for

caching acorns. The Florida scrub-jay may also occupy more sparse or disturbed habitats (i.e. abandoned citrus groves), although at lower densities.

While the Project Area falls within the USFWS consultation area for the Florida scrub-jay, the FNAI Biodiversity Matrix Query Results does not list the Florida Scrub-Jay as "likely" or having "potential" to occur within the matrix units (Appendix A). No Florida scrub-jays were observed or heard during the survey and neither suitable nesting nor potential foraging habitat is present in the Project Area. A *no effect* determination has been provided for the Florida scrub-jay.

Crested Caracara

The crested caracara (*Caracara plancus*) is listed as Threatened by the USFWS and Federally designated Threatened by the FWC. Pursuant to USFWS guidelines, if a Project Area falls within the crested caracara consultation area and contains suitable habitat (i.e., dry or wet prairies with scattered cabbage palm [*Sabal palmetto*], improved or semi-improved pastures, or lightly wooded areas) the USFWS presumes the habitat is occupied and activities in that area may affect the crested caracara. This species primarily nests in isolated cabbage palms or clumps of cabbage palms in a foraging territory and generally use the same nest in consecutive nesting seasons.

The Project Area lies within the USFWS crested caracara consultation area. The unimproved pastures on the Project Area are dominated by low-lying herbaceous vegetation that is suitable foraging habitat for caracaras. No cabbage palms or suitable nesting habitat exists on the Project Area. A *no effect* determination has been provided for the crested caracara.

Eastern Indigo Snake

The Eastern indigo snake (*Drymarchon couperi*) is listed as Threatened by the USFWS, Federally designated Threatened by the FWC, and was considered to have "potential" to be found within the matrix unit pursuant to the FNAI Biodiversity Matrix Query Results (Appendix A). Habitat use by the indigo snake varies seasonally between upland and wetland areas including but not limited to pine flatwoods, sand ridges, floodplain edges, tropical hammocks, edges of freshwater marshes, and agricultural sites. Indigo snakes have been known to utilize gopher tortoise burrows, mammal burrows, and hallowed out root channels and logs as refugia.

No Eastern indigo snakes or sheds were observed on-site during the listed species survey. Standard Protection Measures for the Eastern Indigo Snake have been developed by the USFWS. Implementation of these measures prior to and during development activities can minimize adverse effects to indigo snakes (**Appendix B – Eastern Indigo Avoidance and Minimization Measures**). The protection measures discuss methods used to educate construction crews on identification and procedures to follow in the event an indigo snake is encountered, as well as provides a poster and brochure to be displayed and available to construction personnel. It is anticipated that the Project may affect, not likely to adversely affect the eastern indigo snake.

Gopher Tortoise

The gopher tortoise (*Gopherus polyphemus*) is a moderate-sized terrestrial turtle that is listed as State-designated Threatened by the USFWS and the FWC. Gopher tortoises prefer well-drained, sandy soils found in upland habitats. Suitable habitat for gopher tortoises includes well-drained sandy soils for digging burrows and nesting, abundant herbaceous plants for forage, and open, sunny areas with sparse canopy for nesting and basking. The FNAI Biodiversity Query Results list the gopher tortoise as having "potential" to occur within the matrix unit (Appendix A).

Suitable habitat for gopher tortoises exists throughout the Project Area in the unimproved pasture community. No gopher tortoises or burrows were observed during the 100% gopher tortoise survey conducted on the Project Area. As a result, no impacts to gopher tortoises or burrows are anticipated as a result of this Project.

Bald Eagle

The nearest known bald eagle (*Haliaeetus leucocephalus*) nest (Audubon ID: MN032) is located approximately 0.52 miles south of the Project Area (**Figure 3 – Nearest Bald Eagle Nest).** This nest was last known to be active during the 2011 nesting season according to data collected by the Audubon Florida EagleWatch program. No bald eagles were observed at the time of the survey, and no suitable nesting or foraging habitat is present for the species in the Project Area. No known bald eagle nests are located within 660 feet of the Project Area; therefore, no adverse impacts to bald eagles are anticipated as a result of this project.

Eastern Black Rail

The Eastern black rail (*Laterallus jamaicensis jamaicensis*) is listed as Threatened by the USFWS and Federally designated Threatened by the FWC. Black rails inhabit a variety of wetland habitats including salt, brackish, and freshwater marshes with dense vegetative cover. Along portions of the Gulf Coast of Florida, Eastern black rails can be found in higher elevations of wetland zones that contain shrubby vegetation.

No suitable foraging or potential nesting habitat for this species is present in the Project Area. The proposed Project will have *no effect* on the Eastern black rail.

Snail Kite

The snail kite (*Rostrhamus sociabilis*) is listed as Endangered by the USFWS and Federally designated Endangered by the FWC. The snail kite utilizes shallow, open freshwater marshes and lakes with low density emergent vegetation and dense populations of apple snails (Pomacea spp.). The Project Area falls outside of the USFWS consultation area for the snail kite. The FNAI Biodiversity Matrix Report did not indicate the species as "likely" or having "potential" to occur within the matrix units (Appendix A). No foraging habitat or suitable nesting habitat for snail kites is present in the livestock pond. No snail kites, apple snails, or apple snail eggs were observed during the survey. A *no effect* determination is anticipated as a result of this project.

State Listed Species

Florida Sandhill Crane

The Florida sandhill crane (*Antigone canadensis pratensis*) is listed as State-designated Threatened by the FWC. Florida sandhill cranes utilize shallow, freshwater marsh systems dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*) for nesting and adjacent pasturelands for foraging. The FNAI Biodiversity Query Results does not lists the Florida sandhill crane as either "likely" or having "potential" to occur within the matrix unit (Appendix A). No Florida sandhill cranes were observed during the survey.

Suitable foraging habitat for this species is present in the unimproved pasture community on the Project Area. No potential nesting habitat is present in the Project Area. The proposed Project will have no adverse impact to the Florida sandhill crane.

State Listed Wading Birds

The little blue heron (*Egretta caerulea*), tricolored heron (*Egretta tricolor*), and roseate spoonbill (*Platalea ajaja*) are listed as State-designated Threatened by the FWC. The nearest known designated wading bird rookery (Atlas Number 615113) was documented approximately 4.19 miles west of the Project Area (**Figure 5 – Nearest Wading Bird Rookery**). The FWC Water Bird Locator indicated that this rookery was last observed active in the 1990's.

Species known to be colony breeders included anhinga (*Anhinga anhinga*), great blue heron (*Ardea herodias),* great egret (*Ardea alba*), cattle egret (*Bubulcus ibis*), little blue heron, snowy egret (*Egretta thula*), tricolored heron, wood stork (*Mycteria americana*), and double-crested cormorant (*Nannopterum auritum*).

No suitable nesting or foraging habitat for state listed wading birds is present in the Project Area; therefore, no adverse impacts to state listed wading birds are anticipated as a result of the proposed Project.

Wood Stork

The wood stork was federally de- listed by the USFWS on March 12, 2026. The wood stork is listed as Threatened by the FWC. The USFWS describes suitable foraging habitat (SFH) for wood storks as shallow, open-water areas that are relatively calm and uncluttered and have a water depth between two and 15 inches (USFWS 2010). The FNAI Biodiversity Query Results list the wood stork as "likely" to occur within the matrix unit (Appendix A).

According to the 2020 USFWS list of nesting colony locations, the Project Area lies within the radius of a colony designated CFA (USFWS 2020). The active nesting colony (Ayer Point – Dot Dash) is 4.19-miles west of the Project Area (**Figure 4 – Nearest Wood Stork Nesting Colony**).

No suitable nesting or foraging habitat for state listed wading birds is present in the Project Area; therefore, no adverse impacts to state listed wading birds are anticipated as a result of the proposed Project.

Florida Burrowing Owl

The Florida burrowing owl (*Athene cunicularia floridana*) is listed as State-designated Threatened by the FWC. Florida burrowing owls nest in areas of higher ground elevation since they nest below grade and prefer sparsely vegetated sandy ground, including open prairies and pastures. They are also highly opportunistic and may occupy potentially occupied gopher tortoise burrows, as well as berms associated with ditches and recently tilled ground. The improved pastures in the Project Area are considered suitable habitat for burrowing owls.

The FNAI Biodiversity Query Results does not list the Florida burrowing owl as either "likely" or having "potential" to occur within the matrix units (Appendix A). No Florida burrowing owls or their burrows were observed during the survey; therefore, no adverse impacts to Florida burrowing owls are anticipated as a result of this project.

Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. Kestrels inhabit open pine savannahs, sandhills, prairies, and pastures in Florida and the southeastern United States. The species is listed as threatened in Florida due to a decline in nesting and foraging habitat. Kestrels nest primarily in large dead trees in cavities previously excavated or hollowed out by woodpeckers and will utilize strategically placed nesting boxes.

Suitable foraging habitat exists in the improved pastures of the Project Area. No suitable nesting cavities were observed in or around the Project Area and no kestrels were observed during the survey. The FNAI Biodiversity Matrix Query Results does not list the species as "likely" or having "potential" to occur within the matrix units. No adverse impacts to southeastern American kestrels are anticipated as a result of this project.

Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as State-designated Threatened by the FWC. The pine snake favors dry, upland areas with well-drained, sandy soils. The pine snake often coexists with pocket gophers and gopher tortoises. This species was not listed as "likely" or having the "potential" to occur within the matrix units on the FNAI Biodiveristy Matrix Query Results (Appendix A).

The habitats on-site were not considered suitable habitat for the pine snake, and none were identified utilizing the Project Area during the survey. No adverse impacts to the Florida pine snake are anticipated as a result of this project.

Environmental Narrative

VHB scientists performed a reconnaissance level listed species survey and conducted a preliminary review of publicly available listed species information to support an understanding of potential environmental constraints related to the proposed project. The Project Area contains two upland land uses and no wetland land uses.

The 100% gopher tortoise survey resulted in no direct observations of gopher tortoises or active gopher tortoise burrows. No listed plant species or listed wildlife species were observed during the listed species survey.

The upland habitats present are dominated by low-lying herbaceous vegetation that limits the opportunities for listed wildlife species to utilize the Project Area. The upland-cut swales present throughout the Project Area are dominated by pasture grasses and are not considered suitable nesting or foraging habitat for listed wading bird species.

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https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/environment/pubs/protected-species/final_black-rail-esa-determination-guidelines_2024(4)_fwsinput.pdf?sfvrsn=2720de1d_2

Figures

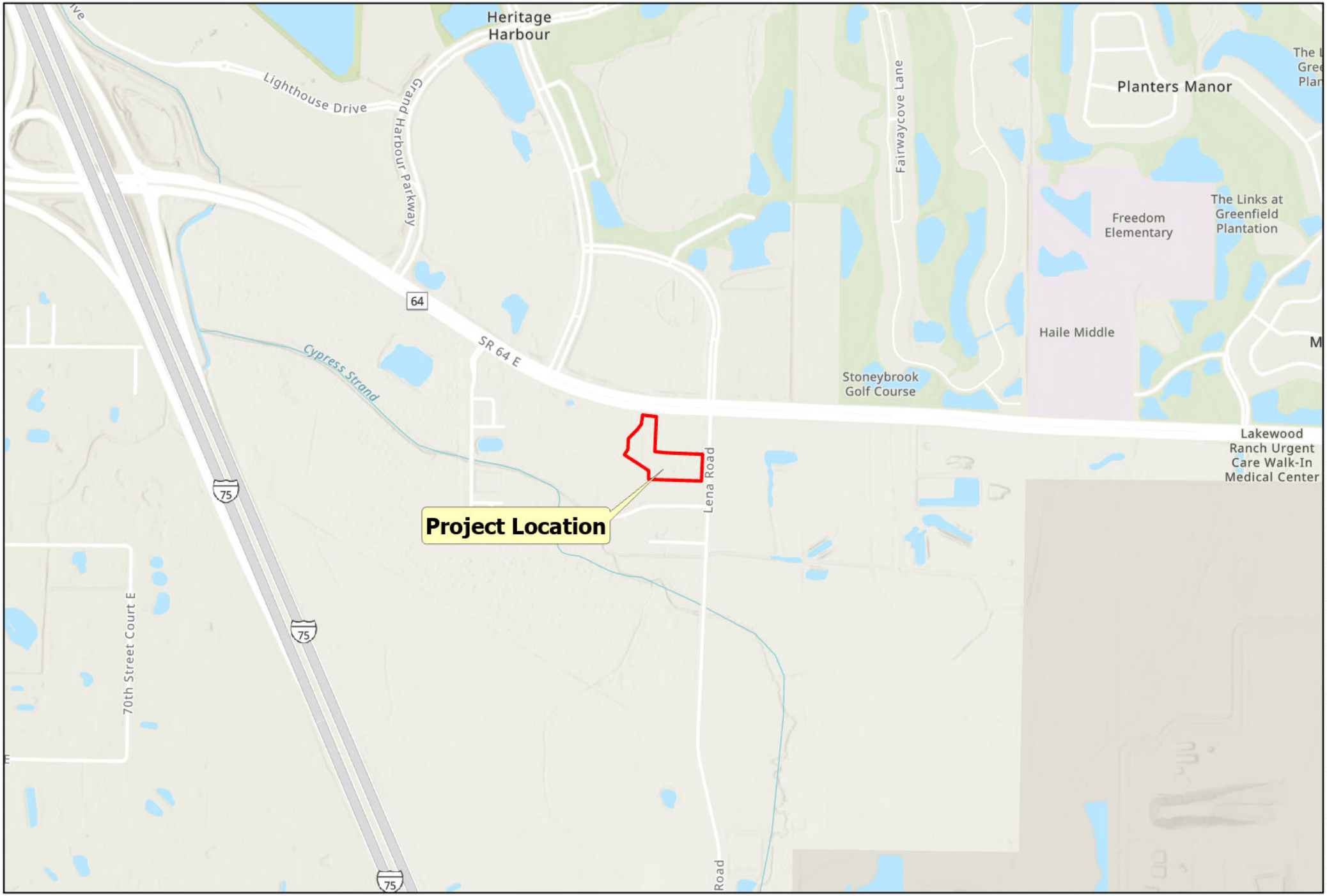


Figure 1 - Project Location

Listed Species Report
FSED 8030 SR64
BayCare Health Systems, Inc.
Manatee County, Florida

Project Boundary

N

0 0.13 0.25 Mile

Map Date: November 2025
Data Source: ESRI Basemaps

vhb
501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

Figure 2 - Listed Species Survey Tracks

Listed Species Report
FSED 8030 SR64
BayCare Health Systems, Inc.
Manatee County, Florida

Project Boundary
Survey Tracks

N

0 50 100 Feet

Map Date: November 2025
Data Source: ESRI Basemaps

vhb
501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

Path: \\vhb\gis\proj\Tampa\66734.01 BC FSED 8030 SR 64 Ad DD\Project\BC FSED 8030 SR64 AD_ENV GIS\BC FSED 8030 SR64 AD_ENV GIS.aprx

Figure 3 - Nearest Bald Eagle Nest

Listed Species Report
FSED 8030 SR64
BayCare Health Systems, Inc.
Manatee County, Florida

Project Boundary
Bald Eagle Nests

N

0 0.13 0.25 Mile

Map Date: November 2025
Data Source: ESRI Basemaps

vhb
501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

Path: \\vhb\gis\proj\Tampa\66734.01 BC FSED 8030 SR 64 Ad DD\Project\BC FSED 8030 SR64 AD_ENV GIS\BC FSED 8030 SR64 AD_ENV GIS.aprx

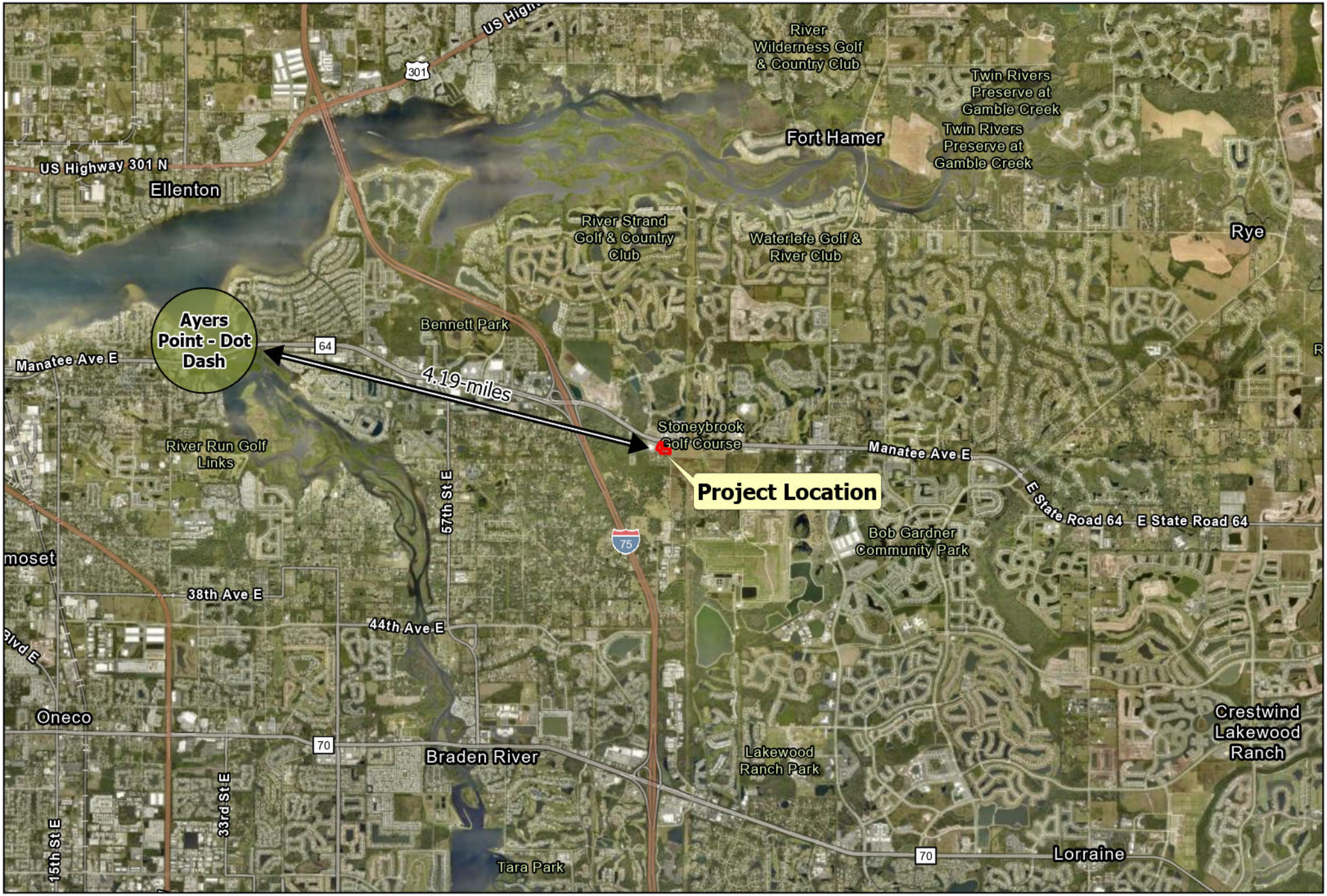


Figure 4 - Nearest Wood Stork Nesting Colony

Listed Species Report
FSED 8030 SR64
BayCare Health Systems, Inc.
Manatee County, Florida

Project Boundary
Wood Stork Nesting Colonies

N

0 0.5 1 Mile

Map Date: November 2025
Data Source: ESRI Basemaps

vhb
501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

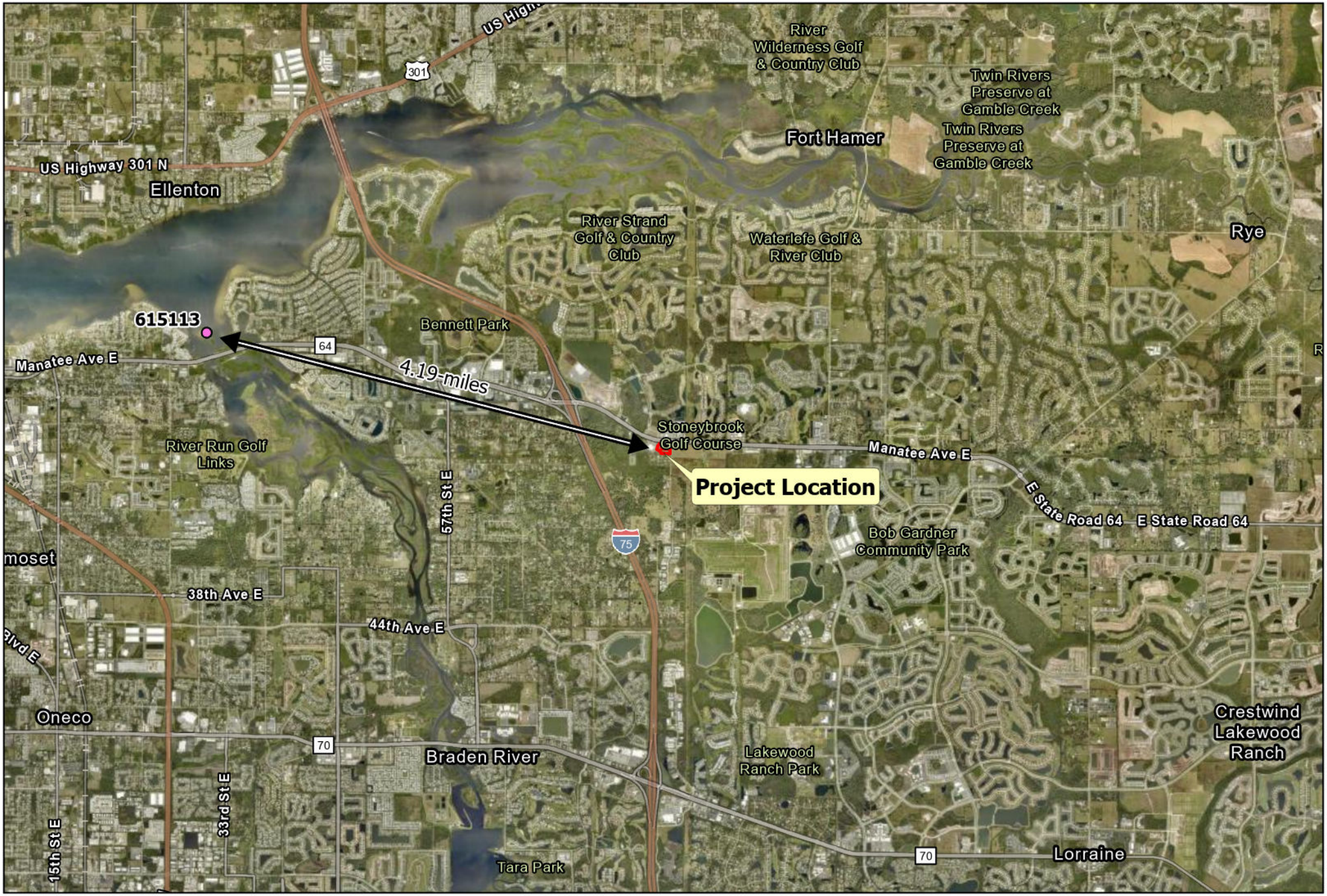


Figure 5 - Nearest Wading Bird Rookery

Listed Species Report
FSED 8030 SR64
BayCare Health Systems, Inc.
Manatee County, Florida

Project Boundary
Wading Bird Rookeries

N

0 0.5 1 Mile

Map Date: November 2025
Data Source: ESRI Basemaps

vhb
501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

Land Use - FLUCFCS
Listed Species Report
FSED 8030 SR64
BayCare Health Systems, Inc.
Manatee County, Florida

Project Boundary

FLUCFCS - Land Use

- 211 - Improved Pasture (3.2 ac.)
- 510 - Swales (0.4 ac.)
- 814 - Roads (0.1 ac.)

N

0 50 100 Feet

Map Date: February 2026
Data Source: ESRI Basemaps

vhb
501 East Kennedy Blvd
Suite 1010
Tampa, FL 33602

Path: \\vhb\gis\proj\Tampa\66734.01 BC FSED 8030 SR 64 Ad DD\Project\BC FSED 8030 SR64 AD_ENV GIS\BC FSED 8030 SR64 AD_ENV GIS.aprx

Appendix A – FNAI Biodiversity Matrix Query Results

Appendix A - FNAI Biodiversity Matrix

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

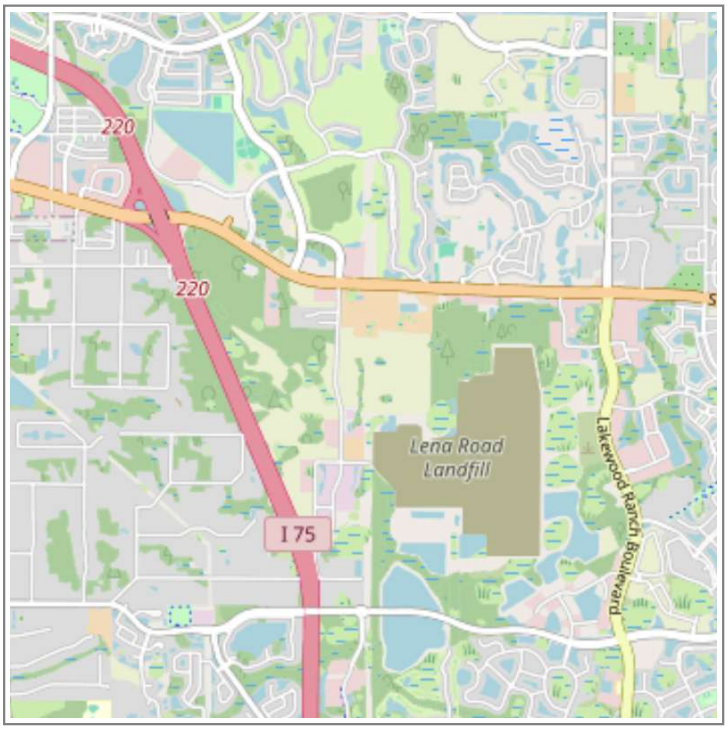
UNOFFICIAL REPORT

Created 10/30/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 25744



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 25744

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 25744

16 **Potential** Elements for Matrix Unit 25744

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing

Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Podomys floridanus Florida Mouse	G3	S3	N	N
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

Appendix B – Eastern Indigo Avoidance and Minimization Measures

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE U.S. Fish and Wildlife Service

March 23, 2021

The eastern indigo snake protection/education plan (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by applicants and their construction personnel. At least **30 days prior** to any clearing/land alteration activities, the applicant shall notify the appropriate USFWS Field Office via e-mail that the Plan will be implemented as described below (North Florida Field Office: jaxregs@fws.gov; South Florida Field Office: verobeach@fws.gov; Panama City Field Office: panamacity@fws.gov; Georgia Field Office: gaes_assistance@fws.gov). As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the attached poster and brochure), no further written confirmation or approval from the USFWS is needed and the applicant may move forward with the project.

If the applicant decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. At least 30 days prior to any clearing/land alteration activities, the applicant shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

The Plan materials should consist of: 1) a combination of posters and pamphlets (see **Poster Information** section below); and 2) verbal educational instructions to construction personnel by supervisory or management personnel before any clearing/land alteration activities are initiated (see **Pre-Construction Activities** and **During Construction Activities** sections below).

POSTER INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (a final poster for Plan compliance, to be printed on 11 x 17in or larger paper and laminated, is attached):

DESCRIPTION: The eastern indigo snake is one of the largest non-venomous snakes in North America, with individuals often reaching up to 8 feet in length. They derive their name from the glossy, blue-black color of their scales above and uniformly slate blue below. Frequently, they have orange to coral reddish coloration in the throat area, yet some specimens have been reported to only have cream coloration on the throat.

These snakes are not typically aggressive and will attempt to crawl away when disturbed. Though indigo snakes rarely bite, they should NOT be handled.

SIMILAR SNAKES: The black racer is the only other solid black snake resembling the eastern indigo snake. However, black racers have a white or cream chin, thinner bodies, and WILL BITE if handled.

LIFE HISTORY: The eastern indigo snake occurs in a wide variety of terrestrial habitat types throughout Florida and Georgia. Although they have a preference for uplands, they also utilize some wetlands and agricultural areas and often move seasonally between upland and lowland habitats, particularly in the northern portions of its range (North Florida and Georgia). Eastern indigo snakes will often seek shelter inside gopher tortoise burrows and other below- and above-ground refugia, such as other animal burrows, stumps, roots, and debris piles. Reliance on xeric sandhill habitats throughout the northern portion of the range in northern Florida and Georgia is due to the dependence on gopher tortoise burrows for shelter during winter. Breeding occurs during October through February. Females may lay from 4 - 12 white eggs as early as April through June, with young hatching in late July through October.

PROTECTION UNDER FEDERAL AND STATE LAW: The eastern indigo snake is classified as a Threatened species by both the USFWS and the Florida Fish and Wildlife Conservation Commission. Taking of eastern indigo snakes is prohibited by the Endangered Species Act without a permit is defined by the USFWS as an attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage in any such conduct. Penalties include a maximum fine of $25,000 for civil violations and up to $50,000 and/or imprisonment for criminal offenses, if convicted.

Only individuals currently authorized through an issued Incidental Take Statement in association with a USFWS Biological Opinion, or by a Section 10(a)(1)(A) permit issued by the USFWS, to handle an eastern indigo snake are allowed to do so.

IF YOU SEE A <u>LIVE</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and allow the live eastern indigo snake sufficient time to move away from the site without interference;
- Personnel must NOT attempt to touch or handle snake due to protected status.
- Take photographs of the snake, if possible, for identification and documentation purposes. Â
- Immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- If the snake is located in a vicinity where continuation of the clearing or construction activities will cause harm to the snake, the activities must halt until such time that a representative of the USFWS returns the call (within one day) with further guidance as to when activities may resume.

IF YOU SEE A <u>DEAD</u> EASTERN INDIGO SNAKE ON THE SITE:

- Cease clearing activities and immediately notify supervisor or the applicants designated agent, **and** the appropriate USFWS office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

Telephone numbers of USFWS Florida Field Offices to be contacted if a live or dead eastern indigo snake is encountered:

North Florida Field Office: (904) 731-3336
Panama City Field Office: (850) 769-0552
South Florida Field Office: (772) 562-3909
Georgia Field Office: (706) 613-9493

PRE-CONSTRUCTION ACTIVITIES

1. The applicant or designated agent will post educational posters in the construction office and throughout the construction site, including any access roads. The posters must be clearly visible to all construction staff. A sample poster is attached.

2. Prior to the onset of construction activities, the applicant/designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational brochure including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office (a final brochure for Plan compliance, to be printed double-sided on 8.5 x 11in paper and then properly folded, is attached). Â Photos of eastern indigo snakes may be accessed on USFWS and/or FWC or GADNR websites.

3. Construction staff will be informed that in the event that an eastern indigo snake (live or dead) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Field Office. The contact information for the USFWS is provided on the referenced posters and brochures.

DURING CONSTRUCTION ACTIVITIES

1. During initial site clearing activities, an onsite observer may be utilized to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).

2. If an eastern indigo snake is discovered during gopher tortoise relocation activities (i.e. burrow excavation), the USFWS shall be contacted within one business day to obtain further guidance which may result in further project consultation.

3. Periodically during construction activities, the applicants designated agent should visit the project area to observe the condition of the posters and Plan materials, and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.

POST CONSTRUCTION ACTIVITIES

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion. The report can be sent electronically to the appropriate USFWS e-mail address listed on page one of this Plan.

02/25/2026

Ref: PDC-25-23(Z)(P)

Manatee County Board of County Commissioners

Re: BayCare FSED SR 64

Dear Honorable Commissioners:

On behalf of the Applicant, we are respectfully requesting Manatee County's approval of the following Specific Approval accompanied by an application for rezone and Preliminary Site Plan approval.

Where possible, the strict application of the Land Development Code has been included in the design of the site. The application for the project includes a request for Specific Approval of requirements for development under standard district regulations that shall be designed so as to be sensitive to the impacts of the specific approval requested.

The Applicant is respectfully requesting the following Specific Approvals to the Land Development Code for the Preliminary Site Plan:

Entranceway Overlay District – Landscaping and Buffers - Section 900.6.A

The Applicant is requesting a Specific Approval for an alternative to Section 900.6.A to reduce the minimum size of the required roadway buffer for entranceway from 20-feet to 18-feet, and to modify the planting requirements. The portion of the project fronting on SR 64 is approximately 100-feet long out of the 1,100-foot master plan frontage, and under overhead powerlines. The current code requires a 20-foot-wide roadway buffer, 10 understory trees per 100 linear feet (LF), and a continuous 5-foot hedge.

The Applicant is proposing to reduce the buffer width from 20-feet to 18-feet to accommodate the existing access drive into the subject property and adjacent gas station and Coastal Orthopedics development. The existing buffer is approximately 18-feet at the narrowest point, and approximately 24-feet at the widest point, and the Applicant intends to optimize the entire available buffer space. The Applicant is also proposing to abide by standard roadway landscaping standards instead of the overlay standards because of potential sight distance and safety concerns a tall, continuous hedge creates by blocking the viewsheds of drivers. Additionally, this proposal matches the precedent landscaping of the adjacent sites' frontages that do not appear to have installed the full Entranceway Overlay buffer. The standard roadway landscaping standards require 5 understory trees per 100 LF at the minimum 1.5-inch caliper and 6-foot height and 50 shrubs per 100 LF at the minimum 24-inch height requirement.

The Applicant's request to apply the standard roadway landscaping requirements will maintain an attractive streetscape while being more consistent with the existing corridor and site constraints.

Sincerely,

VHB

Kathleen Keen, VHB

Engineers | Scientists | Planners | Designers
501 East Kennedy Boulevard, Suite 1010, Tampa, FL 33602-5200
P 813.327.5450 **F** 813.209.2365 www.vhb.com

Building and Development Services Department
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: BayCare FSED Bradenton

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 ☐ Owner ☒ Contract Purchaser	Percentage Stock, Interest or Ownership
BayCare Health System, Inc.	Click or tap here to enter text.
Kimberly Guy, COO	Click or tap here to enter text.
Click or tap here to enter text., COO	Click or tap here to enter text.

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

Signature: _____

(Applicant): Click or tap here to enter text.

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 13th day of November (month) 2025 (year), by Kimberly A. Guy (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

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

ALICE PHILLIPS
Notary Public - State of Florida
Commission # HH 453668
My Comm. Expires Oct 12, 2027
Bonded through National Notary Assn.

Building and Development Services Department
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: BayCare Free-Standing Emergency Department

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 ☒ Owner ☐ Contract Purchaser	Percentage Stock, Interest or Ownership
Core Suncoast III, L.L.C.	100%
Arthur L. Valadie	Click or tap here to enter text.
8000 SR 64 E, Bradenton, FL 34212	Click or tap here to enter text.

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

Signature: _____

(Applicant): Core Suncoast III, LLC, Arthur L. Valadie, Member

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of July (month) 2026 (year), by Arthur L. Valadie, Member, Core Suncoast III, LLC (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public State of Florida
Donna J Welling
My Commission HH 386972
Expires 4/16/2027

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

Exhibit "A"

Legal Description

Core Suncoast III, LLC

LOTS 2 AND 3, PLAT OF COASTAL ORTHOPEDICS - SR64, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 159 THROUGH 161, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PID #14637.0035/9 and #14637.0040/9

BayCare FSED SR64

Community Meeting Notes

Time: 6 p.m., February 17, 2026

Location: Coastal Orthopedics Building, 8000 SR 64, Bradenton, FL 34212 (adjacent to site of future FSED).

BayCare Attendees:

- Todd Jones, chief strategy officer and chief ambulatory services officer
- Keri Eisenbeis, chief of staff and chief communications and marketing officer
- Dr. Chris Bucciarelli, VP of ambulatory services and chief medical officer
- David Paarz, director facility design services
- Judy Ruskell, director of ambulatory campuses
- Lisa Razler, public relations manager
- Jordan Fink, government relations strategist
- Jamie Laraia, strategic analyst and executive liaison

Community Attendees:

- Leadership from Coastal Orthopedics (4)
- Neighbors (2)

Program: Welcome, Project Overview, Q&A

- Todd welcomed all and provided a BayCare overview, focused on the themes below.
- David Paarz shared details about the facility design, referencing posters of the site plan and renderings.
- Dr. Chris Bucciarelli described medical services that will be available, noting there will always be a board-certified physician on-site, with 24/7 services for ages newborn and up, with special rooms for pediatric services.

Themes

Community-Driven Expansion Focused on Access

BayCare is expanding ambulatory health care services in Manatee County in direct response to what residents shared through the Community Health Needs Assessment (CHNA). The CHNA identified access to health and social services as a top community priority, including challenges such as long waiting times, difficulty finding providers, affordability concerns, and limited convenient locations for care.

By bringing ambulatory services—such as primary care, specialty care, imaging, laboratory services and other outpatient services—to Manatee County, BayCare is

making it easier for individuals and families to get the care they need without traveling long distances or delaying treatment. This approach supports earlier diagnosis, better chronic disease management, and improved overall health outcomes.

A Complement to Future Hospital Services

BayCare Hospital Manatee and a BayCare HealthHub broke ground along Moccasin Wallow Road in Palmetto in April 2025. Ambulatory services will be available starting in late 2026; the hospital is expected to open in early 2028.

Ambulatory services are a critical part of BayCare's broader commitment to Manatee County, complementing future hospital services and helping ensure residents receive the right care at the right time and in the right setting. Many health needs can be met safely and efficiently outside of a hospital, which also helps preserve emergency and inpatient capacity for those who need it most.

Designed for a Growing Community

Manatee County is experiencing rapid growth, and BayCare's ambulatory expansion is designed to grow with the community. These services support both current residents and future neighbors by creating sustainable, local access points for care—reducing strain on existing providers and improving continuity of care across the region.

FSED Overview

- **Address:** 8030 SR 64 East, Bradenton, FL 34212
- **Opening Year:** 2028 (planned)
- **Site Size:** 2.8 acres
- **Building Size:** 13,000 sq. ft.
- **Treatment Rooms:** 15
- **Imaging:** X-ray, CT
- **Building Type:** Standard BayCare FSED
- **Parking:** 37 spaces
- **Site Features:** Green space facing neighborhood to the south
- **Security:** 24/7 onsite security
- **FTEs:** 40-50
- **Rezoning:** General Commercial → Planned Development Commercial

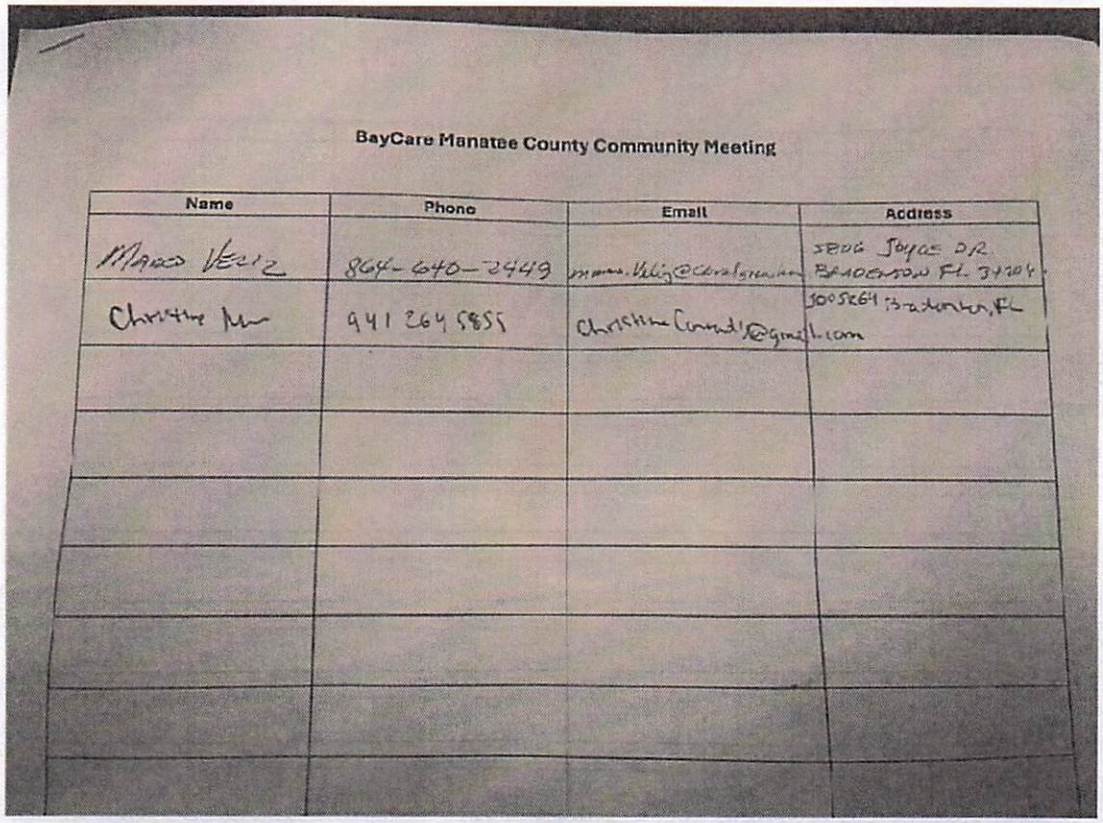
Questions

- **How many people will work there?**
  The freestanding emergency department is staffed 24/7 with emergency physicians, nurses and support staff. The number of team members working will vary based on needs. We expect to hire 40 – 50 people to work in this location.

- **Will there be helicopter service?**
  No.

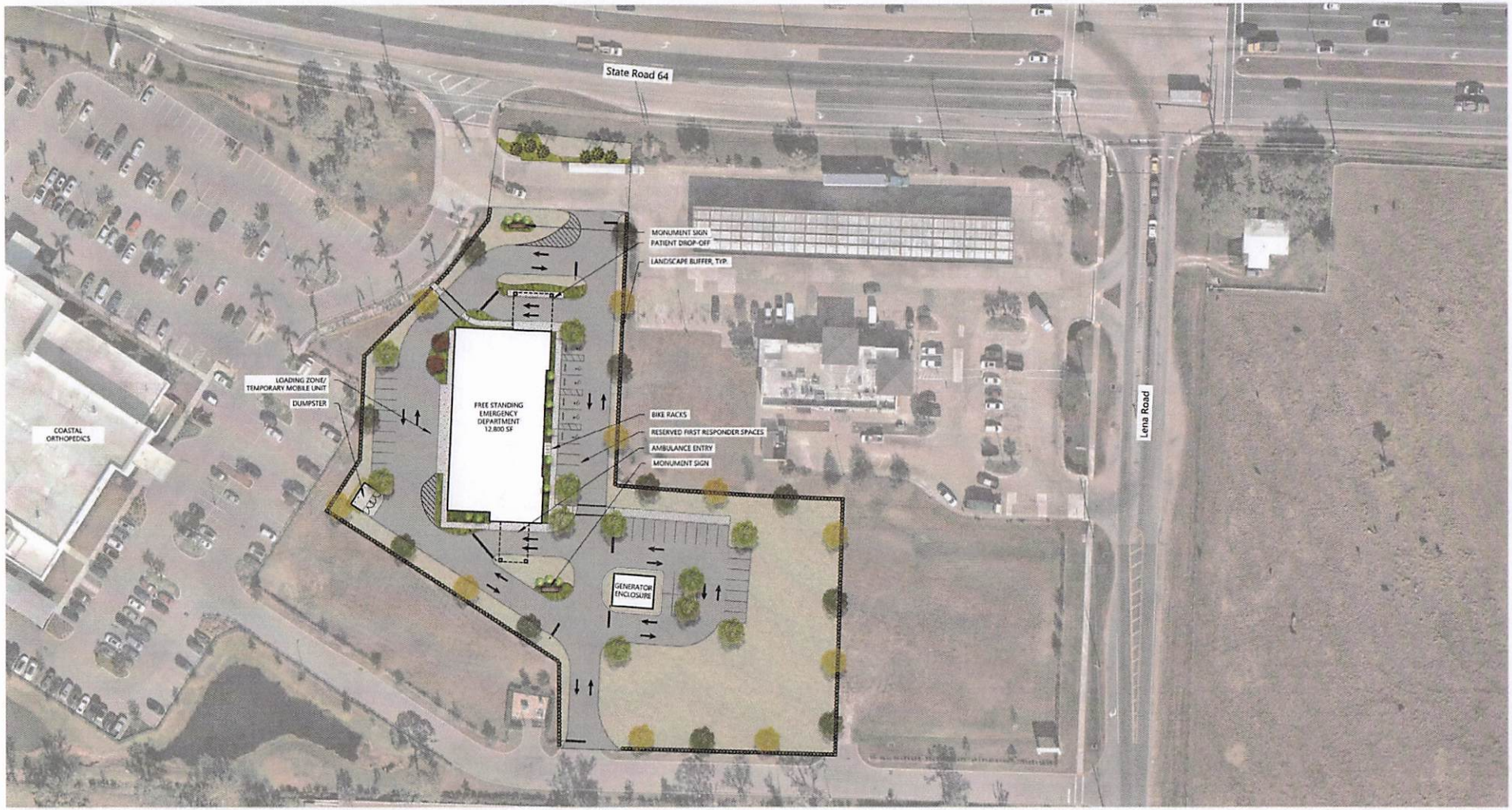
- **Where will the rainwater runoff flow?**
  The drainage pond built when Coastal was developed was designed to include future development at this location. The BayCare project fits within the planned footprint and will drain into the existing pond.

Sign In Sheet



BayCare Manatee County Community Meeting

Name	Phone	Email	Address
Marco Veliz	864-640-2449	[illegible]	5806 Joyce Dr Bradenton Fl. 34204
Christine [illegible]	941 264 5855	Christine Conrad[illegible]gmail.com	5005 E64 Bradenton, FL



Conceptual Site Plan

Baycare Free Standing Emergency Department

8030 SR64 - Unincorporated Manatee County, Florida

Source: **GIS & Nearmap Aerial Imagery**
Prepared for: **Discussion Purposes**
Date: **January 2026**

0 20 40 100 Feet

vhb

BayCareER
EMERGENCY
BayCareER
EMERGENCY

BayCareER
EMERGENCY
BayCareER
EMERGENCY
PBSK

Date: February 6, 2026

Dear Adjacent Property Owner:

Re: Application #: PLN2511-0135

Filed by: BayCare Health System, Inc.

Request: Rezone from General Commercial to Planned Development Commercial and approval of a Preliminary Site Plan proposing an approximately 12,800 square foot Free Standing Emergency Department.

Location: MAP ON REVERSE SIDE OF NOTICE

For more information please call

AGENT: Scott Rudacille PHONE #: 941-748-0100

CASE PLANNER: Allecia Henry PHONE # 941-749-3070 EXT: 6902

The property owner and agent have scheduled a Neighborhood Workshop for the above project. The meeting will be held:

Date: Tuesday, February 17, 2026
Time: 6:00 p.m.
Location: Coastal Orthopedics
8000 SR 64, Bradenton, FL 34212
(Near intersection of SR 64 & Lena Road)

The property owner and agent invite you and any other interested parties to attend this workshop, to discuss the nature of proposed land uses, development features and site plans, and to solicit comments. You will be notified in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners.

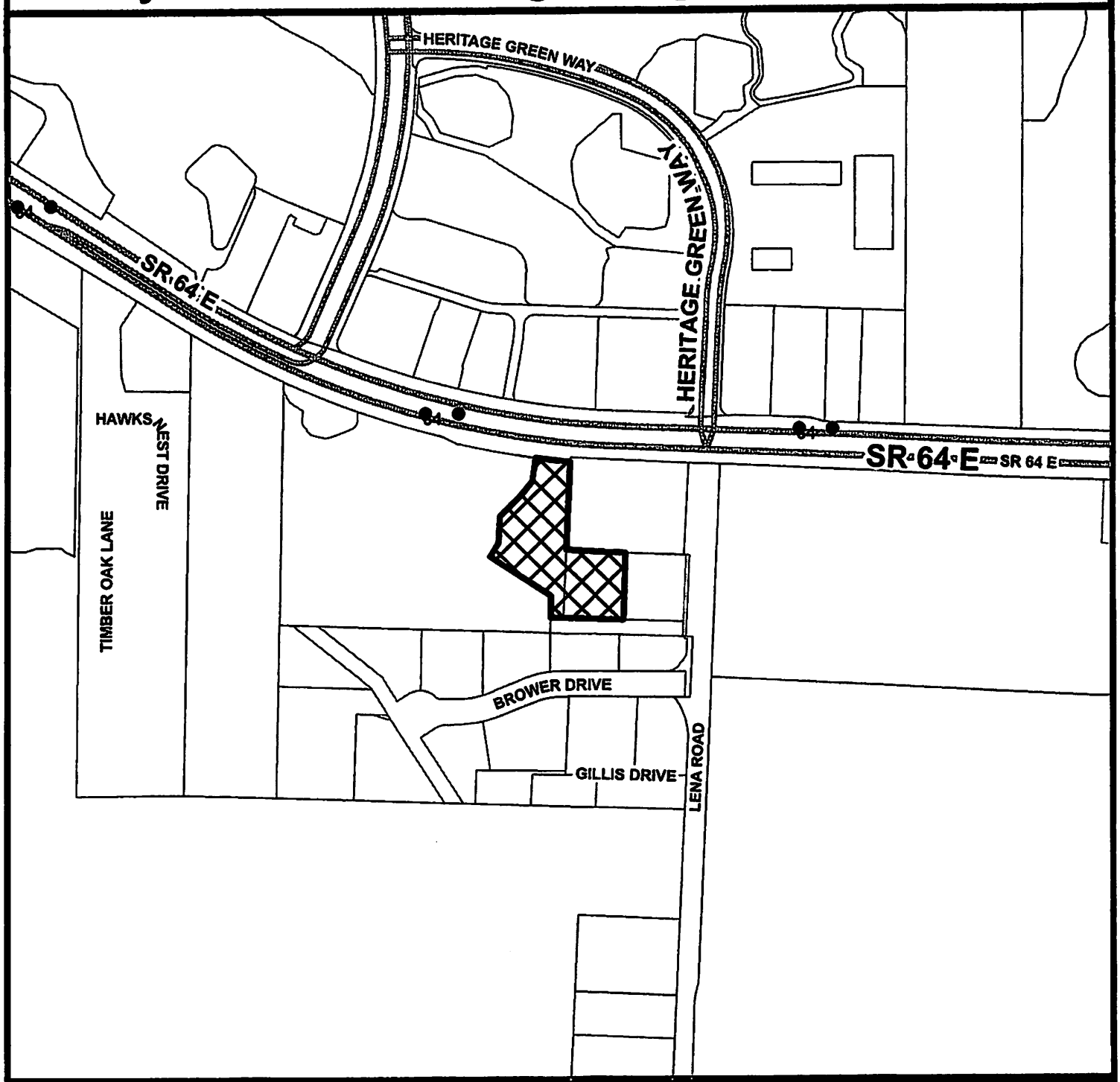
You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501x6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: bobbi.roy@mymanatee.org

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Building and Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

BayCare Free-Standing Emergency Department



Parcel ID #(s) Multiple

PROJECT SITE

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: RSF-4.5
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 2 / 2026

Feet
0 200 600

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

2008 LENA LLC
2012 LENA RD
BRADENTON FL 34211-9509

8355 SR 64 LLC
PO BOX 2436
CLEARWATER FL 33757

BELLA RE HOLDING CO LLC
2620 48TH AVE W
BRADENTON FL 34207

BERGER, SUE ANN
8004 BROWER DR
BRADENTON FL 34211-9515

BIG SREG HERITAGE HARBOUR LLC
301 W PLATT ST #657
TAMPA FL 33606

BRADEN FOREST PROPERTIES LLC
1115 131ST STREET EAST
BRADENTON FL 34212

BRADENTON PARCEL 25 LLC
1260 STELTON RD
PISCATAWAY NJ 08854

BROWNSTAR PROPERTIES LLC
5969 CATTLERIDGE BLVD 200
SARASOTA FL 34232-6050

CGH RESIDENTIAL LLC
3806 JOYCE DR
BRADENTON FL 34208

CHABER LLC
17646 SCARSDALE WAY
BOCA RATON FL 33496

CORAL GREEN HOMES LLC
3806 JOYCE DR
BRADENTON FL 34208

CORE SUNCOAST LLC
8000 SR64 E
BRADENTON FL 34212

COUNTY OF MANATEE
PO BOX 1000
BRADENTON FL 34206-1000

DOUBLE C WOODS LLC
8500 SR 64 E
BRADENTON FL 34212-9521

FLORIDA NEIGHBOR HOMES LLC
2009 1ST AVE E
BRADENTON FL 34208

FRONTIER FLORIDA LLC
C/O DUFF & PHELPS, LLC
PO BOX 2629
ADDISON TX 75001

FWU ENVIRONMENTAL SERVICES INC
7 TECHNOLOGY CIR STE 300
COLUMBIA SC 29203-8404

GILLIS, DALTON R
8012 GILLIS DR
BRADENTON FL 34211

GILLIS, RANDALL EUGENE
40825 SR 64 E
MYAKKA CITY FL 34251

HERITAGE HARBOUR GOLF HOLDINGS LLC
15112 21ST AVE E
BRADENTON FL 34212

HERITAGE HARBOUR LAND CONDOMINIUM
ASSOCIATION INC
5969 CATTLERIDGE BLVD 200
SARASOTA FL 34232-6050

HERITAGE HARBOUR MASTER ASSOCIATION INC
5540 STATE ROAD 64 EAST
SUITE 220
BRADENTON FL 34212

HERITAGE HARBOUR SOUTH COMMUNITY
DEVELOPMENT DISTRICT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

HERITAGE HARBOUR SOUTH COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA AND CO INCORP
3434 COLWELL AVE 200
TAMPA FL 33614

HH CLUB HOLDINGS LLC
5306 DR PHILLIPS BLVD STE 137
ORLANDO FL 32819

JOHNSON, TIMOTHY R
JOHNSON, TERRI F
8007 BROWER DR
BRADENTON FL 34211-9304

JOY REALTY GROUP INC
4119 61ST AVENUE TER W # 305
BRADENTON FL 34210

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MCCURRY, CLAYTON T
MCCURRY, AMANDA D
6820 93RD ST E
BRADENTON FL 34202

MORALES, SESAR
DIAZ, NANCY
8104 BROWER DR
BRADENTON FL 34211

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

MUSGRAVE REAL ESTATE HOLDINGS
8500 SR 64 E
BRADENTON FL 34212-9521

MUSGRAVE, ROGER L
RLM 2018 UNITRUST DTD 12/27/2018
8500 SR 64 E
BRADENTON FL 34212-9521

NEAL, CHAD
NEAL, KAREN
7140 SPENCER PARRISH RD
PARRISH FL 34219

PEERS, JOHN P
7957 BROWER DR
BRADENTON FL 34211-9441

PHILLIPS, KRISTINE S
PHILLIPS, MARK
8105 BROWER DR
BRADENTON FL 34211

RACETRAC PETROLEUM INC
C/O SILVER OAK ADVISORS
PO BOX 2437
SMYRNA GA 30081-2437

REALTY INCOME US CORE PLUS 3 LP
C/O LEGAL DEPARTMENT
11995 EL CAMINO REAL
SAN DIEGO CA 92130

RRR PROPERTIES LLP
2012 LENA RD
BRADENTON FL 34211-9509

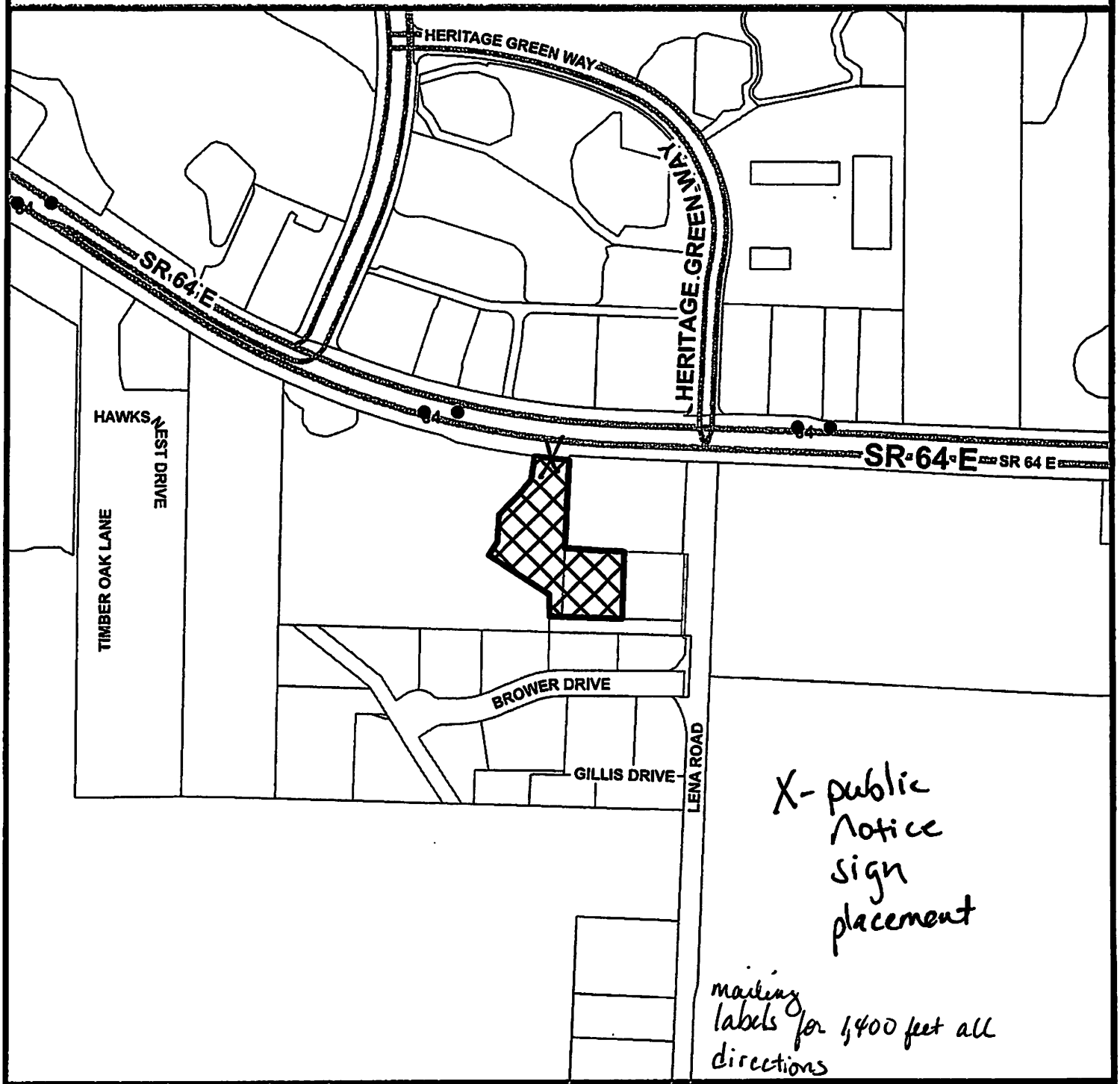
SARASOTA COUNTY PUBLIC HOSPITAL DISTRIC
1700 S TAMIAMI TRL
SARASOTA FL 34239-3555

SIMONE PROPERTY HOLDINGS LLC
248 WEST SEAVIEW CIR
MARATHON FL 33050

TRAN, JULIA
MY 4 CHILDRENS LIVING TRUST UTD 10/12/23
1690 LENA RD
BRADENTON FL 34211

YORAISH LLC
4550 N BAY RD
MIAMI FL 33140

BayCare Free-Standing Emergency Department



Parcel ID #(s) Multiple

PROJECT SITE

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: RSF-4.5
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 2 / 2026

Feet
0 200 400

RaceTrac
Regular
2.93
3.59
3.55
Neighborhood Workshop

STOP
Neighborhood Workshop
PDC-25-23(Z)(P) PLN2511-0135
BayCare Free Standing ER
Rezone from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District for construction of a Free-Standing Emergency Department. I asked Allecia for the square foot of the ER and we can insert that at the end. Phase 1 building 12,800 SF, Phase 2 expansion 3,400 SF. Total 16,200 SF
MYMANATEE.ORG/NEWPROJECTS
Neighborhood Workshop Meeting:
February 17, 2026 6:00PM
Contact:(941)748-0100
Coastal Orthopedics
8000 SR 64
Bradenton, Florida 34212

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

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 Scott Rudacille, Esq., who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the Agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for **Baycare Free-Standing Emergency Department – PSP with Rezone – Core Suncoast III, LLC (Owner) / PDC-25-23(Z)(P) / PLN2511-0135** 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 29th 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 27th 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.

Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 30th day of July, 2026 (date) by Scott Rudacille (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.

Jennifer Alexander
Signature of Person Taking Acknowledgment

SEAL

Notary Public State of Florida
Jennifer Alexander
My Commission HH 599803
Expires 12/16/2026

Jennifer Alexander
Type Name

Title or Rank

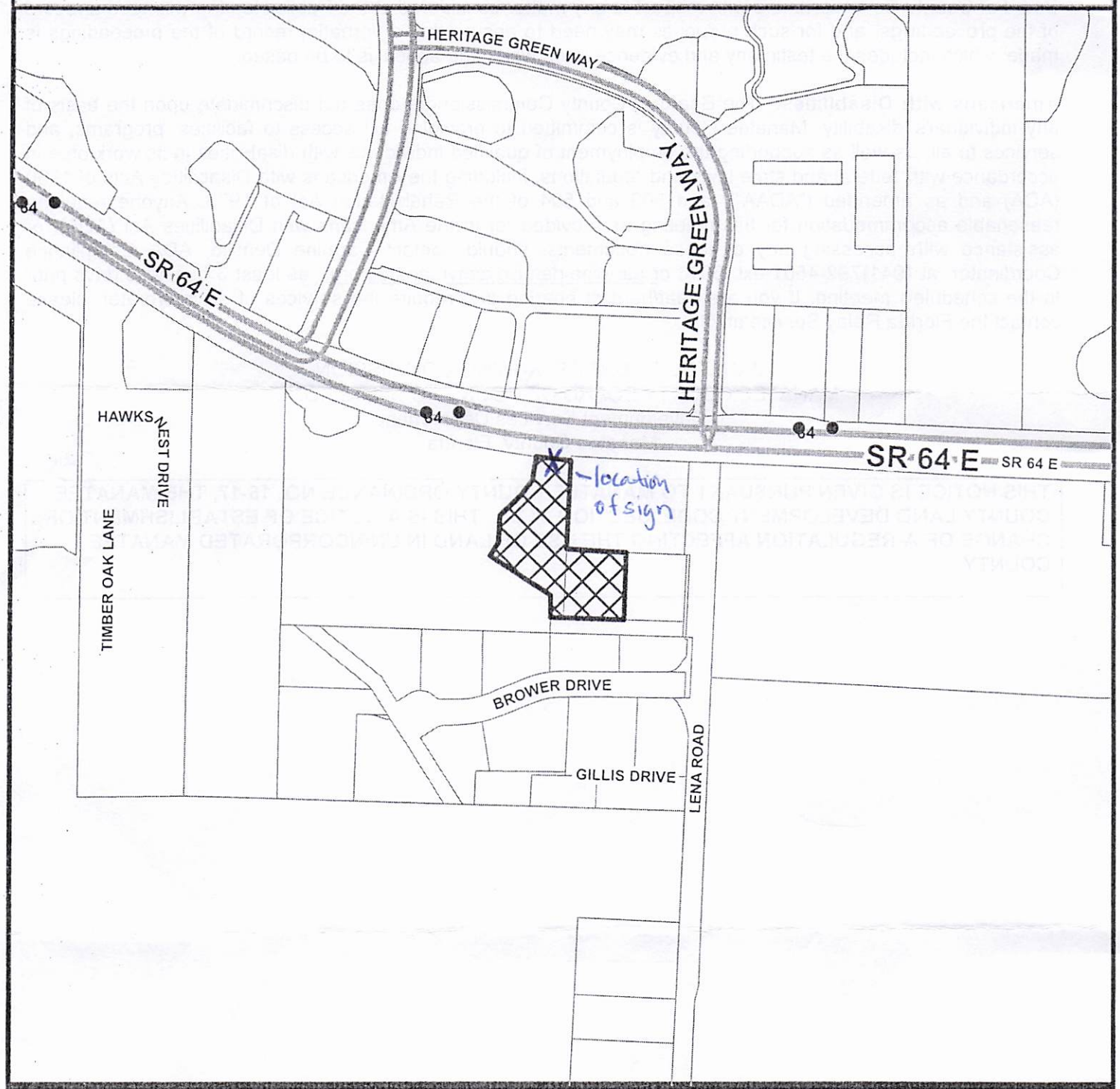
My Commission Expires:

Serial Number, if any

Commission No.:

Notary Public State of Florida
Jennifer Alexander
My Commission HH 399203
Expires 12/16/2026

BayCare Free-Standing Emergency Department



Parcel ID #(s) Multiple

PROJECT SITE

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: RSF-4.5
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 2 / 2026

Feet
0 260 520

Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes 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.

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.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Date: July 27, 2026

Dear Adjacent Property Owner:

Re: **Application:** **PDC-25-23(Z)(P) / Baycare Free Standing Emergency Department – PSP with Rezone PLN2511-0135**

Filed by: **Core Suncoast III, LLC (Owner)**

Request: **A rezone of approximately 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District and approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED).**

Location: **Southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County).**

For more information please call:

CASE PLANNER: Haley Vetter, Planner I

PHONE # (941)748-4501 ext. 1274 **EMAIL: haley.vetter@mymanatee.org**

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: **August 13, 2026**
Time: **9:00 A.M. (or as soon thereafter)**
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date:	**September 3, 2026**
Time:	**9:00 A.M. (or as soon thereafter)**
Location:	Patricia M. Glass Chambers Manatee County Administrative Center, 1st Floor 1112 Manatee Avenue West Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. You may provide your comments in written form through submission of public comment, or in verbal form through registration as a Public Speaker.

You may send in a public comment by filling out the public comment form in advance at https://www.mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment. Be sure to include your name and submit your remarks by the specified deadline. The Planning Commission and Board of County Commissioners may not receive your comments before the meeting if the form is submitted after the deadline. Also, if you would like to register as a Public Speaker, you may do so up to 24 hours before the start of the meeting at https://manatee.hosted.civiclive.com/government/board_of_county_commissioners/bcc_meetings_and_agendas/public_speaker_sign_up.

Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing serve as a primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-22-051] is available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, 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 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: Public.comments@mymanatee.org.

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 the Public Hearing will need a record of the proceedings, and for such purposes 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.

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MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

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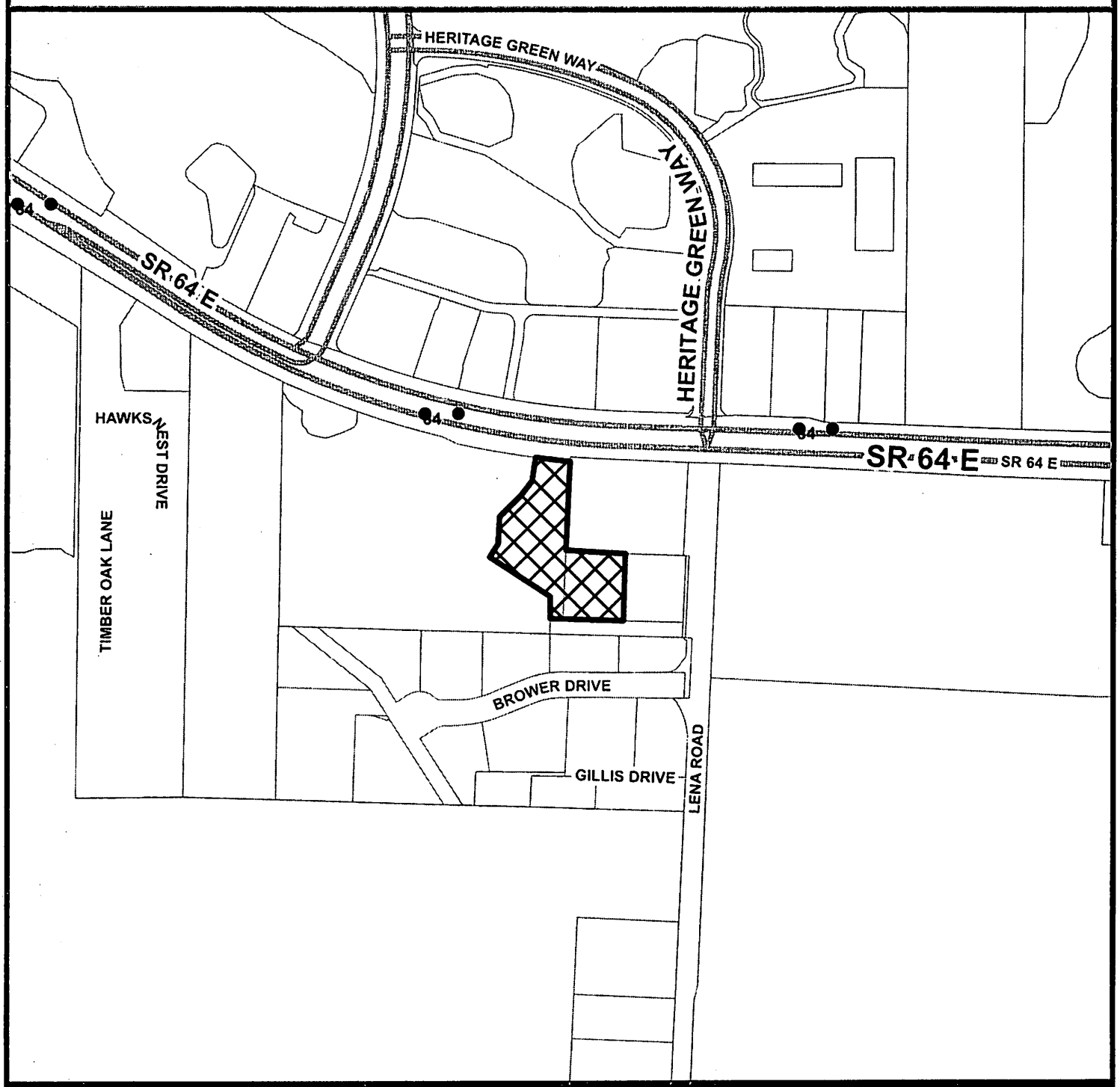
BayCare Free-Standing Emergency Department



Parcel ID #(s) Multiple

PROJECT SITE

Project Name: BayCare Free-Standing Emergency Department
Project #: PDC-25-23 (Z)(P)
Accela #: PLN2511-0135

S/T/R: 36 34S 18E
Acreage: 2.80
Existing Zoning: RSF-4.5
Existing FLU: MU
Overlays: ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Carol Ann Felts

Manatee County
Staff Report Map
Map Prepared 2 / 2026

Feet
0 260 520

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

BRADENTON PARCEL 25 LLC
1260 STELTON RD
PISCATAWAY NJ 08854

CGH RESIDENTIAL LLC
3806 JOYCE DR
BRADENTON FL 34208

CORAL GREEN HOMES LLC
3806 JOYCE DR
BRADENTON FL 34208

CORE SUNCOAST III LLC
8000 SR64 E
BRADENTON FL 34212

CORE SUNCOAST LLC
8000 SR64 E
BRADENTON FL 34212

GILLIS, RANDALL EUGENE
40825 SR 64 E
MYAKKA CITY FL 34251

HERITAGE HARBOUR SOUTH COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA AND CO INCORP
3434 COLWELL AVE 200
TAMPA FL 33614

JOHNSON, TIMOTHY R
JOHNSON, TERRI F
8007 BROWER DR
BRADENTON FL 34211-9304

JOY REALTY GROUP INC
4119 61ST AVENUE TER W # 305
BRADENTON FL 34210

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MCCURRY, CLAYTON T
MCCURRY, AMANDA D
6820 93RD ST E
BRADENTON FL 34202

MORALES, SESAR
DIAZ, NANCY
8104 BROWER DR
BRADENTON FL 34211

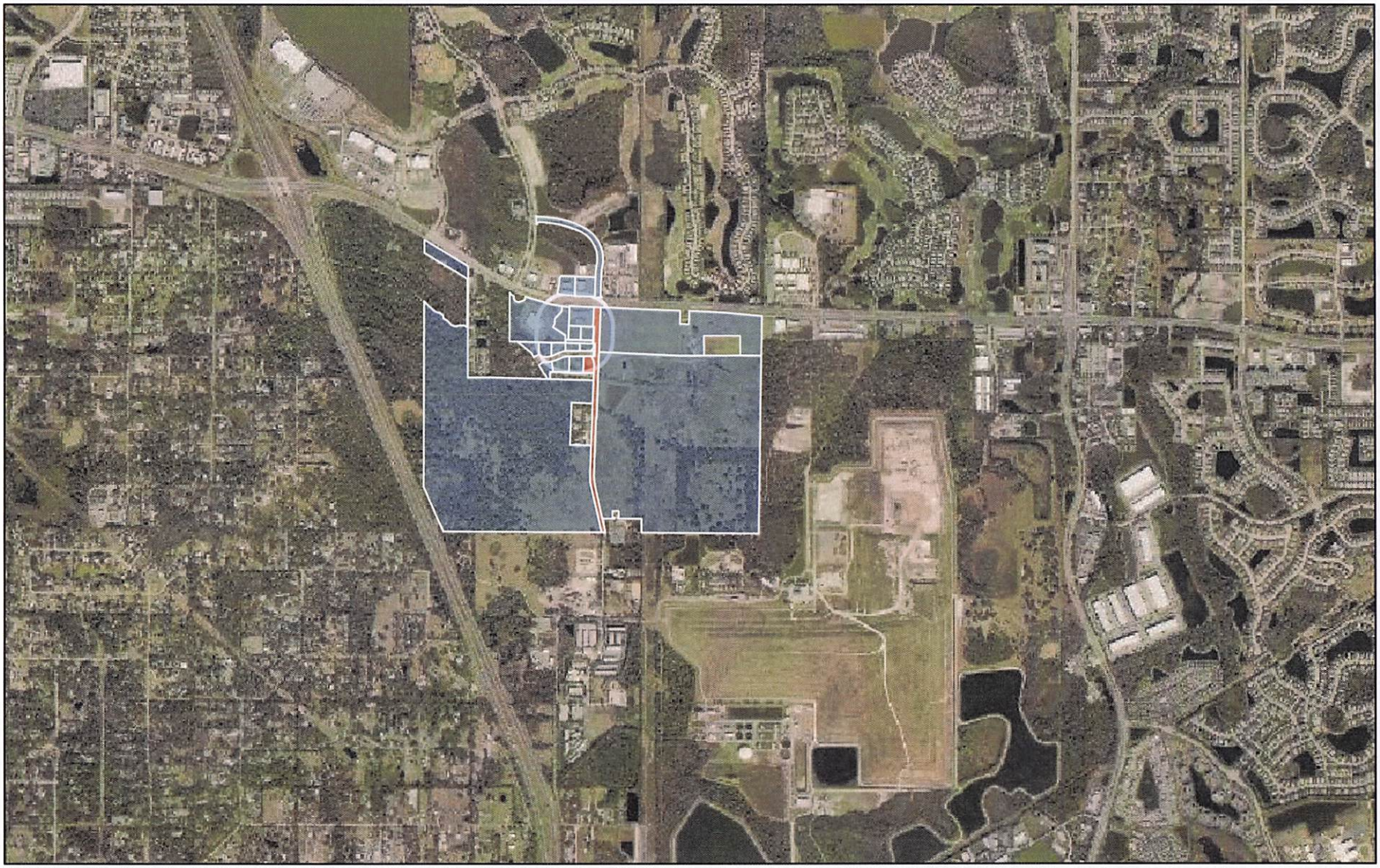
MUSGRAVE REAL ESTATE HOLDINGS
8500 SR 64 E
BRADENTON FL 34212-9521

PHILLIPS, KRISTINE S
PHILLIPS, MARK
8105 BROWER DR
BRADENTON FL 34211

RACETRAC PETROLEUM INC
C/O SILVER OAK ADVISORS
PO BOX 2437
SMYRNA GA 30081-2437

TRAN, JULIA
MY 4 CHILDRENS LIVING TRUST UTD 10/12/23
1690 LENA RD
BRADENTON FL 34211

Letter ANSI A Landscape



7/24/2026

1:29,153

0 0.2 0.4 0.8 mi

0 0.35 0.7 1.4 km

featureLayer-hideinlist 2026

Parcel Search

Red: Band_1

Green: Band_2

Blue: Band_3

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Manatee County Property

NOTICE OF PUBLIC HEARING
Project No. PDC-25-23(Z)(P) /
PLN2511-0135
Baycare Free-Standing Emergency Department
Amend 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.
MYMANATEE.ORG/NEWPROJECTS
Planning Commission:
August 13, 2026 9:00AM
Board of County Commissioners:
September 3, 2026 9:00AM
Patricia M. Glass Chambers, 1st Floor
Manatee County Government
1112 Manatee Avenue West
Bradenton, Florida 34205
941-748-4501 Ext. 6905
Scan for more information: