APPROVED in Open Session
10/8/2026
Manatee County Board of County Commissioners

October 8, 2026 - Land Use Meeting

Subject

PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLCDSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160- Quasi-Judicial- Jay Stearman, Planner I - District 2- TO BE CONTINUED TO NOVEMBER 19, 2026 DUE TO CONTINUANCE AT PLANNING COMMISSION

Amending Zoning Ordinance No. PDMU-23-27(Z)(G) by requesting approval of a modification to the previously approved a General Development Plan: 1) adding approximately 192,649 square feet to the maximum allowable intensity of nonresidential uses of approximately 768,389 square feet for the entire proposed development; 2) reducing 100,000 square feet from the previously approved addition of 150,000 square feet in the approximately School area (Area B – approximately 11 acres) and allocating the 100,000 square feet to the Commercial/Retail/Office area (Area A – approximately 4 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/Retail/Office area (Area A) and the rest to Commercial/RV (Area C – approximately 20 acres) should development on overall site not reach the maximum intensity of nonresidential uses; 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A); and 5) limiting possible warehouse and outdoor storage uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C), the total property being approximately 35.28 acres and generally located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, and commonly known as 202 13th Avenue E, Bradenton (Manatee County).

Category
ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Jay Stearman, Planner I, 941-748-4501 x3477, Jay.Stearman@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
Motion to continue:
I move to continue the public hearing for PDMU-23-27(G)(R) to November 19, 2026 at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County

Government Administration Building 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers, Bradenton.

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

Applicable Advisory Board
PLANNING COMMISSION ACTION:
On September 17, 2026, by a vote of 6-0, the Planning Commission continued to October 15, 2026 with Member Bower absent.

Background Discussion
N/A

Attorney Review
Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded by email to Matter # FY25/26-0363 on June 25 and August 25,2026.

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A