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

October 8, 2026 - Land Use Meeting

Subject

PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 -APPLLICANT REQUEST CONTINUANCE TO NOVEMBER 19, 2026.

A rezone of approximately 7.71 acres from General Agriculture (A) to Planned Development Commercial (PDC) Zoning District on a total approximate 22.45-acre site; amending Zoning Ordinance No. PDC-18-21(Z)(P); amending Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking and retaining the 206,645 square feet of mini-warehouse (including RV and boat storage space); located on the south side of Moccasin Wallow Road, 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road, and commonly known as 9435 Moccasin Wallow Road (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

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

Action Requested

Motion for Continuance:
I move to continue the public hearing for PDC-18-21(Z)(P)(R) to November 19, 2026.
Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-18-21(Z)(P)(R), APPROVE the Preliminary Site Plan with Conditions A.1-A.4, B.1-B.4, C.1, and, D.1-D.7.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with

the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDC-18-21(Z)(P)(R) and DENY the Preliminary Site Plan, as recommended by the Planning Commission.

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 5 - 1, the Planning Commission recommended denial. Member DeLesline voted nay. Member Bower was absent. The reason for denial was drainage, negative impacts and proposed mitigation measures, stormwater management plan, and temporary wetland buffer encroachments.

PUBLIC COMMENT AND CORRESPONDENCE:
September 17, 2026 – Planning Commissioner
- There were no public comments.
- A revised staff report was entered into the record.

Background Discussion
• Request
The request is to rezone approximately 7.71-acre of a 22.45-acre site from General Agriculture (A) to Planned Development Commercial (PDC). The request amends the Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking.
o Specific Approval
N/A
o Conditions of Approval
There are sixteen conditions; refer to staff report and ordinance for additional information.

• General Information
o Location:
The property is located on Moccasin Wallow Road approximately 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road and commonly known as 9435 Moccasin Wallow Road.
o Acreage of Project:
The project site consists of a 7.71-acre portion of an 22.45-acre parcel.
o Density/Intensity of Project:
No changes to the previously approved .32 FAR have been requested.

• Affordable Housing
The applicant is not requesting a rapid response certificate or density/intensity bonus with this application.

• Neighborhood Workshop

Applicant held a virtual workshop on March 13th, 2026. A sign-in sheet, summary of issues and concerns, workshop presentation, and signage (location and photos) was provided.

• Future Land Use Category
Urban Fringe -3 (UF-3)

• Land Use History
- o The project site has been categorized with the Future Land Use Category, UF-3 since the adoption of the Manatee County Comprehensive Plan.
- O The project site has been zoned General Agriculture (A) Zoning District since the adoption of the Manatee County Land Development Code.
- o On June 20, 2019 Ordinance PDC-18-21(Z)(P) was approved allowing 14.74 acres of mini-warehouse built within 2 phases.
- o The southern 7.71-acre portion of the parcel was not included in the PDC-18-21(Z)(P) Ordinance and is currently vacant; the two parcels were combined in 2025.

• Surrounding Areas
- o North: Moccasin Wallow Rd; Planned Development Mixed Use
- o South: Planned Development Mixed Use
- o East: General Agricultural
- o West: General Agricultural, Planned Development Residential

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

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Attorney Review
Other (Requires explanation in field below) Welch
Kate Welch reviewed and responded by email to Matter # FY#25/26-0429 on August 14, 2026.

Instructions to Board Records
Please ensure the Chairman signs page 6 of the attached Ordinance.
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

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 2, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (10/2/26) for the meeting of October 8, 2026:

CONSENT AGENDA
Attorney
Item 4, Annual Report of County Attorney for Fiscal Year 2024/2025

- This agenda item was updated with a revised Annual Report due to typographical errors.

Development Services
Item 8, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services Deputy Director - Countywide

- This agenda item was updated to correct the Instructions to Board Records Section to delete Tom Wooten, Code Enforcement Chief, and replace with Stephanie Charles, Development Services Deputy Director; and include revised Certificate for Satisfaction of Lien for all attached CE cases.

Financial Management
Item 9, Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer

- Corrected coversheet in strikethrough underline format to revise instructions to Board Records.

ADVERTISED PUBLIC HEARINGS- QUASI-JUDICIAL
Presentations Upon Request
Item 17, PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 - Added request for continuance and moved to upon request.

Regular
Item 22, Planning Commission Appointment- Choose two - Nicole Knapp, Director

- Revised PC Matrix candidate uploaded.

COMMISSIONER AGENDA ITEMS
Item 24, Public Notice and Neighborhood Meeting Signs

- This agenda item has added public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

October 8, 2026 - Land Use Meeting

Subject

PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1

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DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY

REVISED

Manatee County Zoning Ordinance Number PDC-18-21(Z)(P)(R) and DENY the Preliminary Site Plan, as recommended by the Planning Commission.

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

Applicable Advisory Board
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REVISED

• Future Land Use Category
Urban Fringe -3 (UF-3)

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• Surrounding Areas
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Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs N/A

REVISED

Board of County Commissioners: October 8, 2026

PDC-18-21(Z)(P)(R) – SAWGRASS STORAGE –
PSI ATLANTIC PARRISH FL 2 LLC (OWNERS) – PLN2511-0132

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 on the south side of Moccasin Wallow Road, 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road, and commonly known as 9435 Moccasin Wallow Road, providing for a rezone of approximately 7.71 acres from General Agriculture (A) to Planned Development Commercial (PDC) Zoning District of a total of approximately 22.45-acre site; amending Zoning Ordinance No. PDC-18-21(Z)(P); amending Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking and retaining the 206,645 square feet of mini-warehouse (including RV and boat storage space), subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: **9/17/2026**

Board of County Commissioners: **10/8/2026**

Alternative Motions

APPROVAL
Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-18-21(Z)(P)(R), APPROVE the Preliminary Site Plan with Conditions A.1-A.4, B.1-B.4, C.1, and, D.1-D.7.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDC-18-21(Z)(P)(R) and DENY the Preliminary Site Plan, as recommended by the Planning Commission.

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PUBLIC COMMENT AND CORRESPONDENCE:
September 17, 2026 – Planning Commissioner

- **There were no public comments.**
- **A revised staff report was entered into the record.**

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

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PDC-18-21(Z)(P)(R) / PLN2511-0132
PROJECT NAME	Sawgrass Storage Rezone and PSP Modification
SECTION / TOWNSHIP / RANGE(S)	23 / 33S / 18E
PARCEL ID / ADDRESS	650600309; 9435 Moccasin Wallow Rd., Palmetto, FL 34219
GENERAL LOCATION	Located 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road
ACREAGE	**Existing:** 14.74 acres **Rezone:** 7.71 acres **Total:** 22.45 acres
OWNER(S) / APPLICANT(S) / AGENT	**Owner/Applicant:** PSI Atlantic Parrish FL 2 LLC **Agent:** ZNS Engineering
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING	**Existing:** General Agriculture (A) and Planned Development Commercial (PDC) **Proposed:** PDC
PROPOSED USE(S)	Mini-warehouse and outdoor storage (including Boats and recreational vehicles)
INTENSITY	**Maximum Permitted:** 0.35 FAR (224,726 square feet) **Previously Approved:** 0.32 FAR (206,645 square feet) **Proposed:** 0.32 FAR (206,645 square feet)
OVERLAYS/SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUEST(S)	**Previously Approved:** LDC Section 1001.6.A.1.a **Proposed:** None requested
NEIGHBORHOOD WORKSHOP	March 13, 2026 - Virtual workshop Refer to review criteria analysis for Land Development Code (LDC) Section 312.6 in Section 4 of this Staff Report
CASE MANAGER	Lindsey Craig, Planner I

SECTION 2
MAPS & DISCUSSION

HISTORY

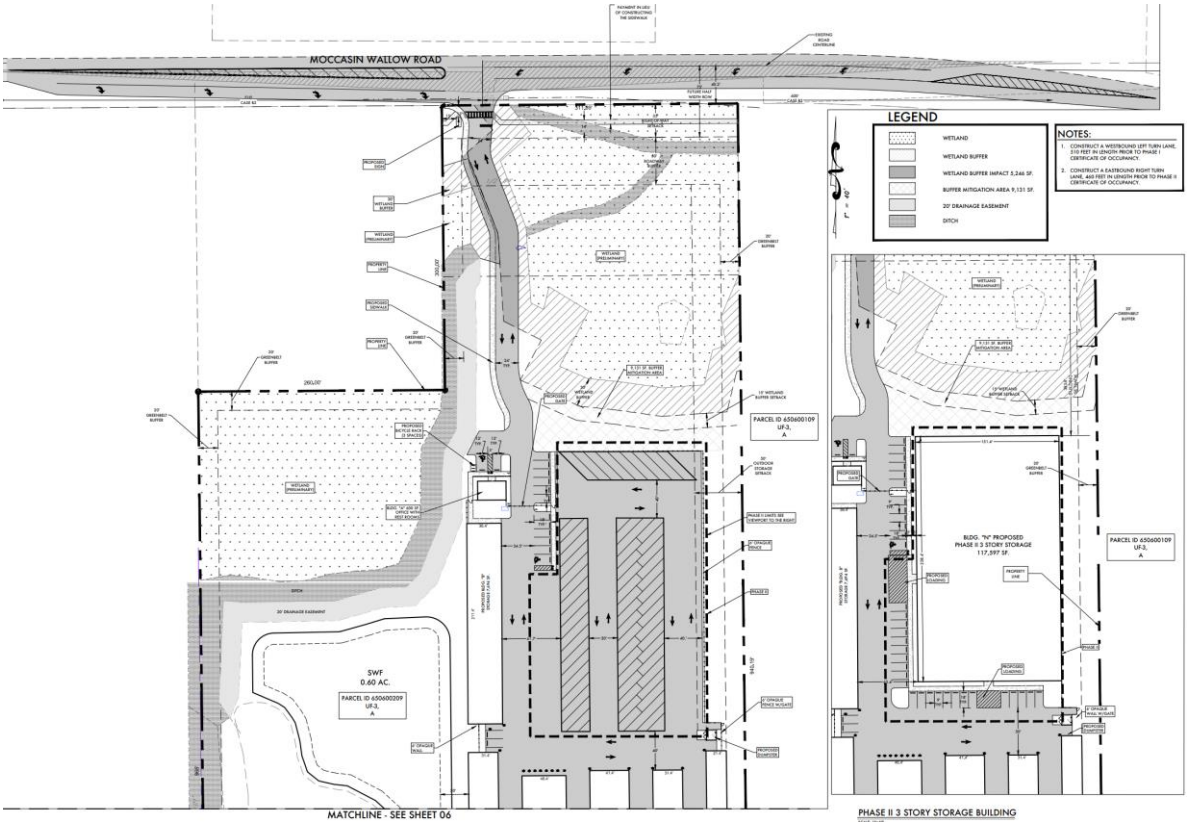
The approximately 7.71-acre site that is the subject of this rezone is the southern portion of the approximately 22.45-acre site. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Urban Fringe – 3 (UF-3) Future Land Use Category (FLUC). With the adoption of the LDC in 1990, the Zoning Map shows the parcel was zoned as General Agriculture (A).

On June 20, 2019, a request to rezone 14.74 acres of the property from A to PDC was approved by Ordinance PDC-18-21(Z)(P) with a Preliminary Site Plan (PSP) allowing for 206,645 square feet of mini warehouse (including RV and boat storage space). The new expiration date of the current PSP (due to Hurricane Nicole) is 3/29/2028 with the CLOS expiring on 1/18/2028.

The site has an approved PSP (PLN1810-0065) (14.74 acres) for the construction of 206,645 SF of mini-warehouse built within 2 phases.

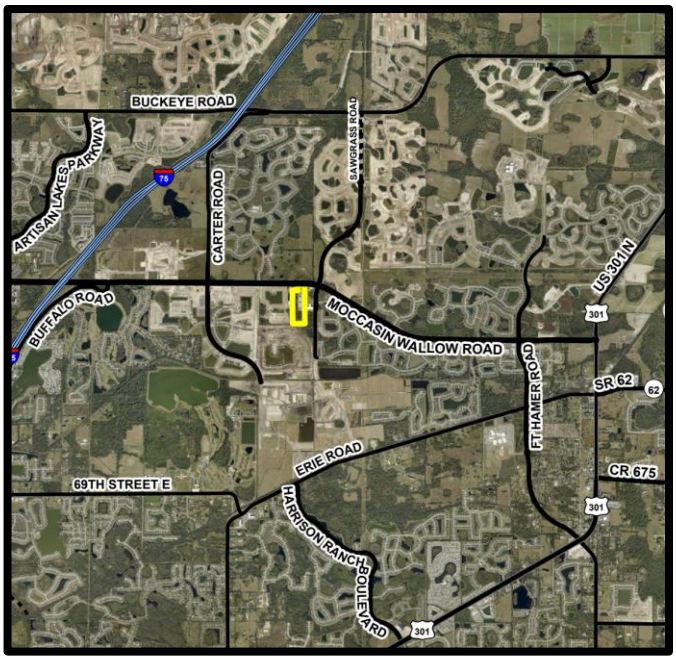
- Phase I (includes sub-phasing IA and IB) has already been constructed:
  - Phase IA: 85,437 SF of mini-warehouse and 55 outdoor boat and RV parking spaces
  - Phase IB: 76 outdoor boat and RV parking spaces

Phase II: 117,597 SF of mini-warehouse which has not been constructed yet and will be located on Phase IB.

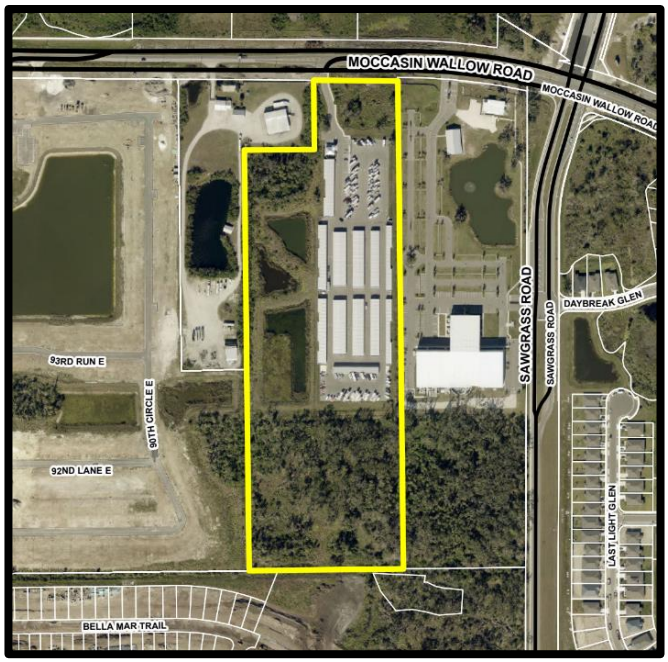


The southern portion of this parcel (7.71-acre site) proposed for this rezone was not part of the original Zoning Ordinance PDC-18-21(Z)(P), which rezoned the northern portion of this parcel consisting of approximately 14.74 acres. The 76 approved outdoor boat and RV parking spaces currently located within Phase IB will be relocated to the 7.71-acre site to allow for the future construction of the approved Phase II development within Phase IB.

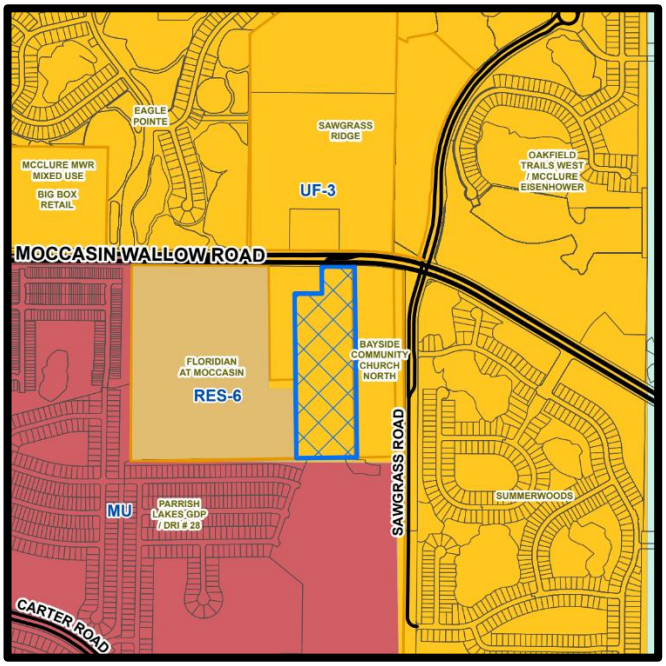
According to the Property Appraiser's Office website, the 14.74-acre and 7.71-acre parcels were combined in 2025 to create the current approximately 22.45-acre parcel. The 7.71-acre portion of the property is currently vacant, with vegetation present, and remains undeveloped.



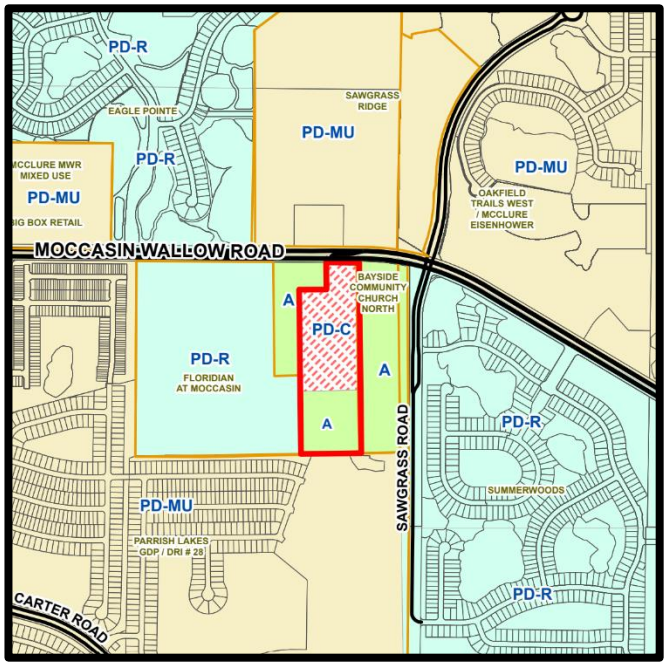
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



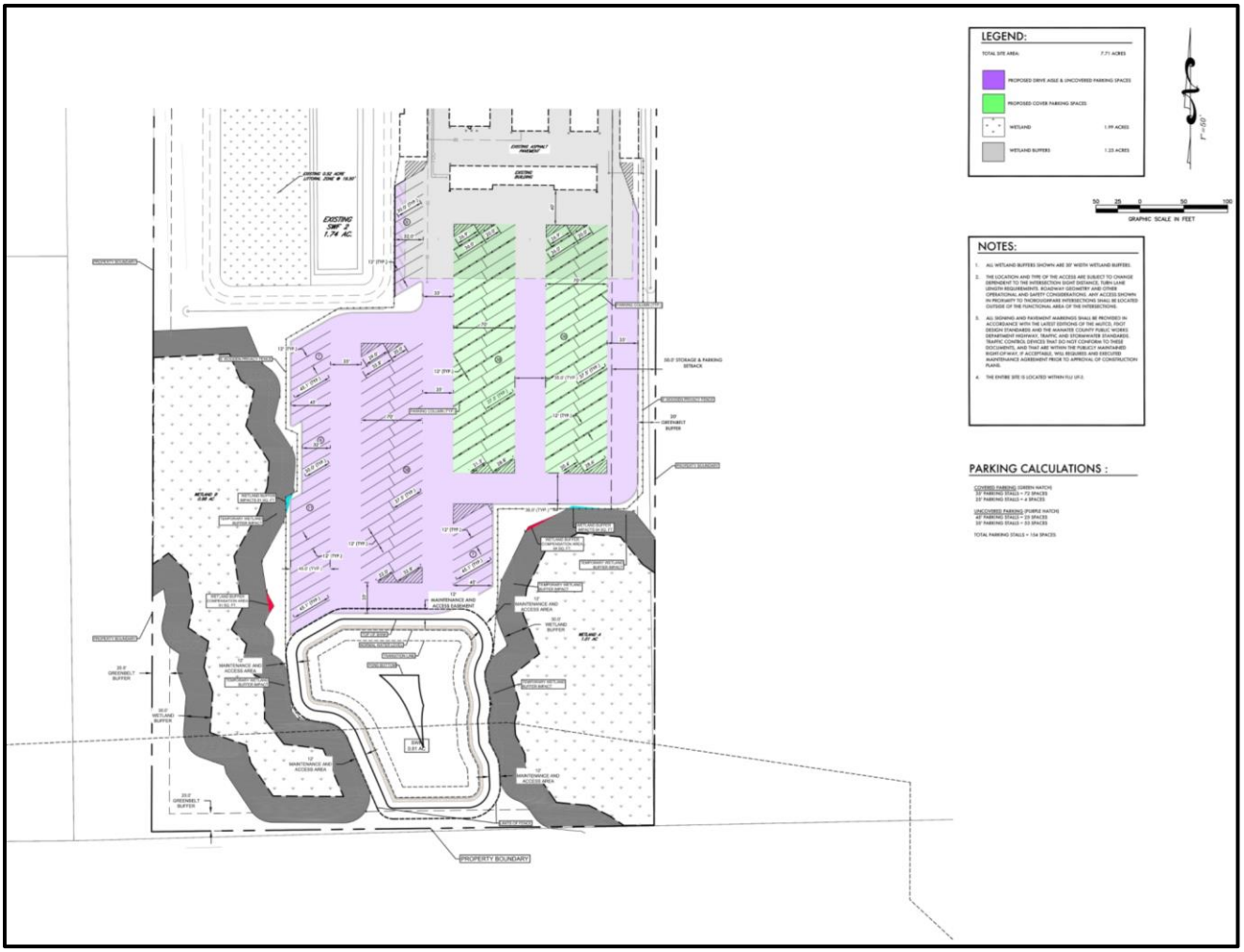
Zoning Map

REQUEST

The Applicant is requesting a rezone of approximately 7.71 acres from A to PDC Zoning District and amending the (PSP) for the northern 14.74 acres to add this additional acreage and to extend the outdoor storage and accessory parking into the southern portion of the overall site. The applicant proposes no changes to the 206,645 square feet of mini-warehouse previously approved in PDC-18-21(Z)(P).

SURROUNDING FLUC, ZONING, AND USES	
NORTH	**FLUC:** Urban Fringe – 3 (UF-3) **ZONING:** Planned Development Mixed Use (PDMU) **USE(S):** Vacant / ROW – Moccasin Wallow Road
SOUTH	**FLUC:** Mixed Use (MU) **ZONING:** Planned Development Mixed Use (PDMU) **USE(S):** Single Family Residential
EAST	**FLUC:** Urban Fringe – 3 (UF-3) **ZONING:** General Agriculture (A) **USE(S):** Church
WEST	**FLUC**: Urban Fringe – 3 (UF-3) / Residential – 6 (RES-6) **ZONING:** General Agriculture (A) / Planned Development Residential (PDR) **USE(S):** Agriculture Facility / Single Family Residential

SECTION 3
SITE DESIGN DETAILS



- 154 painted parking space and/or stalls (76 covered parking spaces and 78 uncovered parking spaces)
- One access point on Moccasin Wallow Road
- One stormwater facility to the south

<table>
<tr><td colspan="3">• No proposed buildings
• 2 wetlands (no impacts)</td></tr>
<tr><td>SETBACKS REQUIRED</td><td>Previously Approved (14.74 acres):
Front: 145.5 feet
Side (East): 20 feet
Side (West): 20 feet
Rear: 20 feet</td><td>Proposed (7.71 acres):

Outdoor Storage:
Required: 50 feet
Proposed: 50 feet</td></tr>
<tr><td>MINIMUM LOT AREA</td><td colspan="2">Not applicable</td></tr>
<tr><td>MINIMUM LOT WIDTH</td><td colspan="2">Not applicable</td></tr>
<tr><td>MAXIMUM HEIGHT ALLOWED</td><td colspan="2">Previously Approved (14.74 acres): 3 Stories / 45 feet
Proposed (7.71 acres): No proposed buildings</td></tr>
<tr><td>OPEN SPACE</td><td>Previously Approved (14.74 acres)
Required: 20% (2.95 acres)
Proposed: 63% (9.22 acres)

Proposed: (7.71 acres)
Required: 20% (1.54 acres)
Proposed: 67% (4.92 acres)</td><td>Total Project Area: (14.74 acres + 7.71 acres = 22.45 acres)
Required: 20% (4.49 acres)
Proposed: 63% (14.14 acres</td></tr>
<tr><td>ACCESS</td><td colspan="2">Moccasin Wallow Road: One access will be Right-in /Right-out and Left-in</td></tr>
<tr><td>PARKING</td><td>Previously Approved: 124</td><td>MINI-WAREHOUSE/OUTDOOR STORAGE:
Required: 285 (1 / vehicle parking space per 200 square feet)
Proposed: 288 (1 / vehicle parking space per 198 square feet)</td></tr>
<tr><td>FLOOD ZONE(S)</td><td colspan="2">The site lies in Flood Zones A, AE (various BFEs) and X, Panel 12081C0176E (3/17/14)</td></tr>
<tr><td>AREA OF KNOWN FLOODING</td><td colspan="2">Project located in Flood Prone Area: Yes
Type of Flooding: Rainfall
Project subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for the Buffalo Canal/ Frog Creek Watershed.
Project subject to OFW: No
Watershed/Basin: Buffalo Canal/Frog Creek Watershed
Project located within Floodplain and/or Foodway: Property is located in the FEMA 1% Annual Chance Flood Hazard and 100-year Buffalo Canal/Frog Creek Watershed floodplain.
Methodology Meeting: A methodology meeting may be requested for drainage design. The Buffalo Canal/Frog Creek Watershed Study is available upon request from stormwater engineering staff.
Drainage Easements/Access Easements required for existing system(s): As needed.
Impairment: Please contact FDEP/SWFWMD regarding impairment and any required net improvement.</td></tr>
</table>

UTILITIES	**POTABLE WATER INFRASTRUCTURE** • 30-inch Water main **WASTEWATER INFRASTRUCTURE** • 12-inch Force main **RECLAIMED WATER INFRASTRUCTURE** • 20-inch Reclaim

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

PREVIOUSLY APPROVED BUFFERS (14.74 ACRES):

Standard(s) Required	Design Proposal	Compliance	Comments
20-foot landscape buffer (south, east and west)	20 feet	Yes	Meets Code requirements
10-foot Roadway buffer (Moccasin Wallow Road)	50 feet	Yes	Meets Code requirements
15-foot Wetland buffer	30 feet	Yes	Meets Code requirements

PROPOSED BUFFERS (7.71 ACRES):

Standard(s) Required	Design Proposal	Compliance	Comments
20-foot Screening Buffer (south and west)	20 feet	Yes	Meets Code requirements
15-foot Screening Buffer (east)	15 feet	Yes	Meets Code requirements
15-foot Wetland buffer	20 feet	Yes	Meets Code requirements

SIDEWALKS

Standard(s) Required	Design Proposal	Compliance	Comments
5-foot internal sidewalks	Not Applicable	Not Applicable	Meets Code requirements on the northern (14.74 acres) portion of the site

DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY

Standard(s) Required	Design Proposal	Compliance	Comments
24 feet paved roadways	35 feet	Yes	Meets Code requirements

TRANSPORTATION

Major Transportation Facilities:
The site is located on the south side of Moccasin Wallow Rd, and approximately 575 feet, west of Sawgrass Rd.

- Moccasin Wallow Rd is an existing two-lane road with a 35-mph speed limit. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet on the Comprehensive Plan's Future Traffic Circulation Plan.

- Sawgrass Rd is an existing two-lane road with a 35-mph speed limit. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet on the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis:
Sawgrass Storage has an approved PSP (PLN1810-0065) for the construction of 206,645 SF of mini-warehouse in 2 phases. Phase 1 (89,048 SF of mini-warehouse) has already been constructed since then, while Phase 2 (117,597 SF of mini-warehouse) has not been constructed yet (as of drafting the staff report). The phase 1 expansion will generate 5 trips, which is de minimis. Based on the narrative, request for traffic study waiver, and site plan provided by the Applicant for this application, staff has provided a traffic study waiver.

The Applicant is seeking a PSP amendment to expand Phase 1 by adding 154 spaces for outdoor storage and accessory parking. The current application also proposes to rezone 7.71 acres from A to PDC.

The results of the request for the traffic study waiver indicated that the impacted roadway segment is currently operating at the level of service (LOS) performance standard D. However, the impacted segment is projected to be deficient in future.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (without project)	FUTURE LOS (with project)
Moccasin Wallow Road	2751	D	D	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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS applied for: No, the Applicant has elected to defer concurrency.
Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of FSP.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
Required Open Space: 20% (4.49 acres) (LDC Section 402.11.D.2)
Provided Open Space: 63% (14.14 acres)

Wetlands:
Within the 7.71 acres of PSP expansion area, 1.99 acres of wetlands exist. The overall proposed PSP (22.45 acres) contains 3.83 acres of wetlands. No wetland impacts are proposed.

Wetland Buffers: 30-foot Variable Width Wetland Buffers are provided on the Preliminary Site Plan, exceeding the 25-foot average, 15-foot minimum requirement of the State (SWFWMD ERP A.H. Volume 1 10.2.7). Per the Environmental Narrative provided by Monarch Ecology Group (revised February 2026), temporary wetland buffer encroachments associated with grading activities are anticipated and will be replanted with native vegetation; the environmental narrative also states that nearly 90% of the wetland buffers are dominated by invasive/exotic vegetation.

Uplands:
Per the Environmental Narrative provided by Monarch Ecology Group (revised February 2026), the upland portion of the 7.71 acres of PSP expansion area is comprised of Mixed Hardwoods (FLUCFCS 438; 0.87 acres) and Disturbed Lands (FLUCFCS 740; 4.61 acres). The onsite Mixed Hardwoods is dominated by native canopy and understory vegetation. The project proposes impacts to a majority of the 0.87 acres of onsite native Mixed Hardwoods.

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 1.57 acres of native plant communities. The applicant proposes to exceed this requirement by preserving 1.99 acres of native plant communities consisting of Wetland 3 and Wetland A, both classified as Wetland Forested Mixed (FLUCCS 630).

Endangered Species:
Per the Environmental Narrative provided by Monarch Ecology Group (revised February 2026) on-site assessments were conducted in February 2025 and January 2026 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. Monarch also conducted a gopher tortoise survey in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023).

Based on the site assessment, no listed species were observed, nor did Monarch observe any evidence of listed species using the site.

Trees and Landscaping:
Landscaping and Tree Removal/Replacement will be reviewed with Final Site Plan, in accordance with LDC Sections 402, 531, 700 and 701.

The original PSP/FSP for the existing PDC project was approved under the buffering requirements of the North Central Overlay. There are no landscape buffer modifications proposed within the existing PDC portion of the project.

EXISTING LANDSCAPE BUFFERS: NORTHERN PORTION (14.74-ACRES)			
	Required	Provided	LDC Section
Roadway Buffer (Moccasin Wallow Road)	10 feet	50 feet	701.4.B.2, Figure 7-2
Screening Buffer (west)	20-foot Screening Buffer	20-foot Greenbelt Buffer	701.4.B.3, Figure 7-4

Screening Buffer (east)	15-foot Screening Buffer	20-foot Greenbelt Buffer	701.4.B.3, Figure 7-4

***NEW* LANDSCAPE BUFFERS: SOUTHERN PORTION (7.71-ACRES)**			
	Required	Provided	LDC Section
Screening Buffer (south and west)	20-foot	20-foot	701.4.B.3, Figure 7-4
Screening Buffer (east)	15-foot	20-foot	701.4.B.3, Figure 7-4

LOCATION OF PROPOSED DEVELOPMENT



SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS
SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS
SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS
SECTION 402.11.D - PDC STANDARDS
SECTION 531.31 – MINI-WAREHOUSES/SELF-STORAGE
SECTION 531.36 – OUTDOOR STORAGE (PRINCIPAL USE)

The following represents an analysis of the application under the applicable review standards of the Manatee County LDC.

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS.

Required Documents	First Neighborhood Workshop
Date and Time of Workshop	March 13, 2026; 6:00pm
Workshop Format	Virtual
Workshop Summary	Written summary provided
Workshop Requirement	• Application post-dated July 2025 • Neighborhood workshop strongly encouraged during pre-application meeting (PLN2411-0140)
Sign-In Sheet	Provided: No members of the public attended the meeting – 9 Participants from the Applicants team were present
Issues, Suggestions, and Concerns	Not Applicable: No members of the public attended the meeting
Mail Notice	Provided; The mailed radius was 1,400 feet with 147 mailed notices
Workshop Signage	Coordinated with Development Services; Pictures and a map of the sign location was provided

Refer to the Neighborhood Workshop Summary Attachment 8.

LDC SECTION 342.4.A – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

1. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
   Analysis: Per F.S. 163.3164, compatibility means a condition in which land uses can reasonably coexist in relative proximity to each other without creating undue adverse impacts on each other. Compatibility requires a reasonable ability to fit within the existing community fabric but does not require uniformity or identical development.

   The proposed commercial development can be found to be compatible with the surrounding existing developments and zoning of nearby properties. The surrounding areas are comprised of vacant lands to the north, residential developments to the south and west, a church to the east, and an agricultural facility to the west. The surrounding properties are zoned Planned Development Mixed-Use (PDMU), Planned Development

Residential (PDR), and General Agriculture (A). The proposed rezone and PSP amendment application may serve as a logical expansion of the currently approved PDC Zoning District designation per Ordinance PDC-18-21(Z)(P) on the site and can be found to be consistent with the current development pattern of the surrounding area.

2. **Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.**
Analysis: The subject property consisting of the northern portion (14.74-acres) of this parcel was rezoned on June 20, 2019, from A to PDC with an approved Ordinance PDC-18-21(Z)(P) with a Preliminary Site Plan (PSP). The southern portion of this parcel (7.71-acre site) has historically been vacant and remains vacant; the site contains onsite vegetation and two wetlands. The surrounding area has trended toward low density residential to the south and nonresidential uses to the east and west.

3. **Consistency with the Current Comprehensive Plan.**
Analysis: The FLUC has been UF-3 since the adoption of the Manatee County Comprehensive Plan (1989). The proposed rezone can be found consistent with the applicable policies of the Comprehensive Plan. Please see Section 5 of this staff report for further analysis.

4. **Conflicts with Existing or Planned Public Improvements.**
Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements. The proposed development is expected to generate only 5 trips onto the affected link of Moccasin Wallow Road. Unrelated to this application, due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. The deficiency in LOS will exist on Moccasin Wallow whether is approved and constructed or not and is not the legal responsibility of the Applicant to solve.

5. **Availability of Public Facilities.**
   a. **Impact on the Traffic Characteristics – Specifically Trip Generation Potential.**
   Analysis: The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed by the approved Traffic Waiver provided by Transportation Planning and determined that the phase 1 expansion will generate 5 trips. However, the affected link of Moccasin Wallow Road (2751) is projected to operate at an insufficient level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. Unrelated to this application, due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. The deficiency in LOS will exist on Moccasin Wallow whether is approved and constructed or not and is not the legal responsibility of the Applicant to solve.

   b. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
   Analysis: The proposed commercial development is not anticipated to have major impact on schools, sewers, recreation areas and facilities, and other public facilities. As previously stated above, Moccasin Wallow Road Due contains failing background conditions and the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045.

   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. The Applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of the FSP submittal a detailed analysis of the required public facilities will be conducted.

6. **Health, Safety or Welfare of the Neighborhood and County.**
Analysis: Negative adverse impacts to the health, safety, or welfare of the surrounding neighborhood and Manatee County resulting from this proposed development are not anticipated.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The previously approved PSP, PDC-18-21(Z)(P), included one specific approval;

i. LDC Section 1001.6.A.1.a – Sidewalks: Requires along both sides of all new or existing Major Thoroughfares, unless the development is adjacent only to one (1) side of the thoroughfare. In such case, the development shall be required to construct a sidewalk only on the side of such street lying adjacent to the development.

The Applicant is not altering existing deviations because the development has been built out. The Applicant is not proposing any new specific approvals with this request. The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. See the analysis for compliance with the LDC throughout Section 4 of this staff report.

8. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic consideration pertaining to the applicant shall not be a consideration in reviewing the request.

Analysis: The current UF-3 Future Land Use Category allows for low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. The surrounding area has trended towards low-density residential development with surrounding vacant lands, and agriculture. The proposed rezone and PSP amendment application can be found to serve as a logical expansion of the currently approved PDC Zoning District designation per Ordinance PDC-18-21(Z)(P) on the site and can be found to be consistent with the current development pattern of the surrounding area.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The proposed PDC Zoning District can be found to serve as a logical expansion of the adjacent PDC Zoning District from the north as well as a reasonable expansion of commercial development.

10. Impact on Historic Resources.

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

11. Environmental Impacts.

Analysis: Based on the Environmental Narrative prepared by Monarch Ecology Group (revised February 2026) there is one wetland on site (3.83 acres) of the 7.71 expansive area, however no wetlands are being impacted. The Applicant is proposing 64% of the 7.71-acre site be dedicated as open space (4.92 acres); this is slightly more than the required 20% (1.54 acres). The upland portion of the 7.71 acres of PSP expansion area is comprised of Mixed Hardwoods (FLUCFCS 438; 0.87 acres) and Disturbed Lands (FLUCFCS 740; 4.61 acres). The Mixed Hardwoods onsite is dominated by native canopy and understory vegetation. The Applicant is required to preserve 1.57 acres of native plant communities which are being provided as 1.99 acres (Wetland 3 and Wetland A), both classified as Wetland Forested Mixed (FLUCCS 630). The Environmental Narrative also indicates that the site is considered to have no natural vegetative communities or natural habitat; no state or federally listed species were observed. For more details, see the Environmental Narrative above.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The Applicant proposes an expansion of an existing commercial development in an area comprised of low density residential to the south and nonresidential uses to the east and west. The surrounding properties are zoned PDMU, PDR, and A. The proposed rezone and PSP amendment application can be found to serve as a logical expansion of the currently approved PDC Zoning District designation per Ordinance PDC-18-21(Z)(P) on the site and can be found to be consistent with the current development pattern of the surrounding area. The commercial use proposed for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks. Staff will conduct additional review for compliance at time of FSP.

13. **Relocation of Mobile Homeowners.**
    Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. **Consistency with the Planned Development District Standards.**
    Analysis: The proposed development can be found to be consistent with general planned development district standards. See analysis of LDC Sections 402.6 and 402.11.D below.

15. **Any Other Matters Which May Be Appropriate.**
    Analysis: Not Applicable.

16. **Transportation Impact Review**
    Analysis: The proposed development has one access to Moccasin Wallow Road, a Principal Arterial Roadway. An approved Traffic Waiver was provided by Transportation Planning and determined that the phase 1 expansion will generate 5 trips. However, the affected link of Moccasin Wallow Road (2751) is projected to operate at an insufficient level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. Due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. A more detailed analysis from the Applicant will be required by staff at the time of FSP.

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

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The southern portion of this parcel (7.71-acre site) proposed for this rezone was not part of the original Zoning Ordinance PDC-18-21(Z)(P), which rezoned the northern portion of this parcel consisting of approximately 14.74 acres from A to PDC on June 20, 2019. According to the Property Appraiser's Office website, the 14.74 acres and the 7.71 acres were combined into the current approximately 22.45-acre parcel in 2025. According to the Property Appraiser's Office website, the southern portion of this parcel (7.71-acre site) has historically been vacant and remains vacant; the site contains onsite vegetation and two wetlands.

The surrounding area has trended toward low density residential to the south and west as well as vacant lands to the north, a church to the east, and an agricultural facility to the west. The adopted UF-3 Future Land Use Category supports low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. The surrounding uses are comprised of vacant lands to the north, residential developments to the south and west, a church to the east, and an agricultural facility to the west as well. The surrounding properties are zoned PDMU, PDR, and A. The proposed rezone and PSP amendment application can be found to serve as a logical expansion of the currently approved PDC Zoning District designation per Ordinance PDC-18-21(Z)(P) on the site and can be found to be consistent with the current development pattern of the surrounding area.

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

C. Relation to Major Transportation Facilities.
Analysis: The proposed development has one access to Moccasin Wallow Road, a Principal Arterial Roadway. An approved Traffic Waiver was provided by Transportation Planning and determined that the phase 1 expansion will generate 5 trips. However, the affected link of Moccasin Wallow Road (2751) is projected to operate at an insufficient level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. Unrelated to this application, due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. The deficiency in LOS will exist on Moccasin Wallow whether is approved and constructed or not and is not the legal responsibility of the Applicant to solve.

D. Compatibility.
Analysis: Per F.S. 163.3164, compatibility means a condition in which land uses can reasonably coexist in relative proximity to each other without creating undue adverse impacts on each other. Compatibility requires a reasonable ability to fit within the existing community fabric but does not require uniformity or identical development.

The proposed commercial development can be found to be compatible with the surrounding existing developments and zoning of nearby properties. The surrounding uses are comprised of vacant lands to the north, residential developments to the south and west, a church to the east, and an agricultural facility to the west as well. The surrounding properties are zoned PDMU, PDR, and A.

E. Transitions.
Analysis: The current UF-3 Future Land Use Category allows for low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools.

F. Design Quality.
Analysis: The project adheres to and complies with all applicable requirements of the LDC.

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

H. Access. (Section 402.7.D.6)
Analysis The proposed development has one access to Moccasin Wallow Road, a Principal Arterial Roadway. The proposed development is expected to generate only 5 trips onto the affected link of Moccasin Wallow Road. Unrelated to this application, due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. The deficiency in LOS will exist on Moccasin Wallow whether is approved and constructed or not and is not the legal responsibility of the Applicant to solve.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)
Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed per Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of FSP.

J. Pedestrian Systems.
Analysis: The submitted PSP does not show internal pedestrian systems.

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

L. Density/Intensity.
Analysis: The UF-3 FLUC allows for 0.35 for maximum floor area ratio (FAR). The Applicant is proposing 154 parking stalls (76 covered parking spaces and 78 uncovered parking spaces) for outdoor storage and accessory parking located on the 7.71-acre site. The Applicant is not proposing any buildings on site, there is no change to approved maximum intensity of the proposed development. The proposed intensity is below the maximum permitted intensity within the UF-3 FLUC.

M. Height. (Section 402.7.D.9)
Analysis: Not Applicable. The proposed expansion does not contain additional buildings. However, an 18-foot roof will be installed for the 76 covered parking spaces.

N. Fences and Screening.
Analysis: A 12-foot wide greenbelt buffer is proposed along the east, south and west property line. As depicted on the PSP, a 6-foot-high privacy fence is located around the proposed parking stalls on the project site. The proposed commercial development shall provide fencing and screening as required by LDC. Staff will review for compliance at the time of FSP.

O. Yards and Setbacks. (Section 402.7.D.7)
Analysis: Section 3, Site Design Details, of this staff report provides the setbacks for the proposed development.

P. Trash and Utility Plant Screens.
Analysis: All trash and utility areas shall be screened as required by County regulations.

Q. Signs.
Analysis: All signage will be reviewed at time of the FSP and shall comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)
Analysis: Detailed landscaping plans shall be provided with the FSP. All landscaping ~~will~~ shall meet or exceed the standards in Section 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Not applicable as this development does not propose mixed-use plan designation nor is it located within an entranceway.

T. Environmental Factors.

1. *Water Conservation.*
   Analysis: There are no anticipated impacts to the conservation of water resources. Refer to the Environmental Narrative provided by Monarch Ecology Group (revised February 2026 as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.
2. *Minimum Open Space Requirements.* (Section 402.7.D.2, 403.8.D.8)
   Analysis: The minimum open space required for PDC developments is 20%. The Applicant is proposing 63% (14.14 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.
3. *Preservation of Existing Plant Communities.*
   Analysis: The existing site is vacant and contains uplands, vegetation, and two wetlands. The upland portion of the 7.71 acres of PSP expansion area is comprised of Mixed Hardwoods (FLUCFCS 438; 0.87 acres) and Disturbed Lands (FLUCFCS 740; 4.61 acres). The Mixed Hardwoods onsite is dominated by native canopy and understory vegetation. The Applicant is required to preserve 1.57 acres of native plant communities which are being provided as 1.99 acres (Wetland 3 and Wetland A), both classified as Wetland Forested Mixed (FLUCCS 630). However, there are no native habitats qualifying for preservation exist on site.

U. Rights-of-Way and Utility Standards.
Analysis: The subject project area is located along Moccasin Wallow Road. Potable water, wastewater, and reclaimed water infrastructure are available in the public ROW of Moccasin Wallow Road. All ROW and utility improvements shall adhere to the requirements of the County's Administrative Procedures for all public and private ROW construction.

V. Stormwater Management.
Analysis: As depicted on the site plan, there is one proposed stormwater pond. Stormwater management facilities shall adhere to the requirements with LDC Section 801 and the Manatee County Public Works Standards, Part 2. Staff will conduct additional reviews for compliance at the time of FSP.

W. Consistency with Comprehensive Plan.
Analysis: The project can be found to be consistent with the Comprehensive Plan, as analyzed in Section 5.

X. Other Factors.
Analysis: Not Applicable

LDC SECTION 402.11.D - PDC STANDARDS

1. Intensity.
Analysis: The intensity proposed is below the maximum permitted in the UF-3 FLUC. The Applicant is not proposing any additional buildings onsite, there is no change to approved maximum intensity of the proposed development. The proposed intensity is below the maximum permitted intensity within the UF-3 FLUC. Please see Section 4 (LDC Section 402.6.L) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.
Analysis: Section 4 (LDC Section 402.6.R and LDC Section 402.6.T.2) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

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

SECTION 531.31 – MINI-WAREHOUSES/SELF-STORAGE

A. Lot Dimensions.
Analysis: No changes are proposed with this application. Section 3, Lot Details of this staff report provides the lot dimensions for the proposed development.

B. Setbacks.
Analysis: No changes are proposed with this application. Section 3, Site Design Details, of this staff report provides the setbacks for the proposed development.

C. Storage.
Analysis: The storage of toxic, lethal, flammable, hazardous contraband, rubbish, explosives, animals, radioactive substances, underground storage tanks, etc. is not being proposed onsite.

D. Limitation.
Analysis: The combination of office space and retail/whole storage is not being proposed onsite.

E. Screening.
Analysis: Section 4 (LDC Section 402.6.N) of this staff report provides the screening requirements for the proposed development.

F. Landscaping.
Analysis: A 12-foot-wide greenbelt buffer is proposed along the east, south and west property line. Section 4 (LDC Section 402.6.R) of this staff report provides the landscaping for the proposed development.

G. Outdoor Storage
Analysis: Not applicable. The proposed rezoning is to PDC. The outdoor storage standards for mini-warehouse facilities in the GC, MX, HC, LM, VIL, and PI districts do not apply to this request.

SECTION 531.36 – OUTDOOR STORAGE (PRINCIPAL USE)

A. All outdoor storage (as a principal use) shall be screened from the rights-of-way and adjacent property. Such screening shall be done with a solid fence or wall six (6) foot in height in industrial zoning districts, and eight (8) feet in height in commercial zoning districts. Chain link or barbed wire fences may not be utilized to meet this requirement. Within any buffer required by Section 701, canopy trees shall be planted thirty (30) feet on center.

Analysis: As depicted on the PSP, a 6-foot-high privacy fence is located around the proposed parking stalls on the project site. The previously approved PSP, PDC-18-21(Z)(P), included a 6-foot-high privacy fence located throughout the development. The proposed commercial development shall provide fencing and screening as required by LDC. Staff will review for compliance at the time of FSP.

B. An office with restroom facilities shall provide for any new freestanding outdoor storage facility. This shall be shown on the site plan.

Analysis: The proposed covered parking is an expansion of the existing RV and boat storage component previously approved as part of the mini-warehouse development under Ordinance PDC-18-21(Z)(P) and FSP-19-76. It is not proposed as a separate or new outdoor storage facility.

The previously approved development includes an office and restroom facilities within the existing mini-warehouse development. The proposed amendment does not include any new buildings or additional restroom facilities. The existing restroom will continue to serve the development.

Upon approval of this PSP amendment, the principal use of the approximately 22.45-acre site will remain mini-warehouses, including RV and boat storage. The covered parking/storage areas are accessory to the principal mini-warehouse use. The proposed amendment expands the approved storage component onto the southern 7.71-acre portion of the property and does not establish a separate principal outdoor storage use. Therefore, LDC Section 531.36.B is not applicable as a standard for a new, standalone outdoor storage facility.

SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the Urban Fringe – 3 (UF-3) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

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

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

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

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

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

- **Consideration of existing development patterns;**
- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**
- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**

- **Other necessary infrastructure and services;**
- **Limiting urban sprawl;**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

Analysis: The subject project area consists of one parcel surrounded by low density residential to the south and west as well as vacant lands to the north, a church to the east, and an agricultural facility to the west.

The proposed development is generally consistent with the existing development pattern in the area, can be found to be compatible with surrounding land uses, and would be served by adequate public facilities and essential services. However, current traffic analyses indicate that the affected segment of Moccasin Wallow Road (Link 2751), a Principal Arterial roadway serving the site's sole access point, is projected to operate below the minimum adopted Level of Service (LOS) standard established by Manatee County. As a result, additional roadway improvements, including widening beyond those currently identified in the Future Traffic Circulation Plan 2045, may be necessary to accommodate future demand.

The proposed rezoning and Preliminary Site Plan (PSP) amendment could be found to represent a logical expansion of the existing Planned Development Commercial (PDC) zoning district approved under Ordinance PDC-18-21(Z)(P). The application can be found to be consistent with the established development pattern of the surrounding area and may be appropriate as commercial infill development.

Policy 2.2.1.11. UF-3: Establish

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 Future Land Use Category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day-to-day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Analysis: Commercial uses are permitted within the UF-3 range of potential uses.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:
Maximum gross residential density:
Three (3) dwelling units per acre.
Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).
Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."
Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.
Maximum net residential density:
Nine (9) dwelling units per acre.
Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).
12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.
Maximum floor area ratio:
0.35.
0.5 at activity nodes (see Policy 2.2.1.11.4).
Maximum Square Footage for Neighborhood Commercial Uses:
Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).
Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).
Analysis: The proposed expansion of an existing commercial development consists of 154 parking stalls for outdoor storage and accessory parking located on the 7.71-acre site. The Applicant is not proposing any additional buildings onsite; there is no change to the approved maximum intensity of the proposed development. The proposed intensity is below the maximum permitted intensity within the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:
(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.
(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.
Analysis: The proposed development does not include school or office uses. The site is located within 1,000 feet of an established activity node and therefore satisfies the applicable locational criteria. As previously discussed, the proposed rezoning and Preliminary Site Plan (PSP) amendment can be found to constitute a logical expansion of the existing Planned Development Commercial (PDC) zoning district approved under Ordinance PDC-18-21(Z)(P) and may be found to be consistent with the surrounding development pattern.

SECTION 6
POSITIVE/NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- The UF-3 FLUC designation encourages low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools, which are consistent with the uses proposed in this application. (Planning)
- The subject property is west of the FDAB. (Planning)
- Site design provides 63% open space, exceeding the required 20% open space for the project. (Environmental)
- There are no wetland impacts proposed with this project. (Environmental)
- No State or Federally listed species were observed on site. (Environmental)
- The proposed development is a low trip generator. (Transportation)

NEGATIVE ASPECTS AND MITIGATING MEASURES

- The project proposes impacts to a majority of the 0.87 acres of onsite native Mixed Hardwoods (FLUCFCS 438). (Environmental)
  Mitigating Factor: No specific mitigation is required and/or proposed for the impacts to the native Mixed Hardwoods.
- Temporary wetland buffer encroachments associated with grading activities are anticipated. (Environmental)
  Mitigating Factor: Per the environmental narrative, temporary wetland buffer encroachments will be replanted with native vegetation.

SECTION 7
SPECIFIC APPROVAL REQUESTS

Not Applicable: None requested.

SECTION 8
CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

~~1. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.~~

1. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Department of State 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.

2. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.

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

4. Location of dumpsters, compactors, or garbage collectors shall be provided at Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Final Site Plan.

B. ENVIRONMENTAL

1. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.

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

3. 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.

~~4. The project shall not impact the 2.32 acre wetland.~~

4. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.

C. DEVELOPMENT REVIEW

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

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.

D. STORMWATER

~~1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.~~

~~2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal Watershed.~~

~~3. All fill within the 25- and 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.~~

~~4. A Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for Buffalo Canal tributary systems. In addition, a twenty (20) feet Drainage Maintenance Access Easement shall be provided from the top of bank along Buffalo Canal tributary systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.~~

~~5. The Applicant's request for Specific Approval to waive the actual construction by the Applicant of a sidewalk is granted by the BOCC subject to the Applicant entering into a Sidewalk Agreement to provide for a payment to the County in -lieu of the construction of a sidewalk abutting the frontage of the project boundary along Moccasin Wallow Road. This Specific Approval shall not constitute a waiver by the County of the legal and equitable remedies otherwise available to the County to enforce the Applicant's obligation to construct said sidewalk.~~

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR}, Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 1% annual chance floodplain delineation pursuant to the Buffalo Canal/ Frog Creek Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Point Precipitation Estimates or watershed Design Storm Parameters shall be utilized as noted below:

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

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

   The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Buffalo Canal/ Frog Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated by the Buffalo Canal/ Frog Creek Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the Applicant can submit drainage modeling utilizing the Buffalo Canal/ Frog Creek Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

4. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal/ Frog Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

5. Or The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal/ Frog Creek Watershed.

6. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated for by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the Applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.

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

ATTACHMENTS

1. Staff Report Maps and Aerials
2. Preliminary Site Plan
3. Traffic Study Waiver Request
4. Concurrency Deferral and Acknowledgement
5. Environmental Assessment Report
6. Zoning Disclosure Affidavit
7. Neighborhood Workshop Summary
8. Previous Approval PDC-18-21(Z)(P)
9. Affidavit of Publishing
10. Ordinance PDC-18-21(Z)(P)(R)

ICARD MERRILL
ATTORNEYS & COUNSELORS

P: 941.366.8100
F: 941.366.6384

2033 Main Street, Suite 600
Sarasota, FL 34237

IcardMerrill.com

September 30, 2026

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

VIA EMAIL ONLY

RE: Request for Continuance - PLN2511-0132 Sawgrass Storage Rezone and PSP Modification

Dear Ms. Craig,

On behalf of the applicant, PSI Atlantic Parrish FL #2, LLC (the "Applicant"), for PLN2511-0132 (Sawgrass Storage Rezone and PSP Modification), please accept this formal request for a continuance from the October 8, 2026 Manatee County Board of County Commissioners meeting to the November 19, 2026 meeting, or as soon thereafter as may be heard.

We appreciate the Board's consideration of this request which would allow the Applicant to compile additional information to further support the application and to help inform the Board's decision.

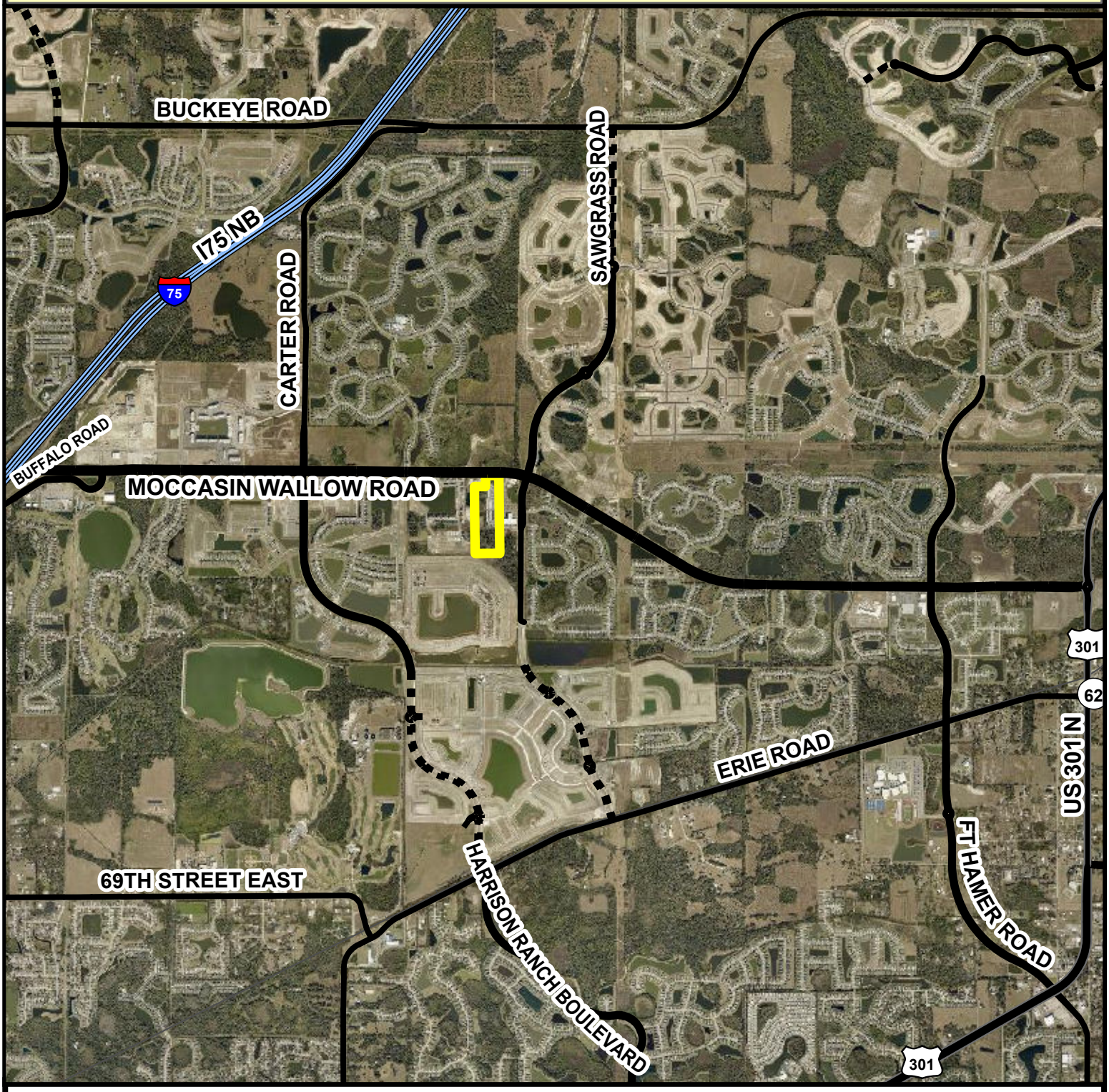
Thank you and please do not hesitate to contact my office with any questions or concerns.

Sincerely,
ICARD MERRILL

N. Macaire King, Esq.

Enclosures (1)

AERIAL



Parcel ID #(s) 650600309

Project Name: Sawgrass Storage Rezone and PSP Modification
Project #: PDC-18-21 (Z)(P)(R)
Accela #: PLN2511-0132

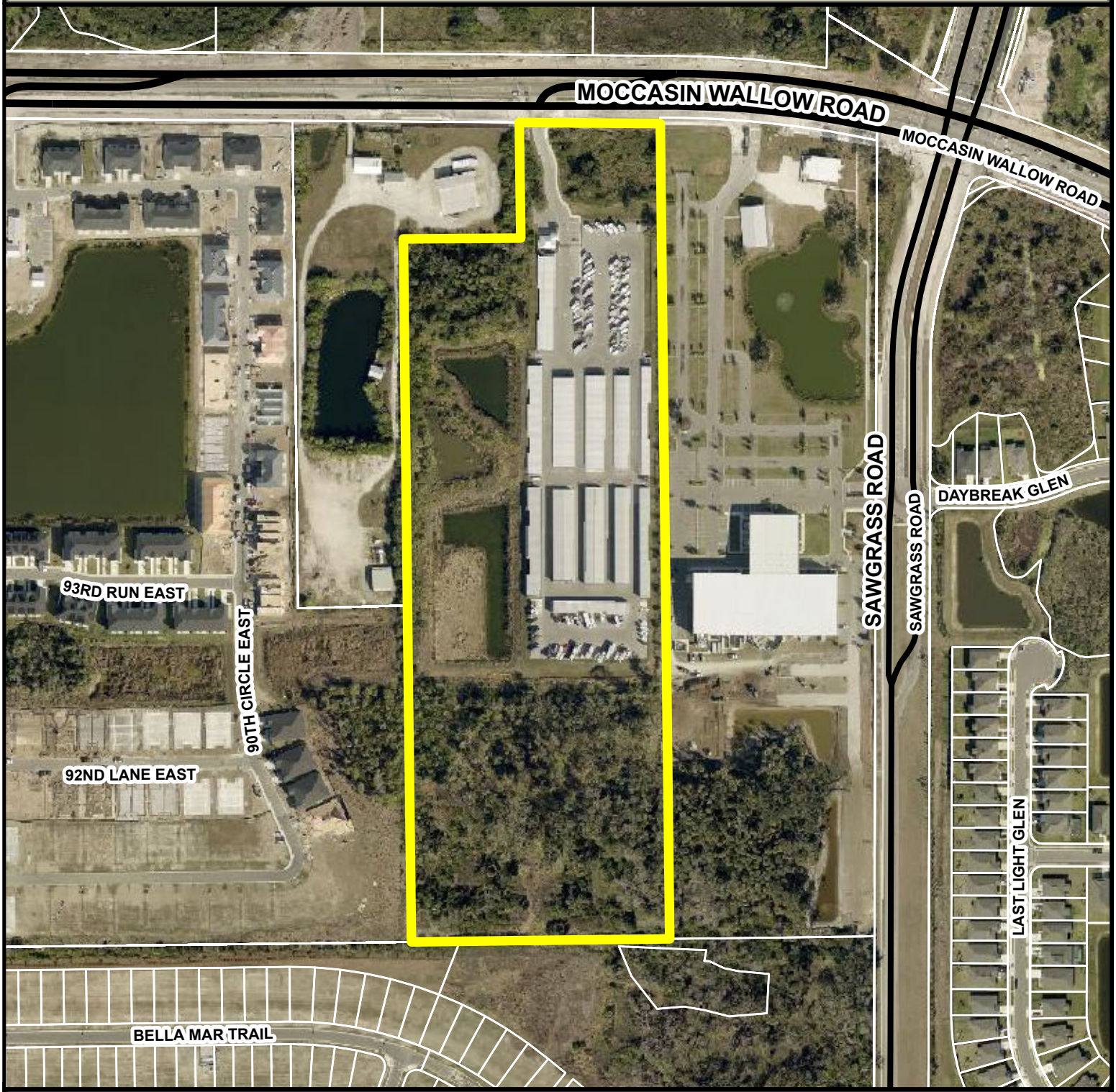
S/T/R: 23 33S 18E
Acreage: 22.45
Existing Zoning: A, PD-C
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 6 / 2026

Feet
0 1,800 3,600

AERIAL



Parcel ID #(s) 650600309

Project Name: Sawgrass Storage Rezone and PSP Modification
Project #: PDC-18-21 (Z)(P)(R)
Accela #: PLN2511-0132

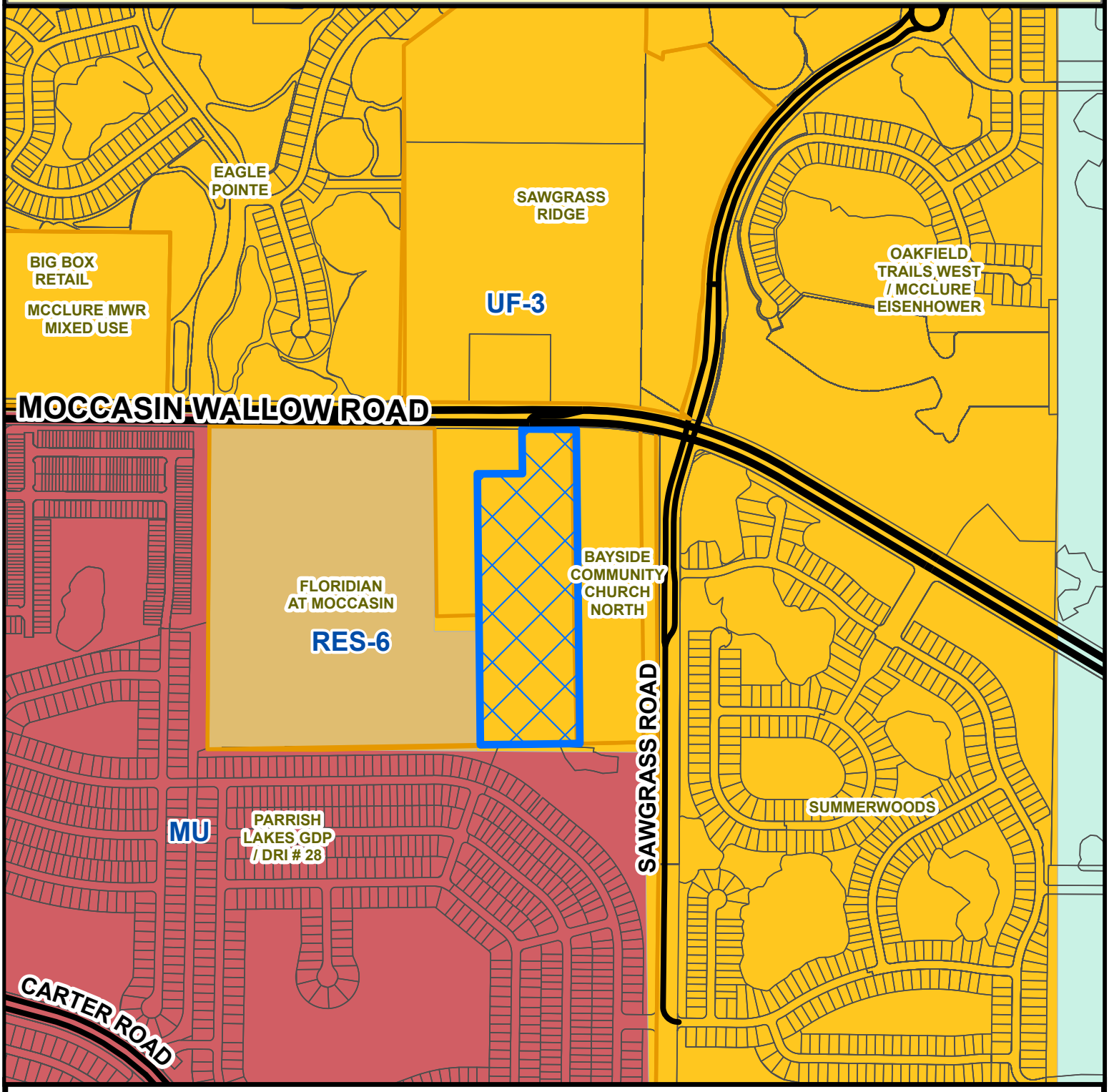
S/T/R: 23 33S 18E
Acreage: 22.45
Existing Zoning: A, PD-C
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 6 / 2026

Feet
0 175 350

FUTURE LAND USE



Parcel ID #(s) 650600309

Project Name: Sawgrass Storage Rezone and PSP Modification
Project #: PDC-18-21 (Z)(P)(R)
Accela #: PLN2511-0132

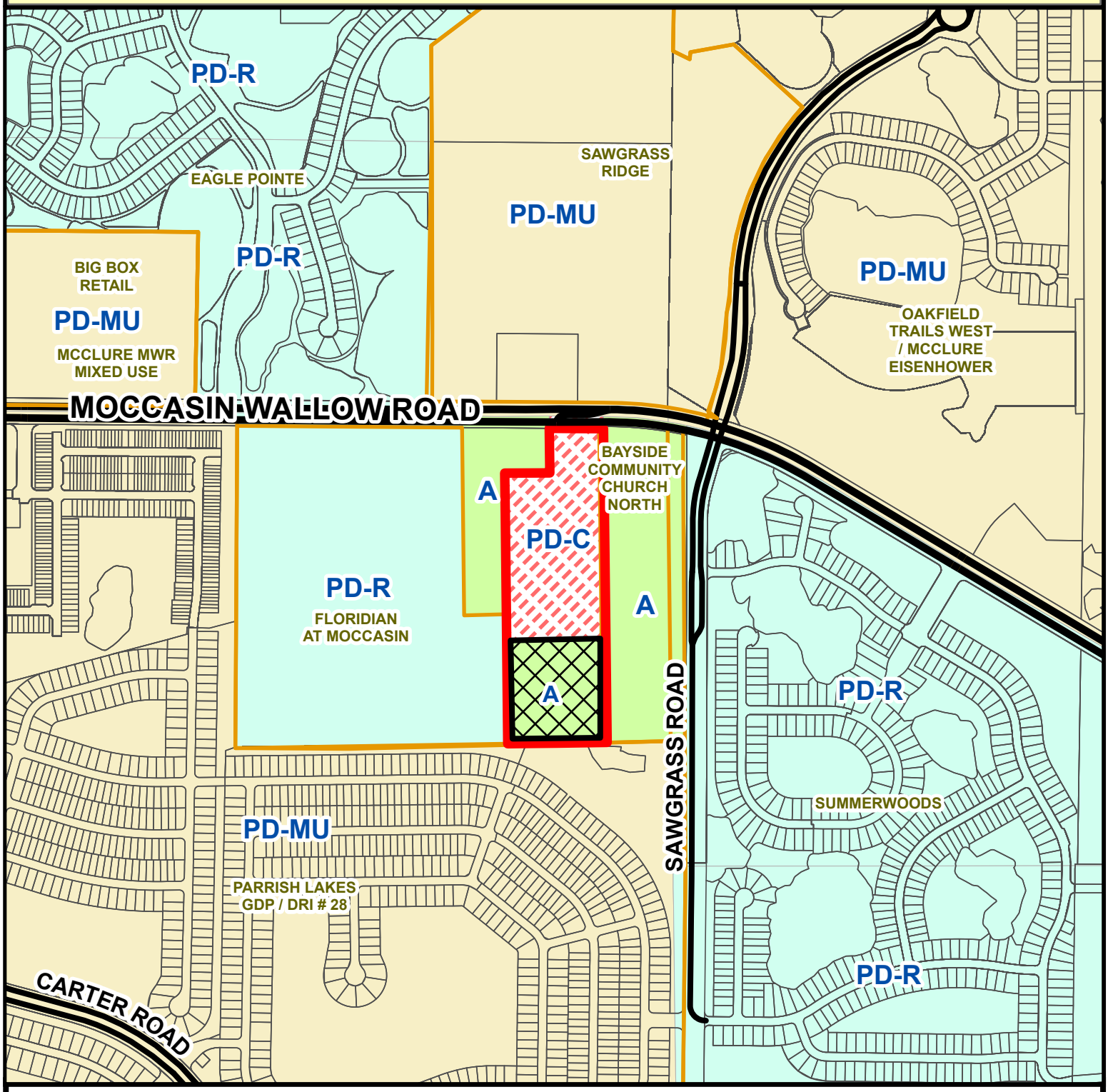
S/T/R: 23 33S 18E
Acreage: 22.45
Existing Zoning: A, PD-C
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 6 / 2026

Feet
0 460 920

ZONING



Parcel ID #(s) 650600309

Project Name: Sawgrass Storage Rezone and PSP Modification
Project #: PDC-18-21 (Z)(P)(R)
Accela #: PLN2511-0132

REZONE AREA

S/T/R: 23 33S 18E
Acreage: 22.45
Existing Zoning: A, PD-C
Existing FLU: UF-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: BUFFALO CREEK
Commissioner: Vacant

Manatee County
Staff Report Map
Map Prepared 12 / 2025

Feet
0 460 920

MANATEE COUNTY ZONING ORDINANCE
PDC-18-21(Z)(P) SAWGRASS STORAGE/FLM, INC. (OWNER)/FRANK AGNELLI (CONTRACT PURCHASER) PLN1810-0065

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT; AMENDING THE OFFICIAL ZONING ATLAS (ORDINANCE 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE), RELATING TO THE ZONING WITHIN THE UNINCORPORATED AREA; PROVIDING FOR A REZONE OF APPROXIMATELY 14.74 ACRES ON THE SOUTH SIDE OF MOCCASIN WALLOW ROAD, APPROXIMATELY 0.8 MILES EAST OF CARTER ROAD, COMMONLY KNOWN AS 9419 MOCCASIN WALLOW RD, PARRISH (MANATEE COUNTY), FROM A/NCO (GENERAL AGRICULTURE/NORTH CENTRAL OVERLAY) TO THE PD-C/NCO (PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICT, RETAINING THE NORTH CENTRAL OVERLAY DISTRICT, APPROVING A PRELIMINARY SITE PLAN FOR A MINI-WAREHOUSE AND OUTDOOR BOAT AND RECREATIONAL STORAGE PROJECT; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, FLM, Inc. (Owner)/Frank Agnelli (Contract Purchaser) (the "Applicant") filed an application to rezone approximately 14.74± acres described in Exhibit "A", attached hereto, (the "property") from A/NCO (General Agriculture/North Central Overlay) to the PD-C/NCO (Planned Development Commercial) zoning district, retaining the North Central Overlay District; and

WHEREAS, the applicant also filed a Preliminary Site Plan for Preliminary Site Plan for a mini-warehouse and outdoor boat and recreational storage project (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to the Land Development Code Section 1001.6.A.1.a (requesting the option of making a payment to the County for the cost of the sidewalk in lieu of construction of a five-foot sidewalk along the northern property line); and

WHEREAS, Building and Development Services staff recommended approval of the rezone, Preliminary Site Plan, and Specific Approval applications subject to the stipulations contained in the staff report; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on May 9, 2019 to consider the rezone, Preliminary Site Plan, and Specific Approval applications, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

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

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

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from A/NCO (General Agriculture/North Central Overlay) to the PD-C/NCO (Planned Development Commercial) zoning district, retaining the North Central Overlay District.

B. The Board of County Commissioners held a duly noticed public hearing on June 20, 2019 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of Manatee County Ordinance No. 15-17, 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 Manatee County Ordinance No. 89-01, the Manatee County Comprehensive Plan.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 1001.6.A.1.a, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because payment will be provided in lieu of sidewalk construction.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for a mini-warehouse and outdoor boat and recreational storage project upon the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1.) Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State, Division of Historical Resources, and treatment of such resources shall be determined in cooperation with the Division of Historical Resources, and the County. The final determination of significance shall be made in conjunction with the Florida Department of State, Division of Historical Resources, and the County. The appropriate treatment of such resources (potentially including excavation of the site in accordance with the guidelines established

by the Florida Department of State, Division of Historical Resources) must be completed before resource disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offenses Concerning Dead Bodies and Graves) shall be followed.

2.) All other applicable state or federal permits shall be obtained before commencement of the development.

B. ENVIRONMENTAL STIPULATIONS

1.) The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.

2.) If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the County for review and approval prior to Final Site Plan approval. The Well Management Plan shall include the following information:

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

3.) 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.

4.) There are no impacts to jurisdictional wetlands approved by the adoption of this ordinance.

C. STORMWATER ENGINEERING STIPULATIONS

1.) Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.

2.) The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre- development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal Watershed.

3.) All fill within the 25- and 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.

4.) A Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for Buffalo Canal tributary systems. In addition, a twenty (20) feet Drainage-Maintenance Access Easement shall be provided from the top of bank along Buffalo Canal tributary systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

5.) The Applicant's request for Specific Approval to waive the actual construction by the Applicant of a sidewalk is granted by the BOCC subject to the Applicant entering into a Sidewalk Agreement to provide for a payment to the County in -lieu of the construction of a sidewalk abutting the frontage of the project boundary along Moccasin Wallow Road. This Specific Approval shall not constitute a waiver by the County of the legal and equitable remedies otherwise available to the County to enforce the Applicant's obligation to construct said sidewalk.

D. UTILITY ENGINEERING STIPULATIONS

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

Section 3 SPECIFIC APPROVAL. Specific Approval is hereby granted for an alternative to Section 1001.6.A.1.a (requesting the option of making a payment to the County for the cost of the sidewalk in lieu of construction of a five-foot sidewalk along the northern property line) of the Land Development Code. 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. 15-1071, the Manatee County Land Development Code) is hereby amended by changing the zoning classification of the property identified in Exhibit "A" herein from A/NCO (General Agriculture/North Central Overlay) to the PD-C/NCO (Planned Development Commercial) zoning district, retaining the North Central Overlay District and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Planning 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, clause, sentence, or other 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 20th day of June 2019.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

BY: Stephen R. Jonsson
Stephen R. Jonsson, Chairman

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

BY: Acevedo
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S00°38'47"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 86.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (COUNTY ROAD #6) AS PER RIGHT-OF-WAY DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 274, PAGE 280, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE CONTINUE S00°38'47"E, ALONG SAID EAST LINE, A DISTANCE OF 1784.46 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF THE NORTH 600 FEET OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE S88°28'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1052.15 FEET TO THE POINT OF INTERSECTION OF SAID LINE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 326, PAGE 193, OF SAID PUBLIC RECORDS; THENCE N00°38'24"W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 586.73 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°38'24"W, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, A DISTANCE OF 965.01 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 143, OF SAID PUBLIC RECORDS; THENCE N89°37'55"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°38'24"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 300.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (COUNTY ROAD #6); THENCE N89°37'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 311.89 FEET; THENCE S00°38'47"E, 1253.16 FEET; THENCE S88°26'43"W, 572.09 FEET TO THE POINT OF BEGINNING.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

June 21, 2019

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

Attention: Quantana Acevedo

Dear Ms. Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDC-18-21(Z)(P), which was filed in this office on June 21, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

NOTES:

1. THE SITE IS CURRENTLY ZONED A. THE FUTURE LAND USE CATEGORY IS UF-3. PROPOSED USES INCLUDE MINI WAREHOUSE AND OUTDOOR BOAT AND RV STORAGE WITH ACCESSORY OFFICE.
2. PROJECT SITE LIES IN ZONE "A", "AE", AND "X" PER F.I.R.M. PANEL 12081C0176E AND 12081C0177E , EFFECTIVE 03/17/2014.
3. A FLOODPLAIN MANAGEMENT PERMIT SHALL BE REQUIRED FROM THE COUNTY PRIOR TO THE APPLICATION FOR A BUILDING PERMIT RELATED TO ANY DEVELOPMENT ACTIVITY WITHIN THE ONE HUNDRED (100) YEAR FLOODPLAIN.
3. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, OR PLATTED STREETS LOCATED ON THIS SITE.
4. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD WITHIN THE BOUNDARIES OF THIS PLAN.
5. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY OWNER.
6. PARKING LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION IN COMPLIANCE WITH SECTION 806 OF THE MANATEE COUNTY LDC.
7. PROPOSED SIGNS TO IDENTIFY THE PROPERTY WILL BE IN COMPLIANCE WITH CHAPTER 6 OF THE LDC.
8. CONSTRUCTION IS ANTICIPATED TO COMMENCE IN 2019 UPON CONSTRUCTION PLAN APPROVAL. CONSTRUCTION WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED CERTIFICATE OF LEVEL OF SERVICE.
9. POTABLE WATER TO SERVE THE SITE WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PRIVATELY MAINTAINED (DOWNSTREAM OF THE BACKFLOW PREVENTER). A DRY LINE FOR FUTURE CONNECTION TO SANITARY SEWER HAS BEEN INCLUDED.
10. THE PROPOSED POTABLE WATER, AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 334 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
11. PARKING AND DRIVE AISLES WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND WILL BE PRIVATE.
12. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY DUMPSTER PICKUP.
13. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE CONSTRUCTED PER MANATEE COUNTY STORMWATER REQUIREMENTS
14. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS.
15. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
16. THERE ARE NO KNOWN WELLS ON SITE. ANY WELLS FOUND ON-SITE SHALL BE CAPPED.
17. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHOULD BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
18. ALL CONTOURS/ELEVATIONS UTILIZED ON THESE PLANS ARE NAVD 1988 DATUM. THE CONVERSION FROM THE NGVD 1929 TO THE NAVD 1988 IS -0.9651'.
19. THE PROJECT WILL BE IN COMPLIANCE WITH SECTIONS 700- TREE PROTECTION, 701- LANDSCAPING AND SCREENING, AND 531.31- CONDITIONAL USE CRITERIA FOR "MINI -WAREHOUSE" USES, EXCEPT WHERE IDENTIFIED IN THE SPECIFIC APPROVAL REQUEST.
20. ALL LANDSCAPING AND TREE REMOVAL SHALL BE IN COMPLIANCE WITH SECTION 700 AND 701 OF THE LDC.
21. ALL PROPOSED BUILDING FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 21" ABOVE THE CROWN OF THE ADJACENT ROADWAY OR IF WITHIN THE 100 YEAR FLOOD PLAIN, A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD ELEVATION.
22. STORMWATER WILL BE COLLECTED AND TREATED /ATTENUATED IN ACCORDANCE WITH JURISDICTIONAL REQUIREMENTS.
23. THE APPLICANT SHALL ADDRESS PERMITTING AND/OR STORMWATER FACILITIES FOR ANY OFFSITE ROADWAY IMPROVEMENTS WHICH ARE REQUESTED FOR ACCESS OR TRAFFIC CONCURRENCY ASSOCIATED WITH THIS PROJECT.
24. ALL ENTRANCE GATES SHALL BE ACCESSIBLE TO ALL EMERGENCY SERVICE PROVIDERS AND MANATEE COUNTY PERSONNEL ACCORDING TO ORD. 09-22.
25. BUILDING HEIGHT FOR THREE - STORY BUILDING IS PROPOSED AT 45'. SINGLE STORY BUILDINGS SHALL NOT EXCEED 20' IN HEIGHT.
26. THE FRONT YARD (NORTH BUILDING) SETBACK MAY BE ADJUSTED DEPENDENT UPON THE FINAL WETLAND DELINEATION APPROVED BY SWFWMD AND THE REGULATED 30' WETLAND BUFFER AND 15' WETLAND BUFFER SETBACK. THE BUILDING SHALL NOT BE SETBACK ANY CLOSER THAN 145.5' FOR A THREE STORY 45' TALL BUILDING IN ACCORDANCE WITH THE NORTH CENTRAL OVERLAY DISTRICT.

SITE DATA:

TOTAL PROJECT AREA:	14.74 ACRES	
WETLANDS:	2.32 ACRES	
WETLANDS IMPACTED:	0 ACRES	
MAXIMUM FLOOR AREA RATIO:	0.35 MINI WAREHOUSE	
MAXIMUM SQUARE FOOTAGE:	224,726 SF.	
PROPOSED FLOOR AREA RATIO:	0.32	
PROPOSED TOTAL SQUARE FOOTAGE:	206,645 SF.	
PROPOSED SQUARE FOOTAGE BY PHASE:	PHASE I 89,048 SF.	PHASE II 117,597 SF.
OUTDOOR BOAT /RV SPACE:	61 SPACES	
OPEN SPACE:		
REQUIRED (0.20)	2.95 ACRES	
PROVIDED (0.63)	9.36 ACRES	
STORMWATER PONDS:	2.82 ACRES	
EXISTING	0.52 ACRES	
PROPOSED	2.30 ACRES	
PERCENT OF PROVIDED OPEN SPACE:	30%	

BUFFERS:

	MINIMUM REQUIRED	PROVIDED
NORTH	50'	50'
SOUTH	20'	20'
EAST	20'	20'
WEST	20'	20'
WETLAND	30'	30'

BUILDING SETBACKS:

	MINIMUM REQUIRED	PROPOSED
FRONT YARD	D/3-3.5=BUILDING HEIGHT 45+3.5x3 = 145.5'	145.5' SEE NOTE 26
SIDE YARD EAST	20'	20'
SIDE YARD WEST	20'	280'
REAR YARD	20'	22.8'
WETLAND BUFFER	15'	15'

PARKING:

	PHASE I REQUIRED	PROVIDED	TOTAL REQUIRED AT BUILD OUT	TOTAL PROVIDED AT BUILD-OUT
1/50 STORAGE UNITS OR 1/5000 GFA. WHICHEVER IS GREATER	18	18	41	41
PLUS 2 SPACES AT MANAGER'S OFFICE	2	2	2	2
HANDICAP SPACES	1	2	2	2
TOTAL:	20	20	43	43
BICYCLE RACKS (41-60)	3	3	3	3

REZONE TO PLANNED DEVELOPMENT COMMERCIAL PRELIMINARY SITE PLAN

TO SERVE:

SAWGRASS STORAGE

LOCATED IN:

SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

EXISTING ZONING: GENERAL AGRICULTURE / NORTH CENTRAL OVERLAY

A/NCO

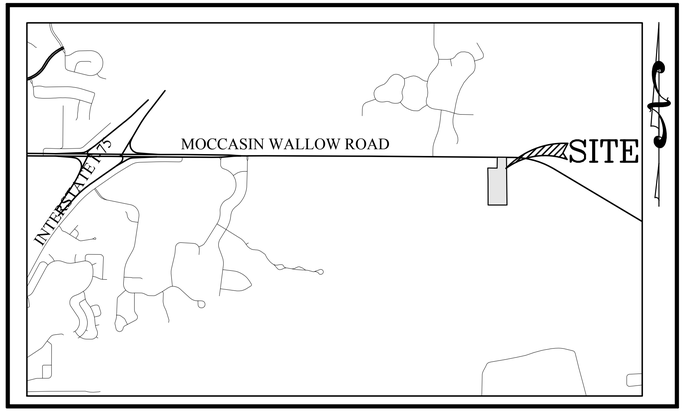
PROPOSED ZONING: PLANNED DEVELOPMENT COMMERCIAL / NORTH CENTRAL OVERLAY

PDC/NCO

FUTURE LAND USE:

UF-3

A PORTION OF PID# 650600509



VICINITY MAP

N.T.S.

INDEX

- [X] COVER SHEET. 01
- [X] EXISTING CONDITIONS AND AERIAL. 02
- [X] PRELIMINARY OVERALL SITE PLAN PHASE I. 03
- [X] PRELIMINARY OVERALL SITE PLAN PHASE II. 04
- [X] PRELIMINARY SITE PLAN. 05-06
- [X] PRELIMINARY ENGINEERING PLAN. 07-08
- [X] PRELIMINARY TURN LANE PLAN. 09
- [X] OVERALL DRAINAGE BASIN PLAN. 10
- [X] PRELIMINARY LANDSCAPE PLAN LS-01. 11
- [X] PRELIMINARY LANDSCAPE NOTES & DETAILS LS-02. 12
- [X] SHEETS INCLUDED

Approved by BCC on
June 20, 2019

Bobbi Roy

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICES SIGNATURE BLOCK

PROJECT NUMBER: PDC-18-21(Z)(P) **PROJECT NAME:** SAWGRASS STORAGE

APPROVAL TYPE: PRELIMINARY SITE PLAN **PLN NUMBER:** 1810-0065

PROJECT PLANNER _____ DATE _____

PROJECT ENGINEER _____ DATE _____

CONCURRENCY _____ DATE _____

ENVIRONMENTAL PLANNING _____ DATE _____

ENVIRONMENTAL HEALTH _____ DATE _____

FIRE DISTRICT _____ DATE _____

Attention: The combination of this signed plan and accompanying letter constitutes the complete approval document. Both documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affects this project approval

Res'd by OWNER/AGENT _____ DATE _____

ZNS ENGINEERING
ENGINEERS | PLANNERS | SURVEYORS
CA 0027476 LB 0006982
LANDSCAPE ARCHITECTS
LC 0000365
201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

PREPARED FOR:

FLM, INC.
9419 MOCCASIN WALLOW ROAD
PARRISH, FL 34219

REVISIONS

	DATE	BY	DESCRIPTION
1	12/20/18	KGH	RESPONSES TO COUNTY COMMENTS
2	01/21/19	KGH	RESPONSES TO COUNTY COMMENTS
3	04/10/19	KGH	RESPONSES TO COUNTY COMMENTS
4			

PROJECT DATA:

SAWGRASS STORAGE
.

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NATHAN J. KRAGT
PROFESSIONAL ENGINEER #69272

SIGNATURE

SHEET 01

Wed, 10 Apr 2019 - 2:42pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\01 PL STORAGE COV.dwg



DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S00°38'47"E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 86.04 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (COUNTY ROAD #6) AS PER RIGHT-OF-WAY DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 274, PAGE 280, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE CONTINUE S00°38'47"E, ALONG SAID EAST LINE, A DISTANCE OF 1784.46 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF THE NORTH 600 FEET OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE S88°28'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1052.15 FEET TO THE POINT OF INTERSECTION OF SAID LINE AND THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 326, PAGE 193, OF SAID PUBLIC RECORDS; THENCE N00°38'24"W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 586.73 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°38'24"W, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, A DISTANCE OF 965.01 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 143, OF SAID PUBLIC RECORDS; THENCE N89°37'55"E, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 260.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE N00°38'24"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 300.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD (COUNTY ROAD #6); THENCE N89°37'55"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 311.89 FEET; THENCE S00°38'47"E, 1253.16 FEET; THENCE S88°26'43"W, 572.09 FEET TO THE POINT OF BEGINNING.

TOTAL ACREAGE: 14.74 ACRES

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #89272
SIGNATURE

ZNS ENGINEERING
LAND PLANNING ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
LC-0000265
201 5th AVENUE DRIVE EAST BRADENTON, FL 34208
EMAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.0316

REVISIONS
1
2
3
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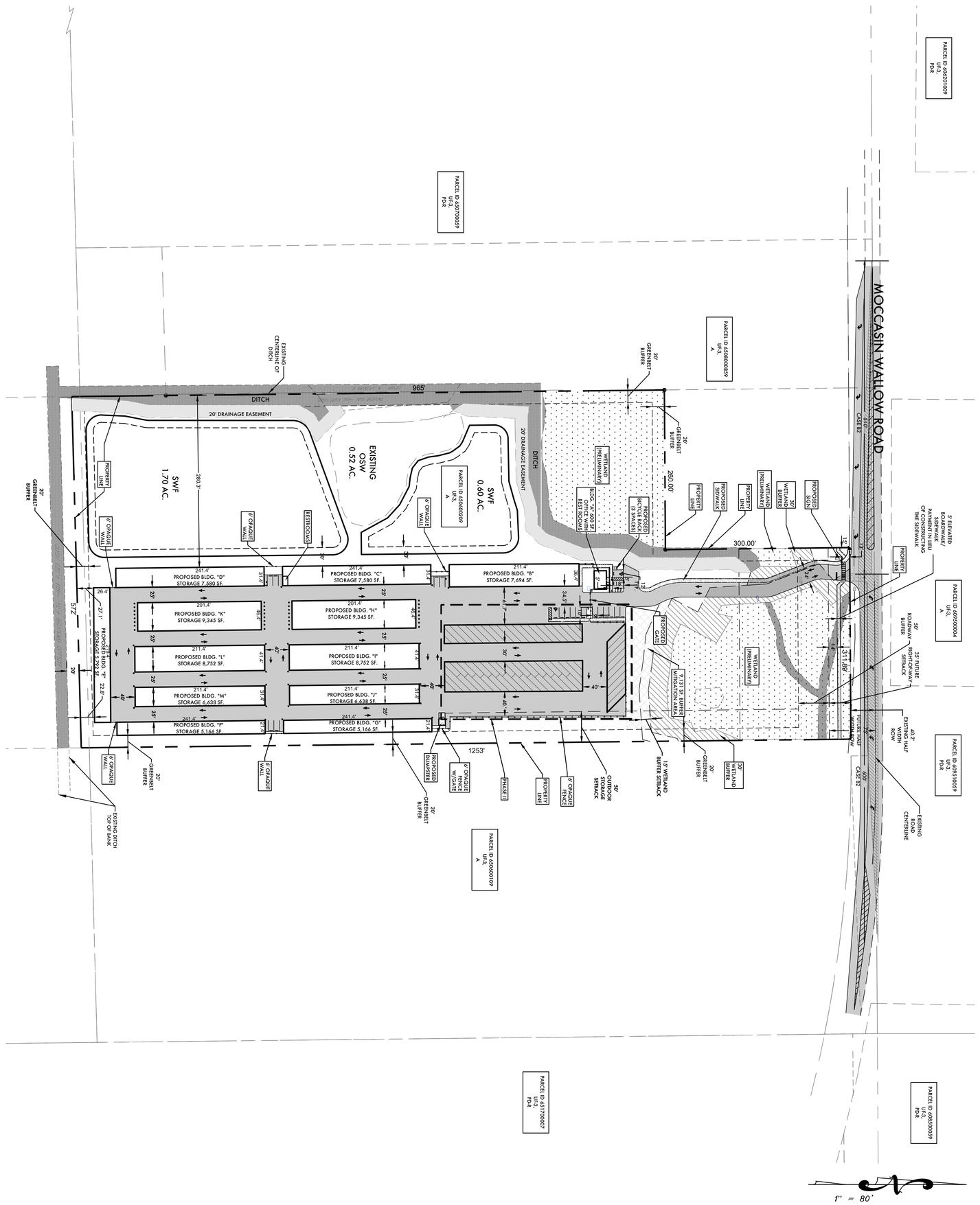
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED: NK
DRAWN: KGH
DATE: 10/18/2018
JOB NO.: 44668
SCALE:

SHEET

Wed, 10 Apr 2019 - 2:42pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\02 PL STORAGE - EXISTING CON-AERIAL.dwg

Wed, 10 Apr 2019 – 2:42pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\03-04 PL STORAGE-PSP.dwg



1" = 80'

NOTES:

1. CONSTRUCT A WESTBOUND LEFT TURN LANE, 510 FEET IN LENGTH PRIOR TO PHASE I CERTIFICATE OF OCCUPANCY.
2. CONSTRUCT A EASTBOUND RIGHT TURN LANE, 440 FEET IN LENGTH PRIOR TO PHASE II CERTIFICATE OF OCCUPANCY.

LEGEND

- WETLAND
- WETLAND BUFFER
- WETLAND BUFFER IMPACT 5,246 SF.
- BUFFER MITIGATION AREA 9,131 SF.
- 20' DRAINAGE EASEMENT
- DITCH

DESIGNED NK
DRAWN KGH
DATE 10/18/2018
JOB NO. 44668
SCALE 1" =80'
SHEET 03

OVERALL PRELIMINARY SITE PLAN PHASE I
FOR:
SAWGRASS STORAGE

LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS

1	RESPONSES TO COUNTY COMMENTS	KGH	12/13/18
2	RESPONSES TO COUNTY COMMENTS	KGH	01/21/19
3	RESPONSES TO COUNTY COMMENTS	KGH	02/05/19
4			
5			
6			
7			

ZNS ENGINEERING
LAND PLANNING ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
EB 0027476 LB 0006982 LC 0000085
201 56 AVENUE DRIVE EAST BRADENTON, FL 34208
E-MAIL: ZNS@ZNSENG.COM | TELEPHONE 941.748.8080 | FAX 941.748.3316

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #69272
SIGNATURE

LEGEND

- WETLAND
- WETLAND BUFFER
- WETLAND BUFFER IMPACT 5,246 SF.
- BUFFER MITIGATION AREA 9,131 SF.
- 20' DRAINAGE EASEMENT
- DITCH

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #69272
SIGNATURE

ZNS ENGINEERING
LAND PLANNING ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
LC #26001
3511 MANATEE AVENUE WEST | BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENGINEERING.COM | TELEPHONE: 941.748.8080 | FAX: 941.748.3316

REVISIONS

1	RESPONSES TO COUNTY COMMENTS	KGH	12/20/18
2	RESPONSES TO COUNTY COMMENTS	KGH	02/05/19
3	RESPONSES TO COUNTY COMMENTS	KGH	04/10/19
4			
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7			

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OVERALL PRELIMINARY SITE PLAN PHASE II
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED NK
DRAWN KGH
DATE 10/18/2018
JOB NO 44668
SCALE 1" = 80'

SHEET 04

Wed, 10 Apr 2019 - 2:42pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\03-04 PL STORAGE-PSP.dwg

PARCEL ID 609500004
UF-3,
A

PARCEL ID 609510059
UF-3,
PD-R

5' ELEVATED BOARDWALK/ SIDEWALK PAYMENT IN LIEU OF CONSTRUCTING THE SIDEWALK

EXISTING ROAD CENTERLINE

MOCCASIN WALLOW ROAD

510' CASE B2

600' CASE B2

7.5'
40.2'
FUTURE HALF WIDTH ROW

311.89'

35' RIGHT-OF-WAY SETBACK

14'

24'

60' ROADWAY BUFFER

PROPOSED SIGN

30' WETLAND BUFFER

WETLAND (PRELIMINARY)

PROPERTY LINE

300.00'

PROPOSED SIDEWALK

20' GREENBELT BUFFER

WETLAND (PRELIMINARY)

20' GREENBELT BUFFER

24' TYP.

9,131 SF. BUFFER MITIGATION AREA

30' WETLAND BUFFER

PROPOSED GATE

15' WETLAND BUFFER SETBACK

PARCEL ID 650600109
UF-3,
A

260.00'

20' GREENBELT BUFFER

PROPOSED BICYCLE RACK (3 SPACES)

12' TYP.

12' TYP.

5'

9' TYP.

50' OUTDOOR STORAGE SETBACK

WETLAND (PRELIMINARY)

BLDG. "A" 600 SF. OFFICE WITH REST ROOMS

18' TYP.

PHASE II LIMITS SEE VIEWPORT TO THE RIGHT

40'

36.4'

34.5'

6' OPAQUE FENCE

PROPOSED BLDG. "B" STORAGE 7,594 SF.

211.4'

PHASE II

61.7'

30'

40'

940.19'

DITCH

20' DRAINAGE EASEMENT

SWF
0.60 AC.

PARCEL ID 650600209
UF-3,
A

6' OPAQUE FENCE W/GATE

6' OPAQUE WALL

PROPOSED DUMPSTER

965'

20'

31.4'

46.4'

41.4'

31.4'

40'

21.4'

MATCHLINE - SEE SHEET 06

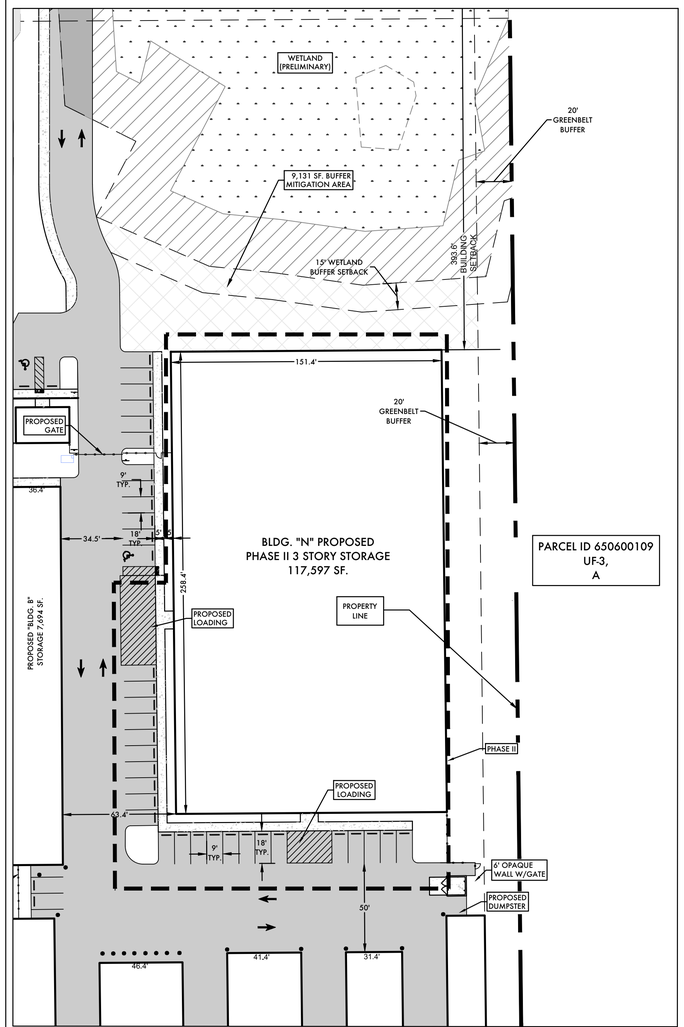
LEGEND

- WETLAND
- WETLAND BUFFER
- WETLAND BUFFER IMPACT 5,246 SF.
- BUFFER MITIGATION AREA 9,131 SF.
- 20' DRAINAGE EASEMENT
- DITCH

1" = 40'

NOTES:

1. CONSTRUCT A WESTBOUND LEFT TURN LANE, 510 FEET IN LENGTH PRIOR TO PHASE I CERTIFICATE OF OCCUPANCY.
2. CONSTRUCT A EASTBOUND RIGHT TURN LANE, 460 FEET IN LENGTH PRIOR TO PHASE II CERTIFICATE OF OCCUPANCY.



PHASE II 3 STORY STORAGE BUILDING

SCALE: 1"=40'

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #69272
SIGNATURE

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REVISIONS

1	RESPONSES TO COUNTY COMMENTS	KGH	12/20/18
2	RESPONSES TO COUNTY COMMENTS	KGH	01/21/19
3	RESPONSES TO COUNTY COMMENTS	KGH	02/05/19
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PRELIMINARY SITE PLAN
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	NK
DRAWN	KGH
DATE	10/18/2018
JOB NO	44668
SCALE	1"=40'
SHEET	05

Wed, 10 Apr 2019 – 2:42pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\05-06-09 PL STORAGE-PSP ENLARGED.dwg

MATCHLINE - SEE SHEET 05

EXISTING OSW 0.52 AC.

SWF 1.70 AC.

20' GREENBELT BUFFER

EXISTING CENTERLINE OF DITCH

20' DRAINAGE EASEMENT

6' OPAQUE WALL

PROPOSED BLDG. "C" STORAGE 7,380 SF.

PROPOSED BLDG. "H" STORAGE 9,345 SF.

PROPOSED BLDG. "I" STORAGE 8,722 SF.

PROPOSED BLDG. "J" STORAGE 6,638 SF.

PROPOSED BLDG. "G" STORAGE 5,166 SF.

PROPOSED BLDG. "D" STORAGE 7,380 SF.

PROPOSED BLDG. "K" STORAGE 9,345 SF.

PROPOSED BLDG. "L" STORAGE 8,722 SF.

PROPOSED BLDG. "M" STORAGE 6,638 SF.

PROPOSED BLDG. "F" STORAGE 5,166 SF.

PROPOSED BLDG. "E" STORAGE 5,792 SF.

30'

25'

40'

241.4'

201.4'

211.4'

31.4'

46.4'

41.4'

21.4'

280.3'

250.00'

219.4'

29.4'

27.1'

22.8'

572'

20'

EXISTING DITCH TOP OF BANK

DITCH (20'± TOP- 10'± BOTTOM) OFFSITE

PARCEL ID 572600005
A,
UF-3

PARCEL ID 572600005
A,
UF-3

1" = 40'

LEGEND

- WETLAND
- WETLAND BUFFER
- WETLAND BUFFER IMPACT 5,246 SF.
- BUFFER MITIGATION AREA 9,131 SF.
- 20' DRAINAGE EASEMENT
- DITCH

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #89272
SIGNATURE

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REVISIONS

1	RESPONSES TO COUNTY COMMENTS	KGH	12/20/18
2	RESPONSES TO COUNTY COMMENTS	KGH	02/21/19
3	RESPONSES TO COUNTY COMMENTS	KGH	04/10/19
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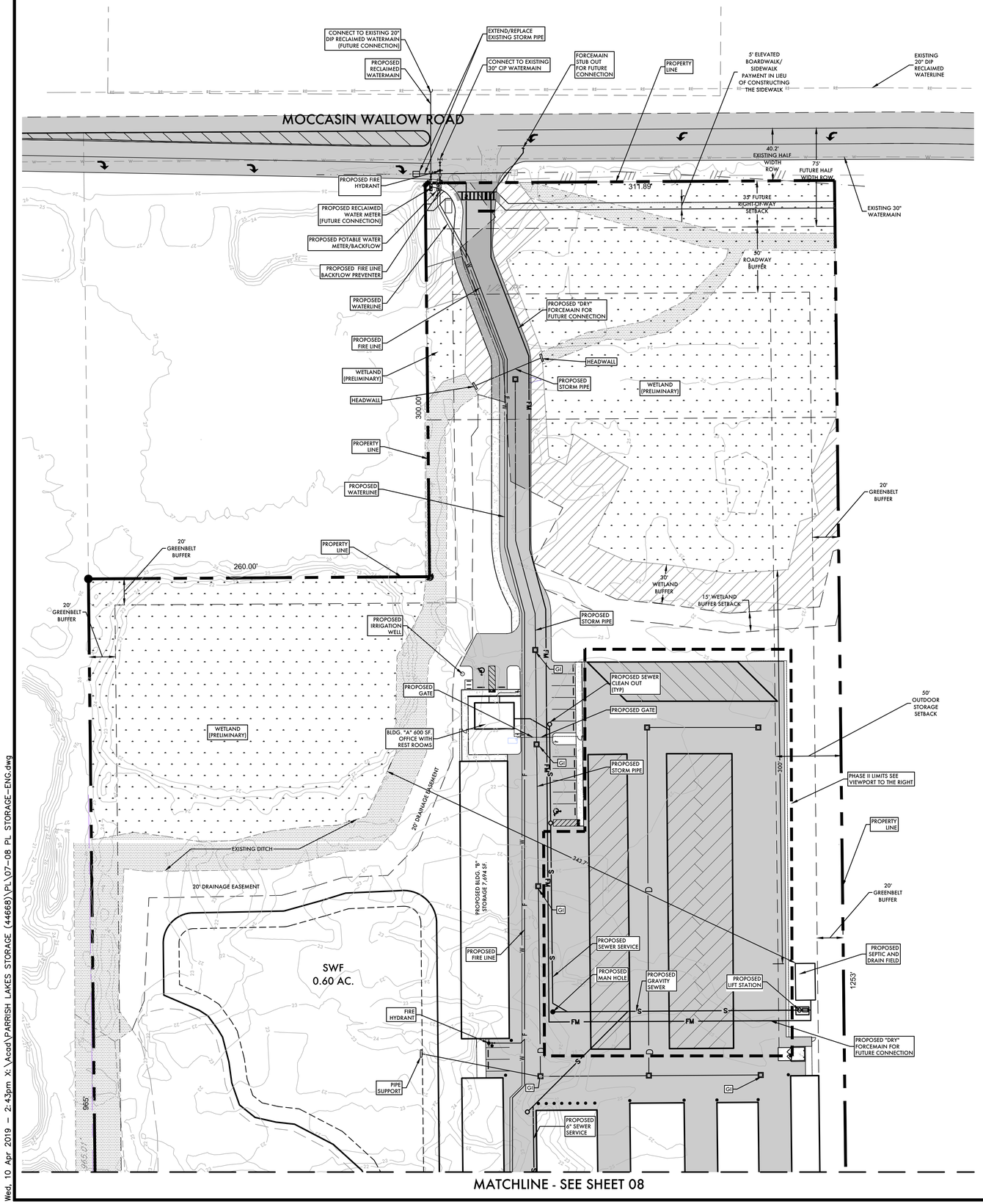
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PRELIMINARY SITE PLAN
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA.

DESIGNED	NK
DRAWN	KGH
DATE	10/18/2018
JOB NO.	4668
SCALE	1"=40'

SHEET 06

Wed, 10 Apr 2019 - 2:42pm X:\Acad\PARRISH LAKES STORAGE (4668)\PL\05-06-09 PL STORAGE-PSP ENLARGED.dwg



MATCHLINE - SEE SHEET 08

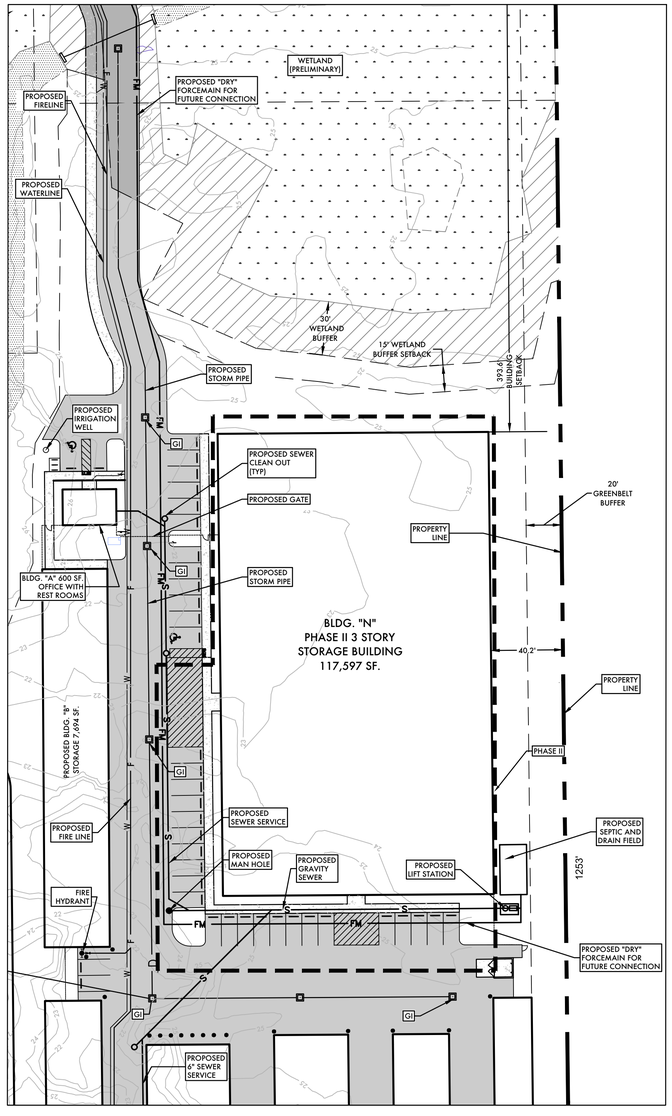
LEGEND

1" = 40'

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
RE	RECLAIMED WATER
W	WATER MAIN
F	FIRE LINE
D	STORM DRAIN
FM	FORCEMAIN
S	SANITARY SEWER
GI	GRATE INLET
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION

NOTES:

1. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
2. CONSTRUCT A WESTBOUND LEFT TURN LANE, 510 FEET IN LENGTH PRIOR TO PHASE I CERTIFICATE OF OCCUPANCY.
3. CONSTRUCT A EASTBOUND RIGHT TURN LANE, 460 FEET IN LENGTH PRIOR TO PHASE II CERTIFICATE OF OCCUPANCY.



PHASE II 3 STORY STORAGE BUILDING

SCALE: 1"=40'

NATHAN J. KRAGT
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SIGNATURE

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REVISIONS

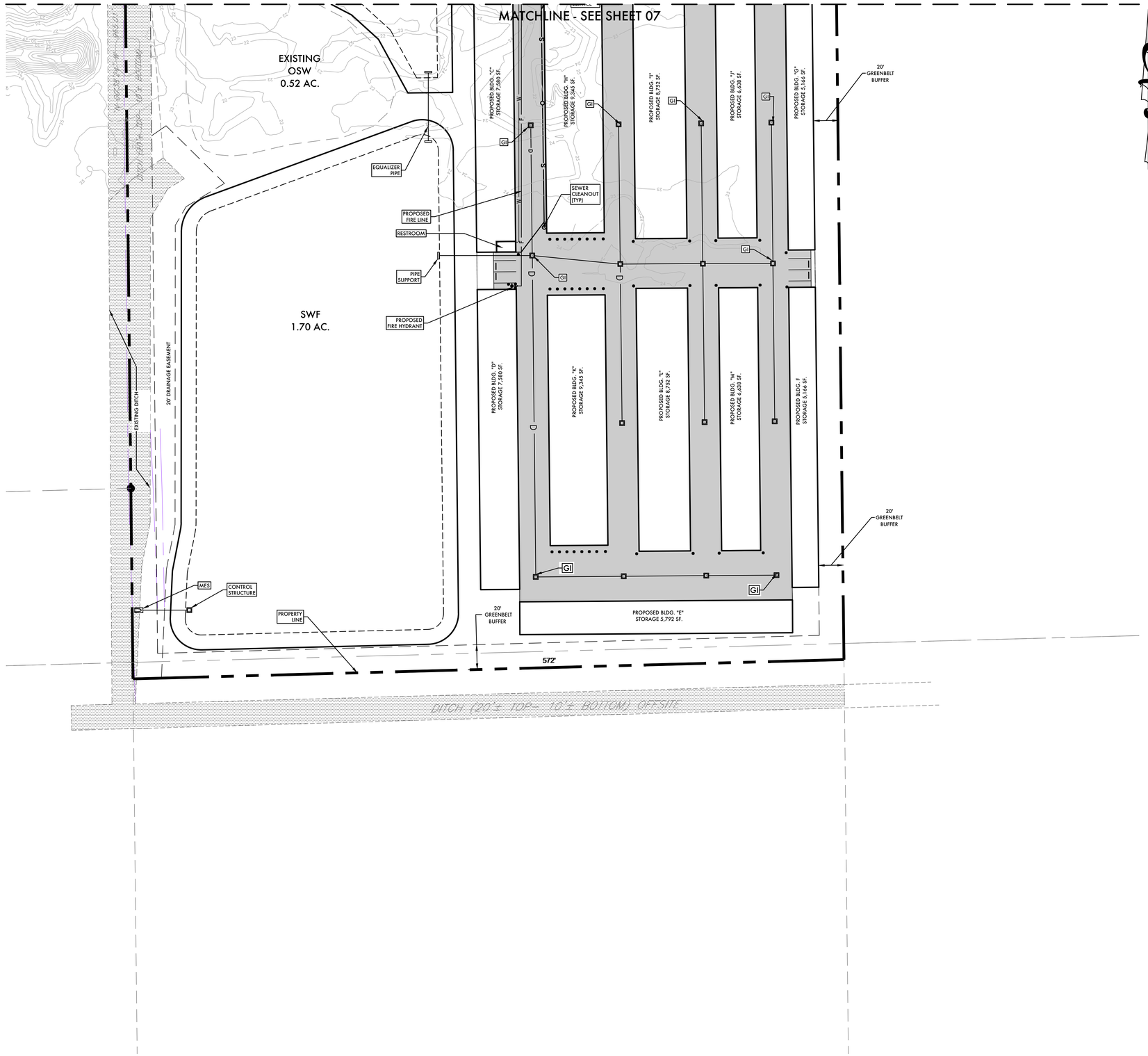
1	RESPONSES TO COUNTY COMMENTS	KGH	12/20/18
2	RESPONSES TO COUNTY COMMENTS	KGH	01/21/19
3	RESPONSES TO COUNTY COMMENTS	KGH	02/05/19
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PRELIMINARY ENGINEERING PLAN
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	NK
DRAWN	KGH
DATE	10/18/2018
JOB NO	44668
SCALE	1" =40'
SHEET	07

Wed, 10 Apr 2019 – 2:43pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\07-08 PL STORAGE-ENG.dwg



1" = 40'

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT PAVEMENT
	PROPERTY BOUNDARY
RE	RECLAIMED WATER
W	WATER MAIN
F	FIRE LINE
D	STORM DRAIN
FM	FORCEMAIN
S	SANITARY SEWER
GI	GRATE INLET
FH	FIRE HYDRANT
MH	MANHOLE
MES	MITERED END SECTION

NOTES:

1. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #89272
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REVISIONS
1 RESPONSES TO COUNTY COMMENTS KGH 12/20/18
2 RESPONSES TO COUNTY COMMENTS KGH 04/10/19
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PRELIMINARY ENGINEERING PLAN
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED NK
DRAWN KGH
DATE 10/18/2018
JOB NO 4468
SCALE 1"=40'
SHEET 08

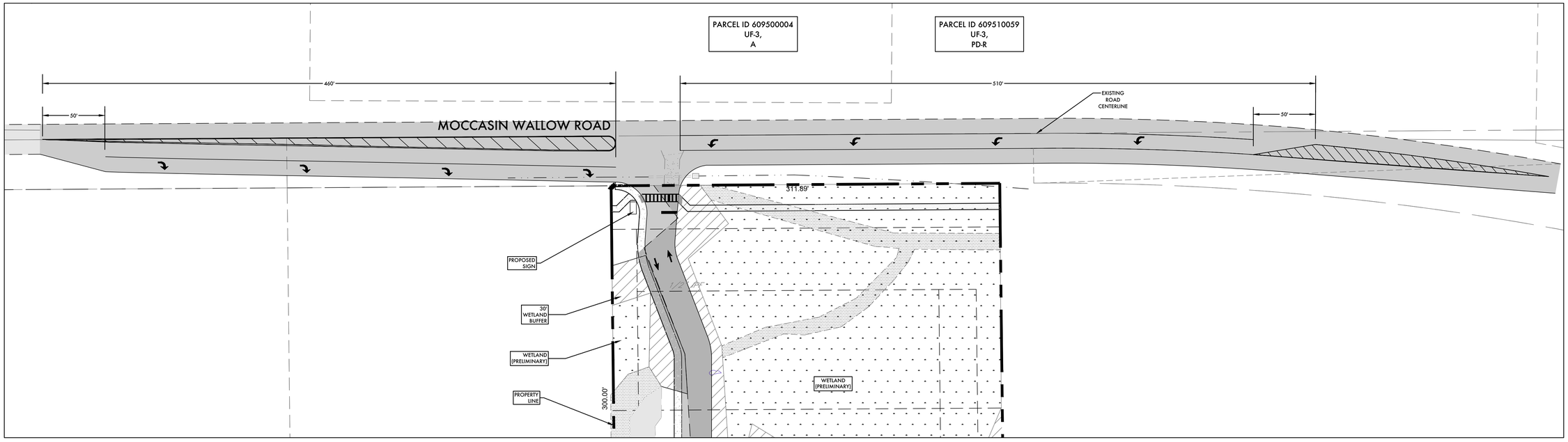
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Wed, 10 Apr 2019 – 2:43pm X:\Acad\PARRISH LAKES STORAGE (44668)\PL\05-06-09 PL STORAGE-PSP ENLARGED.dwg

NOTES:

1. CONSTRUCT A WESTBOUND LEFT TURN LANE, 510 FEET IN LENGTH PRIOR TO PHASE I CERTIFICATE OF OCCUPANCY.
2. CONSTRUCT A EASTBOUND RIGHT TURN LANE, 460 FEET IN LENGTH PRIOR TO PHASE II CERTIFICATE OF OCCUPANCY.

1" = 40'



NATHAN J. KRAGT
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PRELIMINARY TURNLANE PLAN
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	NK
DRAWN	KGH
DATE	10/18/2018
JOB NO	44668
SCALE	1"=40'
SHEET	09

MOCCASIN WALLOW ROAD

PROPERTY LINE

5' ELEVATED BOARDWALK/ SIDEWALK PAYMENT IN LIEU OF CONSTRUCTING THE SIDEWALK

100 YEAR FLOODLINE ZONE A

ZONE AE ELEV. =24.8

100 YEAR FLOODLINE ZONE AE

PROPERTY LINE

ZONE AE ELEV. =22.9

100 YEAR FLOODLINE ZONE AE

PROPERTY LINE

ZONE AE ELEV. =22.6

SWF 0.60 AC.

EXISTING OSW 0.52 AC.

PROPERTY LINE

SWF 1.70 AC.

100 YEAR FLOODLINE ZONE A

25 YEAR FLOODLINE PER MANATEE COUNTY GIS

100 YEAR FLOODLINE ZONE AE

ZONE AE ELEV. =23.1

EXITING DITCH TOP OF BANK

100 YEAR FLOODLINE ZONE AE

25 YEAR FLOODLINE PER MANATEE COUNTY GIS

PROPERTY LINE

ZONE AE (BFE= 20.3')

1" = 70'

LEGEND

- DRAINAGE CONVEYANCE PATH
- 25 YEAR FLOOD LINE PER MANATEE COUNTY GIS 0 ACRES (0% OF OVERALL SITE)
- 100 YEAR FLOOD LINE PER FEMA DFIRM - ZONE AE 2.32 ACRES (16% OF OVERALL SITE)
- 100 YEAR FLOOD LINE PER FEMA DFIRM - ZONE A 4.06 ACRES (27% OF OVERALL SITE)
- EXISTING DITCH
- 100 YR FLOOD LINE

BUFFALO CANAL DRAIN BASIN AREA=	14.74 AC.
SITE AREA=	14.74 AC.

NOTES:

1. PER THE BUFFALO CANAL WATERSHED (NODE D9105), THE 100 YR FLOOD ELEVATION FOR THIS SITE IS 26.11' AND THE 25 YR FLOOD ELEVATION IS 22.98'.

NATHAN J. KRAGT PROFESSIONAL ENGINEER #69272

SIGNATURE

ZNS ENGINEERING

LAND PLANNING ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

LC-0000665

201 9th AVENUE EAST, BRADENTON, FL 34208

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REVISIONS

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OVERALL DRAINAGE BASIN PLAN

FOR:

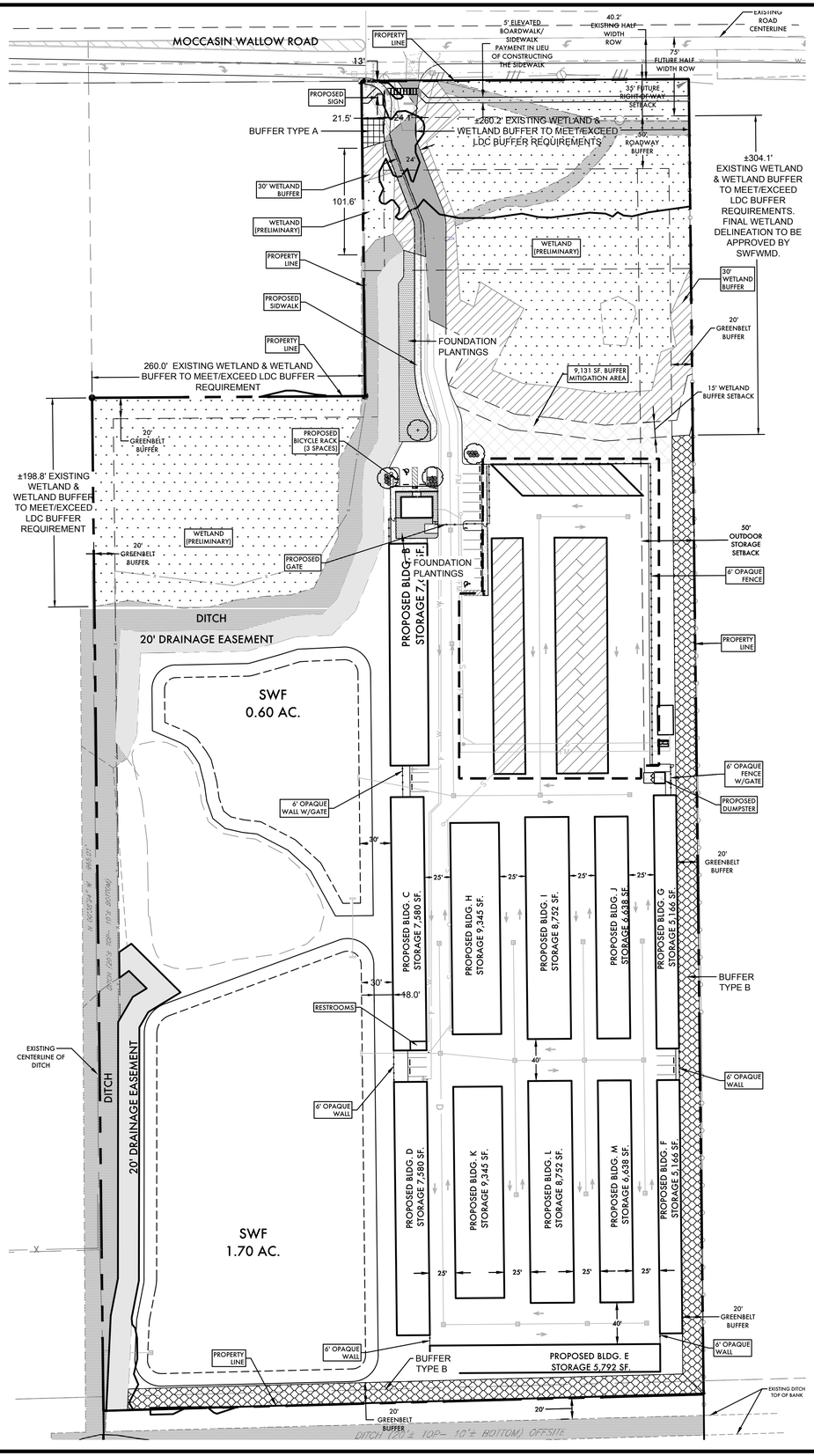
SAWGRASS STORAGE

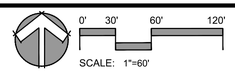
LOCATED IN:

SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	NK
DRAWN	KGH
DATE	10/18/2018
JOB NO	44668
SCALE	1" = 70'
SHEET	10

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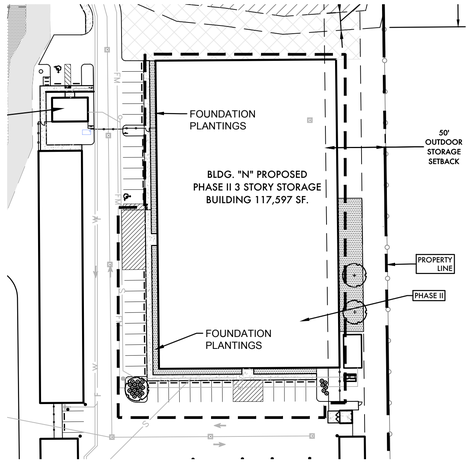
ORIGINAL DRAWING IS 24" X 36".
SCALE ACCORDINGLY IF ALTERED.

EXOTIC PLANT SPECIES MANAGEMENT PLAN

ALL EXISTING UPLAND EXOTIC AND NUISANCE PLANT SPECIES EXISTING ON THE SITE SHALL BE REMOVED PER PHASE PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY ISSUANCE OF THAT PHASE. THE DEVELOPER AGREES TO PERFORM AN ANNUAL EXOTIC INSPECTION DURING THE DEVELOPMENT PROCESS. ANY IDENTIFIED EXOTICS WILL BE REMOVED IN ACCORDANCE WITH MANATEE COUNTY LAND DEVELOPMENT CODE SECTION 701.4.E AND ACCEPTABLE PROCEDURES AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. ANNUAL INSPECTIONS AND REMOVAL WILL BE CONTINUED BY THE OWNER.

PRELIMINARY SITE PLAN NOTES

1. THIS IS A PRELIMINARY LANDSCAPE PLAN. ADDITIONAL AND MORE SPECIFIED INFORMATION WILL BE PROVIDED AT TIME OF FINAL SITE PLAN SUBMITTAL.
2. A TREE LOCATION SURVEY WILL BE COMPLETED ALONG WITH TREE PROTECTION, TREE REMOVAL AND TREE REPLACEMENT CALCULATIONS AT TIME OF FINAL SITE PLAN SUBMITTAL. CALCULATIONS WILL BE IN ACCORDANCE WITH SECTION 700 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE.
3. THE LOWEST QUALITY WATER SOURCE SHALL BE USED AS AN IRRIGATION WATER SOURCE FOR COMMON AREA PLANTINGS.
4. A 100% AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED TO SUPPLY WATER TO ALL REQUIRED LANDSCAPE MATERIAL. THE SYSTEM SHALL INCLUDE CONTROLLERS WITH RAIN SENSORS.
5. ALL LANDSCAPING AND TREE REMOVAL SHALL BE IN COMPLIANCE WITH LDC SECTIONS 700, 701 AND 403.12, EXCEPT WHERE SPECIFIC APPROVALS ARE REQUESTED.



PHASE II MODIFICATION

SCALE: 1" = 60'

- REMOVE COVERED STORAGE PARKING (RV / BOAT)
- CONSTRUCT BUILDING 'N' (117,597 SF)
- ADD 23 PARKING SPACES AND 2 LOADING AREAS

CONCEPT PLANT SCHEDULE PH I

VEHICLE USE AREA CANOPY TREE	-	*5
VEHICLE USE SHRUB	-	20
NCO THOROUGHFARE ROADWAY BUFFER	-	547 sf
NCO GRENBELT BUFFER	-	28,603 sf
FOUNDATION PLANTING	-	*4,137 sf

*PHASE 1 SURPLUS TO BE APPLIED TOWARDS PHASE II REQUIREMENTS

CONCEPT PLANT SCHEDULE PH II

VEHICLE USE AREA CANOPY TREE	-	3
VEHICLE USE SHRUB	-	23
FOUNDATION PLANTING	-	4,146 sf

PARRISH LAKES STORAGE

PHASE I

VEHICLE USE AREA LANDSCAPING (LDC 701.3)

PLANTINGS PER 20 PARKING SPACES OR FRACTION THEREOF:

* 360 SF OF PLANTING AREA
* CANOPY TREES = 4 @ 2.5" CALIPER, 10.0' HT. & 4' SPR.
* SHRUBS = 20 @ 3 GAL. OR 40 @ 1 GAL FOR COMBINATION

PROPOSED PARKING = 20 SPACES

REQUIRED	PROPOSED
360 SF PLANTING AREA	360 SF PLANTING AREA
4 CANOPY TREES	4 CANOPY TREES
20 SHRUBS @ 3 GAL	20 SHRUBS @ 3 GAL

FOUNDATION LANSCAPING (LDC 531.31.F)

40 SF PLANTING PER 1,000 AF PROPOSED GROSS FLOOR SPACE

LOCATED CONTIGUIOUS TO THE BUILDING

BUILDING A	600 SF	REQUIRED PLANTING	24.00 SF
BUILDING B	7,694 SF		307.76 SF
BUILDING C	7,580 SF		303.20 SF
BUILDING D	7,580 SF		303.20 SF
BUILDING E	5,792 SF		231.68 SF
BUILDING F	5,166 SF		206.64 SF
BUILDING G	5,166 SF		206.64 SF
BUILDING H	9,345 SF		373.80 SF
BUILDING I	8,752 SF		350.08 SF
BUILDING J	6,638 SF		265.52 SF
BUILDING K	9,345 SF		373.80 SF
BUILDING L	8,752 SF		350.08 SF
BUILDING M	6,638 SF		265.52 SF
TOTAL	89048 SF	TOTAL	3561.92 SF

PHASE II

VEHICLE USE AREA LANDSCAPING (LDC 701.3)

PLANTINGS PER 20 PARKING SPACES OR FRACTION THEREOF:

* 360 SF OF PLANTING AREA
* CANOPY TREES = 4 @ 2.5" CALIPER, 10.0' HT. & 4' SPR.
* SHRUBS = 20 @ 3 GAL. OR 40 @ 1 GAL FOR COMBINATION

PROPOSED PARKING = 23 SPACES

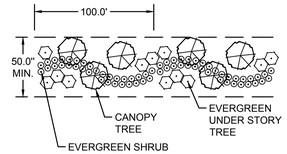
REQUIRED	PROPOSED
360 SF PLANTING AREA	360 SF PLANTING AREA
4 CANOPY TREES	4 CANOPY TREES
23 SHRUBS @ 3 GAL	23 SHRUBS @ 3 GAL

FOUNDATION LANSCAPING (LDC 531.31.F)

40 SF PLANTING PER 1,000 AF PROPOSED GROSS FLOOR SPACE

LOCATED CONTIGUIOUS TO THE BUILDING

BUILDING N	117,597 SF	REQUIRED PLANTING	4,703.88 SF
		TOTAL	4703.88 SF

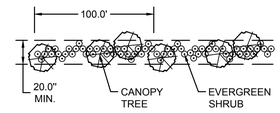


AS PER SECTION 604.10.3.5, RESIDENTIAL ROADWAY BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 50.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEROF:
   - CANOPY TREES - MIN. THREE 3" CAL., 12' HT & 5' SPR
   - EVERGREEN UNDER STORY TREES - MIN. SIX 2" CAL., 6' HT., & 3' SPR.
   - EVERGREEN SHRUBS - MIN. 33 SHRUBS WITH 30" HT.

NORTH CENTRAL OVERLAY COMMERCIAL/OFFICE THOROUGHFARE ROADWAY BUFFER

BUFFER TYPE 'A'



AS PER SECTION 604.10.3.6, GREENBELT BUFFERS SHALL MEET THE FOLLOWING CRITERIA:

1. MINIMUM WIDTH OF 20.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEROF:
   - CANOPY TREES - MIN. THREE 3" CAL., 12' HT & 5' SPR
   - EVERGREEN SHRUBS - MIN. 33 SHRUBS WITH 30" HT.

NORTH CENTRAL OVERLAY GREENBELT BUFFER

BUFFER TYPE 'B'

KIMBER L. BERBITER
LANDSCAPE ARCHITECT #0001680
04 / 10 / 2019

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LC130000
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	REVISIONS	
1	INITIAL PSP SUBMITTAL	2018.10.17 KLB
2	RESPONSES TO COUNTY COMMENTS	12.20.18
3	REV PER BLDG SF	2019.01.21 KLB
4	RESPONSES TO COMMENTS	2019.02.05 KH
5	-	-
6	-	-
7	-	-

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PRELIMINARY LANDSCAPE PLAN
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	KB
DRAWN	KB
DATE	10/18/2018
JOB NO	4464B
SCALE	1"=60'
	PSP 15-01
SHEET	12

Wed, 10 Apr 2019 - 2:43pm X:\Acad\PARRISH LAKES STORAGE (4466B)\LS\PSP\PS_PSP LS.dwg

PLANTING GENERAL NOTES

1. LANDSCAPE NOTES ARE ALL INCLUSIVE. ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN, DETAILS, AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (941) 748-8080.
2. REVIEW THE GENERAL NOTES, PLANT MATERIAL LIST, PLANS, DETAILS, AND WRITTEN SPECIFICATIONS (IF PROVIDED). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE LANDSCAPE PLAN AS DRAWN AND DIRECTED BY THE NOTES AND SPECIFICATIONS. CONTACT THE LANDSCAPE ARCHITECT WHEN SIGNIFICANT FIELD CHANGES REQUIRE PLAN REVISIONS.
3. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER OR LANDSCAPE ARCHITECT.
4. PLANT COUNT TOTALS IN THE PLANT MATERIALS LIST ARE FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF VARIATION BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND THE PLANS, THE PLANS SHALL CONTROL. IMPROVISATIONS MADE BY THE LANDSCAPE CONTRACTOR SHALL BE NO CAUSE FOR ADDITIONAL COSTS TO THE OWNER.
5. SOD, MULCH, AND TOPSOIL QUANTITIES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY QUANTITIES NOTED ON THE PLANS ARE FOR REFERENCE ONLY. SODDING OF SWALES SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR; HOWEVER, SOD FOR RETENTION AREAS (LAKE BANKS AND DRY RETENTION PONDS) SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. SEE ENGINEERING (CIVIL) PLANS FOR ADDITIONAL SITE INFORMATION.
7. ALL PLANTS FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA NO. 1 QUALITY OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, STATE OF FLORIDA 5TH EDITION (AUGUST 2015) & AS AMENDED. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE ACCEPTABILITY OF ALL PLANT MATERIAL SUPPLIED BY THE LANDSCAPE CONTRACTOR. SPECIMEN MATERIAL SHALL BE APPROVED BEFORE INSTALLATION.
8. ALL B&B OR "FIELD GROWN" MATERIAL (EXCEPT PALMS) SHALL BE OBTAINED FROM "ROOTS PLUS" CERTIFIED NURSERIES.
9. ALL PLANT MATERIAL THAT HAS BEEN FIELD TAGGED BY THE LANDSCAPE ARCHITECT SHALL REMAIN TAGGED UNTIL FINAL ACCEPTANCE OF THE PROJECT. ALL MATERIAL NOT TAGGED BY LANDSCAPE ARCHITECT IS SUBJECT TO REJECTION. REJECTED PLANT MATERIAL SHALL BE REPLACED AT CONTRACTORS EXPENSE UNTIL ACCEPTABLE MATERIAL IS PROVIDED.
10. IT SHALL BE THE LANDSCAPE CONTRACTORS FINANCIAL RESPONSIBILITY TO PREVENT PLANTS AND TREES FROM FALLING OR BEING BLOWN OVER; AND TO REPLACE ALL PLANTS WHICH ARE DAMAGED AT NO ADDITIONAL COST TO THE OVER FOR SUSTAINED WINDS OF LESS THAN 65 MPH.
11. MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND CONTINUE UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE: PRUNING, MULCHING, WEEDING, REPLACEMENT OF STICKS OR DEAD PLANTS, WATERING (INCLUDING THE COST OF EQUIPMENT SUCH AS A WATER TRUCK), AND ANY OTHER CARE WHICH IS NECESSARY FOR PROPER GROWTH OF PLANT MATERIAL.
12. ALL PLANT MATERIAL SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE BY THE OWNER. RELOCATED MATERIALS AND OWNER SUPPLIED MATERIALS ARE EXEMPT. DURING THE WARRANTY PERIOD THE LANDSCAPE CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR THEFT, VANDALISM, OR UNUSUAL ACTS OF GOD.
13. ALL TRIMMING OF EXISTING TREES SHALL BE CONDUCTED OR OVERSEEN BY A CERTIFIED ARBORIST.
14. AT INSTALLATION, ALL TRANSPORT MATERIAL SHALL BE REMOVED FROM THE PLANTS AND DISPOSED OF OFF-SITE. PLANTS SHALL BE REMOVED FROM CONTAINERS. FLAGGING, TAGS (UNLESS TAGGED BY OWNER OR LANDSCAPE ARCHITECT), AND TAPE SHALL BE REMOVED. UPON PLANTING, ALL TWINE, ROPE AND WIRE SHALL BE REMOVED. IF BALLED AND BURLAPPED MATERIAL IS SHIPPED WITH WIRE BASKET, THE WIRE BASKET SHALL BE CUT IN FOUR (4) PLACES AND FOLDED DOWN INTO PLANTING HOLE. THE TOP HALF (1/2) OF THE BURLAP SHALL BE REMOVED FROM THE ROOTBALL.
15. PLANTING AREA SOILS SHALL BE FREE OF STICKS, STONES AND DEBRIS LARGER THAN 1" IN DIAMETER, AS WELL AS, ANY OTHER MATERIAL THAT MAY BE TOXIC OR OTHERWISE HARMFUL TO PLANT GROWTH. SOIL SHALL BE IN ACCORDANCE WITH ASTM D5268- STANDARD SPECIFICATION FOR TOPSOIL USED FOR LANDSCAPING PURPOSES. TREE PLANTING PITS SHALL BE TESTED FOR PERCOLATION PRIOR TO TREE INSTALLATION - 2" PER HOUR MIN
16. ALL BACKFILL SOIL MIXTURES SHALL CONTAIN BEST ON-SITE TOPSOIL, 20% PEAT, AND AMENDMENTS AS PER NOTES AND DETAILS. PH LEVELS SHALL BE BETWEEN 6.5 AND 7.5. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE PROPER PH LEVEL. MIX ORGANIC SOIL AMENDMENTS THOROUGHLY WITH THE NATIVE SOIL BEFORE BACKFILLING PLANTS.
17. ALL AREAS TO RECEIVE TURF AND/OR PLANTINGS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE (PER MANUFACTURER'S RECOMMENDATIONS)
18. TREES SHALL BE INSTALLED WITH TOP OF ROOTBALL 2" ABOVE FINISH GRADE. STAKE ALL TREES. SEE TREE PLANTING DETAILS.
19. ALL TREES SHALL BE PLANTED WITH MYCOR TREE SAVER (3oz PER 1" CAL.) AND PHC HEALTHY START MACRO TABLETS (21 GRAM - 4 PER 1" CAL.) - SEE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION METHOD (PLANT HEALTH CARE, INC. 941-751-9455, JOHN DEERE LANDSCAPES 941-721-8882,SOUTHEAST PARTNERS 239-267-0156, PROFESSIONAL SUPPLY (561) 289-4511 AND UNIVERSAL SUPPLY 954-979-060) - OR APPROVED EQUAL.
20. ALL PALMS SHALL BE PLANTED WITH MYCOR PALM SAVER - SEE MANUFACTURERS SPECIFICATIONS FOR APPLICATION RATE AND INSTALLATION METHOD (PLANT HEALTH CARE, INC. 1-800-421-9051) - OR APPROVED EQUAL.
21. ON NON-IRRIGATED SITES OR AREAS, TREES AND PALMS SHALL ALSO RECEIVE TERRA-SORB HYDRO GEL (PLANT HEALTH CARE INC.) AS PER MANUFACTURER SPECIFICATIONS - OR APPROVED EQUAL.
22. ALL TREES AND SHRUBS SHALL RECEIVE 1/2 LB. OF MILORGANITE PER FOOT OF HEIGHT; . GROUND COVERS SHALL BE FERTILIZED AS PER LABEL INSTRUCTIONS - OR APPROVED EQUAL. IN ALL INSTANCES, FERTILIZER SHALL BE MIXED IN EVENLY WITH BACKFILL MATERIAL.
23. ALL SHRUBS AND GROUNDCOVER SHALL ALSO RECEIVE PHC HEALTHY START MACRO TABLETS (21 GRAM - 1 PER 1 GAL,, 2 PER 3 GAL., 3 PER 5 GAL., 4 PER 10 GAL., AND 5 PER 15 GAL.). INSTALL AS PER MANUFACTURERS DIRECTIONS.
24. ONLY PRUNE TREES AND SHRUBS TO REMOVE DEAD OR DAMAGED FOLIAGE - OR TO COMPENSATE FOR ROOT LOSS CAUSED BY TRANSPLANTING. MAKE CERTAIN TO RETAIN THE PLANT MATERIAL'S NATURAL FORM WHEN PRUNING. NEVER CUT THE CENTRAL GROWTH LEADER OF A TREE, OR INSTALL ANY TREE THAT HAS HAD THE CENTRAL GROWTH LEADER CUT. ALL TREES SHALL BE TRIMMED FOR CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
25. WHERE PLANTING AREAS ABUT HARDSCAPE, FINISHED SOIL LEVEL SHALL BE THREE INCHES (3") BELOW TOP OF ADJACENT SURFACE.
26. PRE-EMERGENT HERBICITDE TO BE APPLIED IN ALL PLANTING AREAS INCLUDING NEW TURF AREA, IN ADVANCE OF NEW LANDSCAPING INSTALLATION. EXISTING WEEDS TO BE FULLY ERADICATED WITH A MINIMUM 2 APPLICATIONS OF SPRAY HERBICIDE. CONTRACTOR TO FOLLOW ALL APPLICABLE JURISDICTIONAL GUIDELINES RELATED TO APPLICATION OF ALL HERBICIDE, FUNGICIDE AND FERTILIZER AND SHALL NOTIFY L.A. BY WRITTEN REPORT OF APPLICATION DATES, PRODUCTS AND QUANTITIES.
27. ALL PLANTING AREAS SHALL RECEIVE MULCH AT THE RATE OF 1 CUBIC YARD PER 110 SF. OF AREA (THIS EQUALS A 3" MULCH DEPTH) - UNLESS OTHERWISE NOTED. SEE PLANT MATERIALS LIST FOR SPECIFICATIONS. KEEP MULCH SIX INCHES (6") BACK FROM ALL TREE TRUNKS.
28. ALL DISTURBED ARES SHALL BE SODDED WITH BAHIA UNLESS OTHERWISE NOTED. COORDINATE WITH SITE CONTRACTOR.
29. SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL SOD SHALL BE FREE OF NUISANCE SPECIES, INVASIVE AND EXOTIC WEEDS OR THEIR SEED.
30. THE LANDSCAPE CONTRACTOR SHALL CALL 811 OR WWW.CALL811.COM TO FIELD LOCATE EXISTING UTILITIES AND SECURE A PERMIT NUMBER PRIOR TO BEGINNING WORK. USE DUE CAUTION AROUND THE UTILITIES. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES.
31. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ACTIVITIES WITH ALL OTHER CONTRACTORS ON THE JOB SITE.
32. ALL LANDSCAPE MATERIALS INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED TO MEET STATE AND LOCAL CODES AND REGULATIONS.
33. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING STRUCTURES AND VEGETATION ON SITE THAT IS TO REMAIN AND SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS OPERATIONS.
34. THE JOB SITE IS TO REMAIN ORGANIZED. EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
35. UPON COMPLETION OF ALL LANDSCAPE MATERIAL INSTALLATION, AN INSPECTION FOR ACCEPTANCE SHALL BE HELD. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT SEVEN (7) DAYS PRIOR TO THE COMPLETION DATE.
36. THIS PROJECT HAS BEEN DESIGNED BY ZNS ENGINEERING LC., IN ACCORDANCE WITH LOCAL JURISDICTIONAL REQUIREMENTS. SHOULD THE DESIGN OR SPECIFICATIONS NOT DIRECTLY ALIGN WITH LOCAL JURISDICTIONAL REQUIREMENTS, THE JURISDICTIONAL REQUIREMENTS SHALL PREVAIL.
37. ADDITIONAL INSTALLED PLANT MATERIAL (NOT NOTED ON THE PLANS) SHALL BE THE RESPONSIBILITY OF THE DESIGNER/INSTALLER OF THE ADDITIONAL MATERIAL TO VERIFY THAT IT IS ALSO IN ACCORDANCE WITH ALL JURISDICTIONAL REQUIREMENTS.

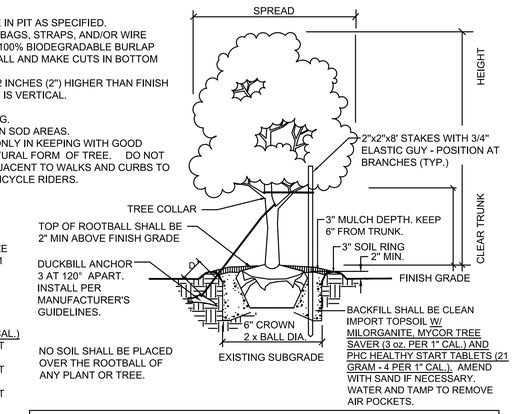
MANATEE COUNTY NOTES

1. 1. IN ACCORDANCE WITH LDC SECTION 701.4. - EXOTIC SPECIES MANAGEMENT PLAN, ANY/ALL NUISANCE, EXOTIC PLANT SPECIES THAT BECOME REESTABLISHED WITHIN COMMON AND OPEN SPACES SHALL BE CONTINUALLY REMOVED FOR THE LIFE OF THE PROJECT.
2. THERE SHALL BE A 3.0' MINIMUM CLEARANCE FROM LANDSCAPE PLANS TO THE EDGE OF METERS LESS THAN 3" AND 10.0' CLEARANCE FOR METERS 3" AND LARGER.
3. THERE SHALL BE 7.5' MINIMUM CLEARANCE FROM THE FRONT AND BOTH SIDES & 4.0' MINIMUM CLEARANCE FROM THE BACK OF ALL FIRE HYDRANTS.
4. NO TREES SHALL BE PLANTED WITHIN 10.0' OF ANY COUNTY MAINTAINED WATER OR SEWER MAIN.
5. AS PER SECTION 701.4, SUBSECTION A, TREES AND SHRUBS SHALL NOT BE PLACED WITHIN THE MIDDLE TWO-THIRDS (2/3) OF A DRAINAGE SWALE OR WITHIN THREE FEET (3.0') MEASURED HORIZONTALLY FOR THE CENTERLINE OF THE DRAINAGE SWALE; WHICHEVER IS GREATER. SWALES MUST ALLOW FOR THE POSITIVE FLOW OF WATER WITHOUT ANY OBSTRUCTIONS.
6. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.

PLANTING DIRECTIONS
1. EXCAVATE PLANTING HOLE AND SET TREE IN PIT AS SPECIFIED.
2. REMOVE ALL PLASTIC, LENOMESH, GROW BAGS, STRAPS, AND/OR WIRE BASKET FROM ROOT BALL. REMOVE ANY 100% BIODEGRADABLE BURLAP MATERIAL COVERING THE TOP OF ROOTBALL AND MAKE CUTS IN BOTTOM AND SIDES.
3. SET TOP-MOST ROOT IN THE ROOT BALL 2 INCHES (2") HIGHER THAN FINISH GRADE. PLUMB THE TREE SO THE TRUNK IS VERTICAL.
4. BACKFILL AS DIRECTED BELOW.
5. INSTALL 3" SOIL RING FOR HAND WATERING.
6. PROVIDE 4' DIA. MULCH RING FOR TREES IN SOD AREAS.
7. PRUNE DEAD AND DAMAGED BRANCHES ONLY IN KEEPING WITH GOOD HORTICULTURAL PRACTICES. RETAIN NATURAL FORM OF TREE. DO NOT CUT CENTRAL LEADER. PRUNE LIMBS ADJACENT TO WALKS AND CURBS TO PREVENT INJURY TO PEDESTRIANS AND BICYCLE RIDERS.

STAKING DIRECTIONS (TREES 0"-<2" CAL.)
1. ALL TREES TO BE STAKED UNLESS OTHERWISE NOTED IN GENERAL OR SPECIFIC NOTES.
2. STAKE TREES ACCORDING TO CALIPER SIZE OR (UNLESS OTHERWISE SPECIFIED.) 0-1": 1 VERTICAL STAKE. TIE TRUNK TO STAKE WITH GREEN NURSERY TAPE. 1"-2": 2 VERTICAL STAKES. SECURE WITH GUY AS SHOWN.

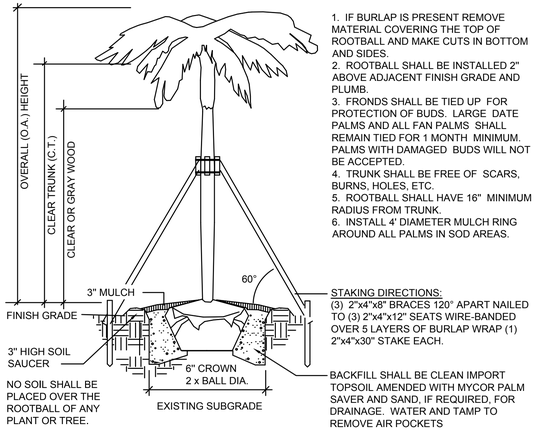
DUCKBILL ANCHOR DIRECTIONS (TREES > 2" CAL.)
1. 2"-3" CALIPER TREES: MODEL 40 DTS KIT D = 18-20"
2. 3"-6" CALIPER TREES: MODEL 68 DTS KIT D = 2' - 2-1/2'
3. 6"-10" CALIPER TREES: MODEL 88 DTS KIT D = 3' - 3-1/2'



NOTE: SEE NOTES TO DETERMINE IF ORGANIC OR OTHER UNLISTED SOIL AMENDMENTS ARE REQUIRED AND PLANT MATERIALS LIST FOR STAKING AND TREEWRAP REQUIREMENTS.

TREE PLANTING DETAIL

NOT TO SCALE



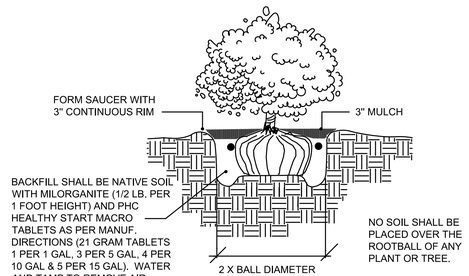
1. IF BURLAP IS PRESENT REMOVE MATERIAL COVERING THE TOP OF ROOTBALL AND MAKE CUTS IN BOTTOM AND SIDES.
2. ROOTBALL SHALL BE INSTALLED 2" ABOVE ADJACENT FINISH GRADE AND PLUMB.
3. FRONDS SHALL BE TIED UP FOR PROTECTION OF BUDS. LARGE DATE PALMS AND ALL FAN PALMS SHALL REMAIN TIED FOR 1 MONTH MINIMUM. PALMS WITH DAMAGED BUDS WILL NOT BE ACCEPTED.
4. TRUNK SHALL BE FREE OF SCARS, BURNS, HOLES, ETC.
5. ROOTBALL SHALL HAVE 16" MINIMUM RADIUS FROM TRUNK.
6. INSTALL 4' DIAMETER MULCH RING AROUND ALL PALMS IN SOD AREAS.

STAKING DIRECTIONS:
(3) 2"x4"x8" BRACES 120° APART NAILED TO (3) 2"x4"x12" SEATS WIRE-BANDED OVER 5 LAYERS OF BURLAP WRAP (1) 2"x4"x30" STAKE EACH.

BACKFILL SHALL BE CLEAN IMPORT TOPSOIL AMENDED WITH MYCOR PALM SAVER AND SAND, IF REQUIRED, FOR DRAINAGE. WATER AND TAMP TO REMOVE AIR POCKETS

PALM PLANTING DETAIL

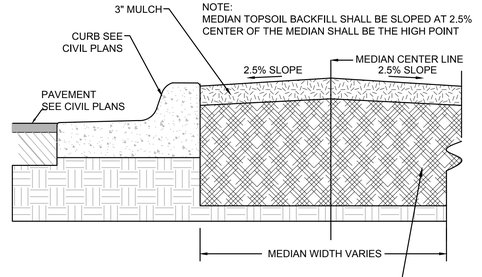
NOT TO SCALE



NOTE: SEE GENERAL NOTES TO DETERMINE IF ADDITIONAL SOIL AMENDMENTS ARE REQUIRED.

SHRUB & GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



ANY EXISTING ROADWAY SUBBASE IN MEDIANS SHALL BE REMOVED TO A DEPTH OF 3.0' AND REPLACED WITH CLEAN FILL TOPSOIL PRIOR TO ADDING AMENDMENTS. CLEAR CONSTRUCTION DEBRIS FROM MEDIAN PRIOR TO INSTALLATION OF PLANT MATERIAL.

SOIL IN PLANTING AREAS SHALL BE IN ACCORDANCE WITH ASTM-D5268

TYPICAL MEDIAN/ISLAND CROSS SECTION

NOT TO SCALE

KIMBER L. BEBBER
LANDSCAPE ARCHITECT #0001680
04 / 10 / 2019

ZNS ENGINEERING
LAND PLANNING ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE
EB 0027416 LC 0000565
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PRELIMINARY LANDSCAPE NOTES & DETAILS
FOR:
SAWGRASS STORAGE
LOCATED IN:
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	KB
DRAWN	KB
DATE	10/18/2018
JOB NO.	44668
SCALE	N/S
	PSP LS.DWG
SHEET	11

Wed, 10 Apr 2019 – 2:43pm X:\Acad\PARRISH LAKES STORAGE (44668)\LS\PSP\PS PSP LS.dwg

REZONE AND MODIFICATIONS TO A PRELIMINARY SITE PLAN

TO SERVE:

SAWGRASS STORAGE

LOCATED IN:

SECTION 23 TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

EXISTING ZONING: PDC/A
PROPOSED ZONING: PDC
FUTURE LAND USE: UF-3
PLN 2511-0132/PDC-18-21(Z)(P)(R)

NOTES

1. THE SITE IS CURRENTLY ZONED PDC AND A AND THE FUTURE LAND USE CATEGORY IS UF-3.
2. ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) THE CONVERSION FROM NAVD TO NGVD IS +0.96'
3. SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
4. SITE LIES IN FLOODWAY LINE, AE-ZONE AND A-ZONE, AND BASE FLOOD ELEVATION OF 23.1' NAVD, PANEL No. 12081C0176E AND 12081C0177E EFFECTED MARCH,17 2014.
5. THIS PROJECT IS PART OF FROG CREEK BASIN AND BUFFALO CREEK BASIN.
6. THERE ARE NO KNOWN EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN.
7. THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD, FDEP OR ACOE WITHIN THE BOUNDARIES OF THIS PLAN. WETLANDS EXIST OFFSITE.
8. THERE ARE NO EXISTING WELLS ON THIS PROJECT SITE. ANY WELLS DISCOVERED WILL BE CAPPED IN ACCORDANCE WITH MANATEE COUNTY REGULATIONS.
9. THE DEVELOPMENT INTENT IS TO SUBMIT FSP/CONSTRUCTION PLANS WITHIN THREE YEARS OF PSP APPROVAL.
10. STREET LIGHTS MAY BE INSTALLED AT THE DEVELOPER'S OPTION. LIGHTING WILL MEET OR EXCEED THE REQUIREMENTS OF SECTION 806 OF THE LDC.. AT TIME OF FINAL SITE PLAN.
11. INFRASTRUCTURE CONSTRUCTION WILL COMMENCE 2026-2029 AND WILL BE COMPLETED WITHIN THREE YEARS UPON CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL.
12. SANITARY SEWER AND POTABLE WATER WILL BE CONSTRUCTED TO MANATEE COUNTY STANDARDS AND PUBLICLY MAINTAINED.
13. A 10' MINIMUM UTILITY EASEMENT WILL BE LOCATED ALONG ALL FRONT LOT LINES.
14. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY DUMPSTER.
17. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.
18. ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NO CONFORM TO THESE DOCUMENTS, AND AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE ANEXECUTED MAINTAINED AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
15. ANY IMPROVEMENTS THAT IMPACT EXISTING ROADWAY LIGHTING STRUCTURES WILL NEED TO BE RESOLVED BY RELOCATING EXISTING POLES OR INSTALLING NEW LIGHT POLES SHALL BE RELOCATED SUCH THAT LIGHTING LEVELS ARE MAINTAINED TO COUNTY STANDARDS. PHOTOMETRIC ANALYSIS AND LIGHTING PLANS TO BE PROVIDED TO MANATEE COUNTY TRAFFIC ENGINEERING FOR APPROVAL.
20. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH SECTIONS 701, 402 (PLANNED DEVELOPMENT) AND 531.31 AND ALL TREE REMOVAL/REPLACEMENT WILL BE IN ACCORDANCE WITH LDC SECTION 700.
21. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
22. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
23. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY AND TRAFFIC STANDARDS MANUAL.. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
24. ALL WETLAND BUFFERS SHOWN ARE 30' IN WIDTH.
25. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
26. THE PROPOSED DRAINAGE EASEMENT AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OFMANATEE 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.
27. WATER, SEWER, AND RECLAIMED WATER SERVICES PROVIDED BY MANATEE COUNTY.
28. NO SPECIFIC APPROVALS ARE REQUESTED.
29. THIS PROPERTY IS NOT WITHIN ANY OVERLAY DISTRICTS.
30. APPROVAL OF THIS PSP INCORPORATES ALL ENTITLEMENTS APPROVED UNDER FSP-19-76, INCLUDING, BUT NOT LIMITED TO, THE OPTION, AT THE OWNER'S ELECTION, TO CONSTRUCT A 3-STORY BUILDING IN ACCORDANCE WITH THE PREVIOUSLY APPROVED FINAL SITE PLAN, PHASE II.

DESCRIPTION:

The South 586.73 feet of the following described parcel.
PARCEL 1:

A parcel of land lying In the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said Public Records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a POINT OF BEGINNING; thence continue N00°38'24"W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

PARCEL 2:

A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida, for a POINT OF BEGINNING; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said Public Records; thence N00°38'24"W, along said Southerly extension and said East line, a distance of 1551.74 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 339.03 feet to the point of curvature of a curve, concave to the South, having a radius of 2251.83 feet; thence Easterly, along the arc of said curve and said right-of-way line, through a central angle of 17°36'22", a distance of 456.14 feet (Chord = 455.36 feet, Chord Bearing = S84°33'53"E) to the Point of Beginning.

Less the following:

A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East, Manatee County, Florida; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida, for a POINT OF BEGINNING; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 480.00 feet; thence N00°38'47"W, 1840.19 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 27.14 feet to the point of curvature of a curve, concave to the South, having a radius of 2251.83 feet; thence Easterly, along the arc of said curve and said right-of-way line, through a central angle of 11°36'22", a distance of 456.14 feet (Chord = 455.36 feet, Chord Bearing = S84°33'53"E) to the Point of Beginning.

Also less the following:

A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows: Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right- of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32'W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said public records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a POINT OF BEGINNING: thence continue N00°38'24'W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

TOTAL SITE DATA:

TOTAL PROJECT AREA:	22.45 ACRES
PREVIOUSLY APPROVED PROJECT AREA: (FSP-19-76)	14.74 ACRES
REZONING (EXPANSION SITE) PROJECT AREA:	7.71 ACRES
MINIMUM REQUIRED OPEN SPACE (20%)	4.49 ACRES
TOTAL OPEN SPACE (EXP SITE + FSP-19-76)	14.14 ACRES
TOTAL WETLANDS (EXP SITE + FSP-19-76)	3.83 ACRES

PREVIOUSLY APPROVED (FSP-19-76)

FAR (FSP-19-76)	*0.32*

APPROVED OPEN SPACE (FSP-19-76)

REQUIRED (20%)	2.95 ACRES
PROVIDED (63%)	9.22 ACRES

APPROVED WETLANDS (FSP-19-76)

WETLAND AREA	1.84 ACRES
WETLAND IMPACT AREA	0.00 ACRES
WETLAND BUFFER AREA	0.70 ACRES
WETLAND BUFFER IMPACT AREA	0.14 ACRES
WETLAND BUFFER MITIGATION AREA	0.14 ACRES

APPROVED PARKING AD-25-72(R)

PURSUANT TO AD-25-72(R), A TOTAL OF 124 OUTDOOR SPACES ARE ON THE SITE.

APPROVED BUFFERS (FSP-19-76)

	PROVIDED
NORTH (EXISTING)	50'
SOUTH	20'
EAST	20'
WEST	20'
WETLAND	30'

APPROVED SETBACKS WITH (FSP-19-76)

	MIN. REQUIRED	PH. I-A	PH. I-B	PH. II
FRONT YARD (MWR)	145.5'	243'	243'	214'
SIDE YARD EAST	20'	20'	20'	20'
SIDE YARD WEST	20'	280'	280'	280'
REAR	20'	136'	136'	136'
WETLAND BUFFER	15'	15'	15'	15'

APPROVED ENTITLEMENTS WITH (FSP-19-76)

PHASE I-A	APPROVED AND CONSTRUCTED
PHASE I-B	APPROVED AND CONSTRUCTED
PHASE II (3 STORY BUILDING)	APPROVED AND NOT YET CONSTRUCTED

REZONE EXPANSION SITE DATA:

FAR	0.32

REZONE EXPANSION SITE OPEN SPACE:

EXPANSION SITE REQUIRED OPEN SPACE (20%)	1.54 ACRES
EXPANSION SITE PROVIDED OPEN SPACE (64%)	4.92 ACRES
WETLANDS	1.99 ACRES
WETLAND BUFFERS	1.23 ACRES
LANDSCAPE BUFFERS	0.39 ACRES
STORMWATER POND (75% OF POND)	0.60 ACRES
OTHER OPEN SPACE	0.71 ACRES

REZONE EXPANSION SITE WETLANDS:

EXPANSION SITE WETLANDS:	1.99 ACRES
EXPANSION SITE WETLAND BUFFER ACRES	1.23 ACRES
EXPANSION WETLAND BUFFER IMPACT	0.003 ACRES
EXPANSION TEMPORARY WETLAND BUFFER IMPACT	0.147 ACRES
EXPANSION WETLAND IMPACT	0.00 ACRES

REZONE EXPANSION SITE
OUTDOOR BOAT / RECREATIONAL VEHICLE STORAGE PARKING:
<18' HIGH COVERED PARKING (GREEN HATCH)
PROPOSED PARKING STALLS = 76

UNCOVERED PARKING (RED HATCH)
PROPOSED PARKING STALLS = 78

TOTAL MODIFIED OUTDOOR BOAT / RECREATIONAL VEHICLE STORAGE
PROPOSED PARKING STALLS = 154 SPACES

EXISTING UNCOVERED SPACES TO REMAIN
EXISTING PARKING STALLS = 74

TOTAL OUTDOOR BOAT / RECREATIONAL VEHICLE STORAGE
PARKING STALLS = 228 SPACES

REZONE EXPANSION SITE BUFFERS:

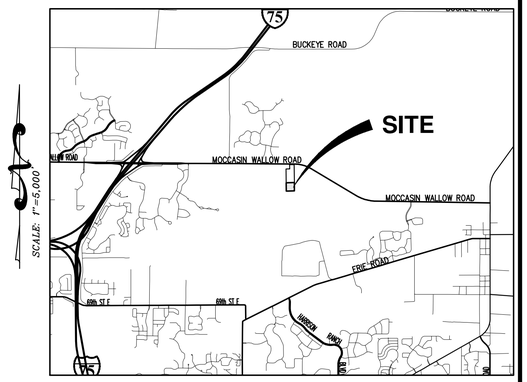
	MINIMUM REQUIRED	PROVIDED
NORTH (EXISTING)	10'	50' (APPROVED WITH PDC-21-18)
SOUTH	20'	20'
EAST	15' - NON-RESIDENTIAL	20'
	20' - RESIDENTIAL	20'
WEST	20'	20'
WETLAND	30' - AVERAGE	30' AVERAGE
	15' - MINIMUM	

REZONE EXPANSION SITE SETBACKS:
NO PROPOSED BUILDINGS ON REZONE PARCEL

	MIN. REQ.	PROVIDED
OUTDOOR STORAGE	50'	50'
WETLAND BUFFER	15'	15'

APPROVED ENTITLEMENTS RETAINED
FOR ENTIRE PSP 2511-0138/PDC-25-12(Z)(P) NOT YET CONSTRUCTED:
PHASE II (3 STORY BUILDING) APPROVED AND NOT YET CONSTRUCTED

PID # 650600309



VICINITY MAP

Sheet Number	Sheet Title
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	AERIAL SITE PLAN
04	PRELIMINARY SITE PLAN
05	PRELIMINARY ENGINEERING PLAN
06	BASIN PLAN
07	SECTIONS AND DETAILS
08	PRELIMINARY PLANTING PLAN

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

NATHAN J KRAGT LICENSE No 69272 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nathan J. Kragt
Date: 2026.06.30 11:57:57-04'00'

Digitally signed by Joseph Collins
Date: 2026.06.30 11:59:16-04'00'

APPLICANT, ENGINEER, LANDSCAPE ARCHITECT AND SURVEYOR:

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

PREPARED FOR:
OWNER/DEVELOPER
PSI ATLANTIC PARRISH FL 2 LLC
530 OAK COURT DR, SUITE 155
MEMPHIS, TN 38117
858.229.0102

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

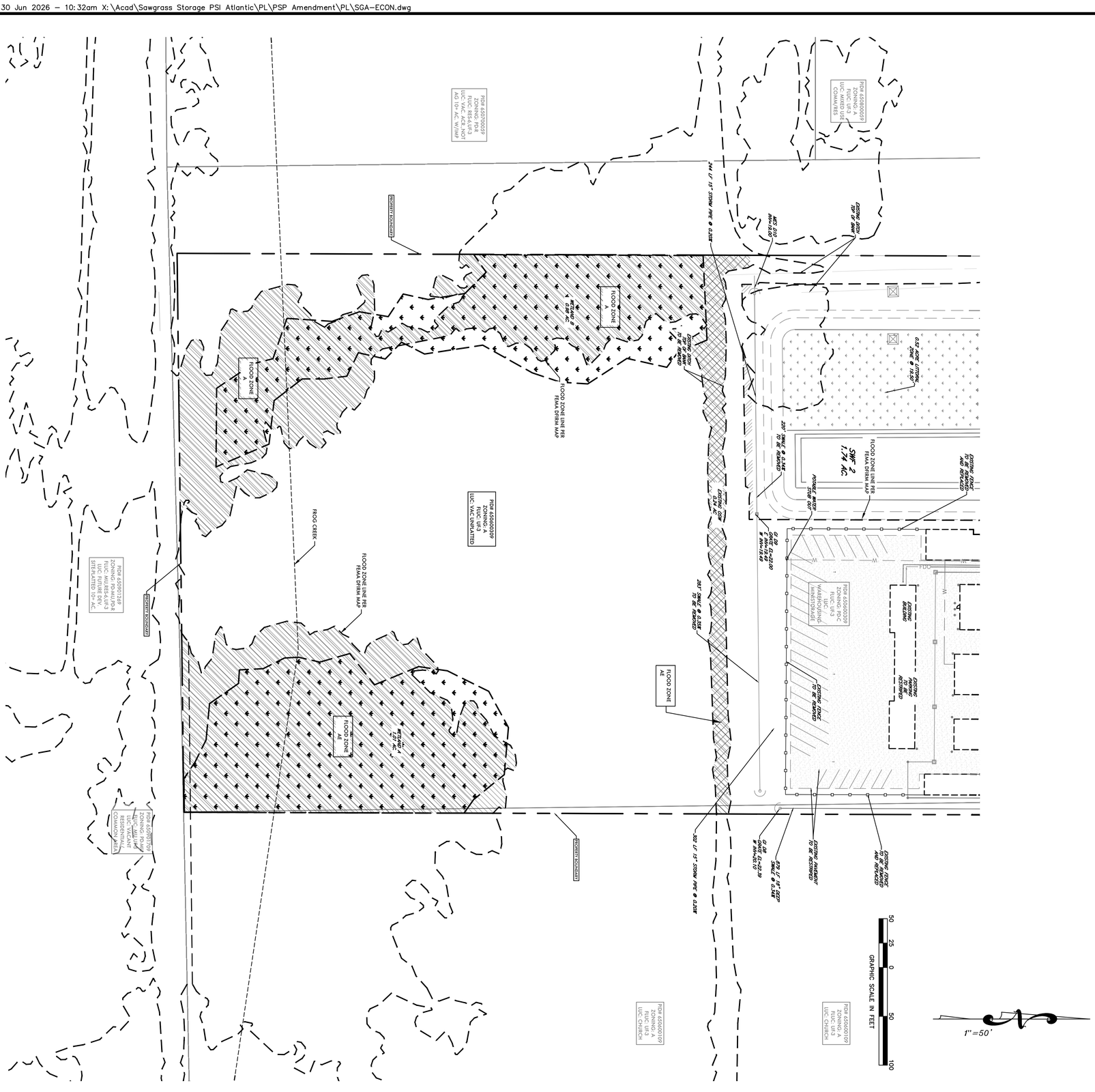
PROJECT DATA:
SAWGRASS STORAGE REZONE & PSP
45806

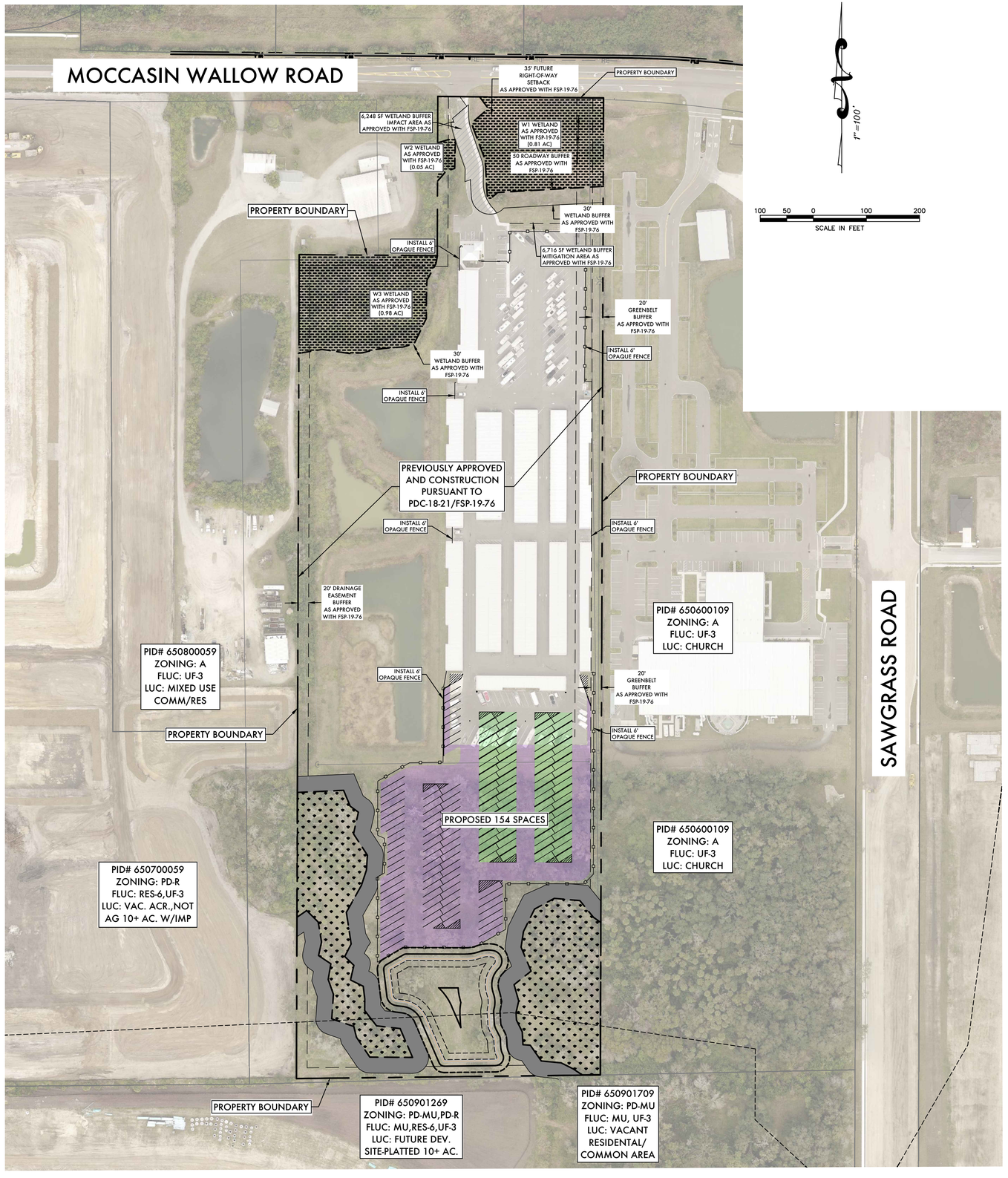
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SHEET 1

Tue, 30 Jun 2026 – 10:32am X:\Acad\Sawgrass Storage PSI Atlantic\PL\PSP Amendment\PL\SGA–COV.dwg


PROPERTY BOUNDARY
FLOOD ZONE A
FLOOD ZONE AE
FLOOD ZONE LINE PER FEMA DFIRM MAP
FROG CREEK
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO BE REMOVED AND REPLACED
EXISTING ACCESS TO BE REMOVED
EXISTING ACCESS TO BE REMOVED AND REPLACED
EXISTING ACCESS TO BE REMOVED AND RELOCATED
EXISTING ACCESS TO BE REMOVED AND REPLACED
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EXISTING ACCESS TO BE REMOVED AND RELOCAT



1"=100'

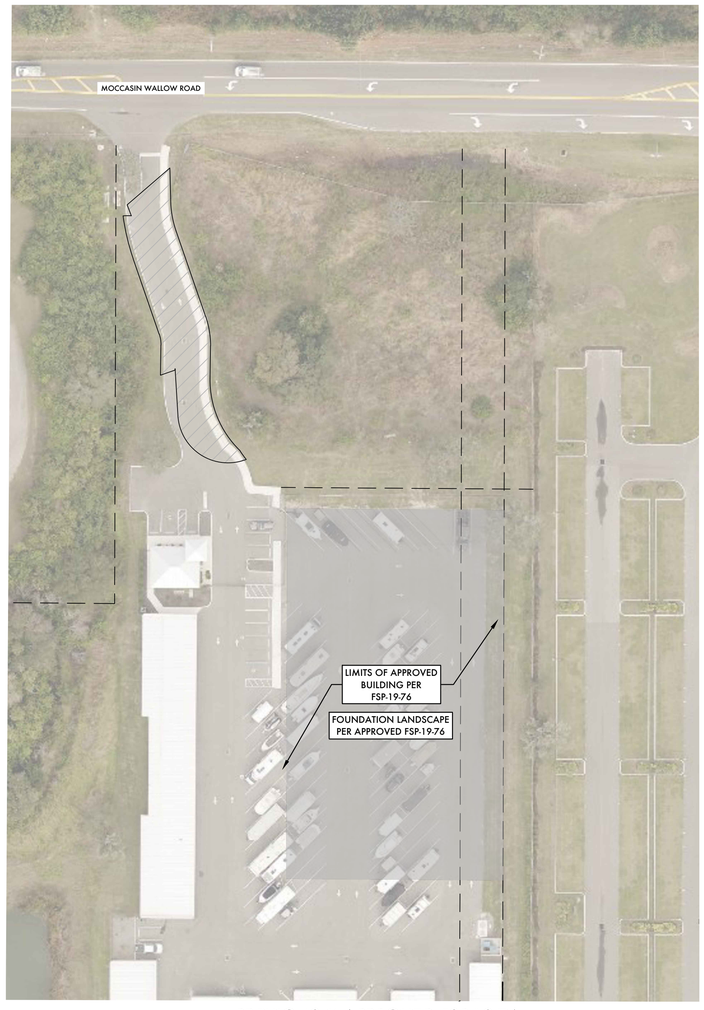
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SCALE IN FEET

NATHAN J KRAGT LICENSE No 69272 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Nathan J. Kragt
Date: 2026.07.02 10:32:54-04'00'

1"=50'

50 25 0 50 100
GRAPHIC SCALE IN FEET



PREVIOUSLY APPROVED FSP-19-76
PHASE II BUILDING (NOT YET CONSTRUCTED)

LEGEND:

- PROPOSED DRIVE AISLE & UNCOVERED PARKING SPACES
- PROPOSED COVER PARKING SPACES

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #69272
SIGNATURE

ZNS ENGINEERING
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LB 8027476 LA 0006985 LC 0000365
1023 MANATEE AVENUE WEST, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 REVISED PER COUNTY COMMENTS 05/28/2026
2 REVISED PER COUNTY COMMENTS
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4
5
6
7

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OVERALL AERIAL SITE PLAN
FOR
SAWGRASS STORAGE
LOCATED IN
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED
DRAWN TT
DATE 12/2024
JOB NO 24468
SCALE 1"=100'

SHEET 03

Thu, 02 Jul 2026 – 10:21am X:\Acad\Sawgrass Storage PSI Atlantic\PL\PSP Amendment\PL\SGA-AERIAL.dwg



LEGEND:

TOTAL SITE AREA:	7.71 ACRES
PROPOSED DRIVE AISLE & UNCOVERED PARKING SPACES	
PROPOSED COVER PARKING SPACES	
WETLAND	1.99 ACRES
WETLAND BUFFERS	1.23 ACRES

1" = 50'

50 25 0 50 100

GRAPHIC SCALE IN FEET

NOTES:

1. ALL WETLAND BUFFERS SHOWN ARE 30' WIDTH WETLAND BUFFERS.
2. THE LOCATION AND TYPE OF THE ACCESS ARE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE LENGTH REQUIREMENTS. ROADWAY GEOMETRY AND OTHER OPERATIONAL AND SAFETY CONSIDERATIONS. ANY ACCESS SHOWN IN PROXIMITY TO THOROUGHFARE INTERSECTIONS SHALL BE LOCATED OUTSIDE OF THE FUNCTIONAL AREA OF THE INTERSECTIONS.
3. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS 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 REQUIRES AND EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
4. THE ENTIRE SITE IS LOCATED WITHIN FLU UF-3.

PARKING CALCULATIONS :

COVERED PARKING (GREEN HATCH)
35' PARKING STALLS = 72 SPACES
25' PARKING STALLS = 4 SPACES

UNCOVERED PARKING (PURPLE HATCH)
45' PARKING STALLS = 25 SPACES
35' PARKING STALLS = 53 SPACES

TOTAL PARKING STALLS = 154 SPACES

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #89272
SIGNATURE

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REVISIONS
1. REVISED PER COUNTY COMMENTS 05/28/2026
2. REVISED PER COUNTY COMMENTS
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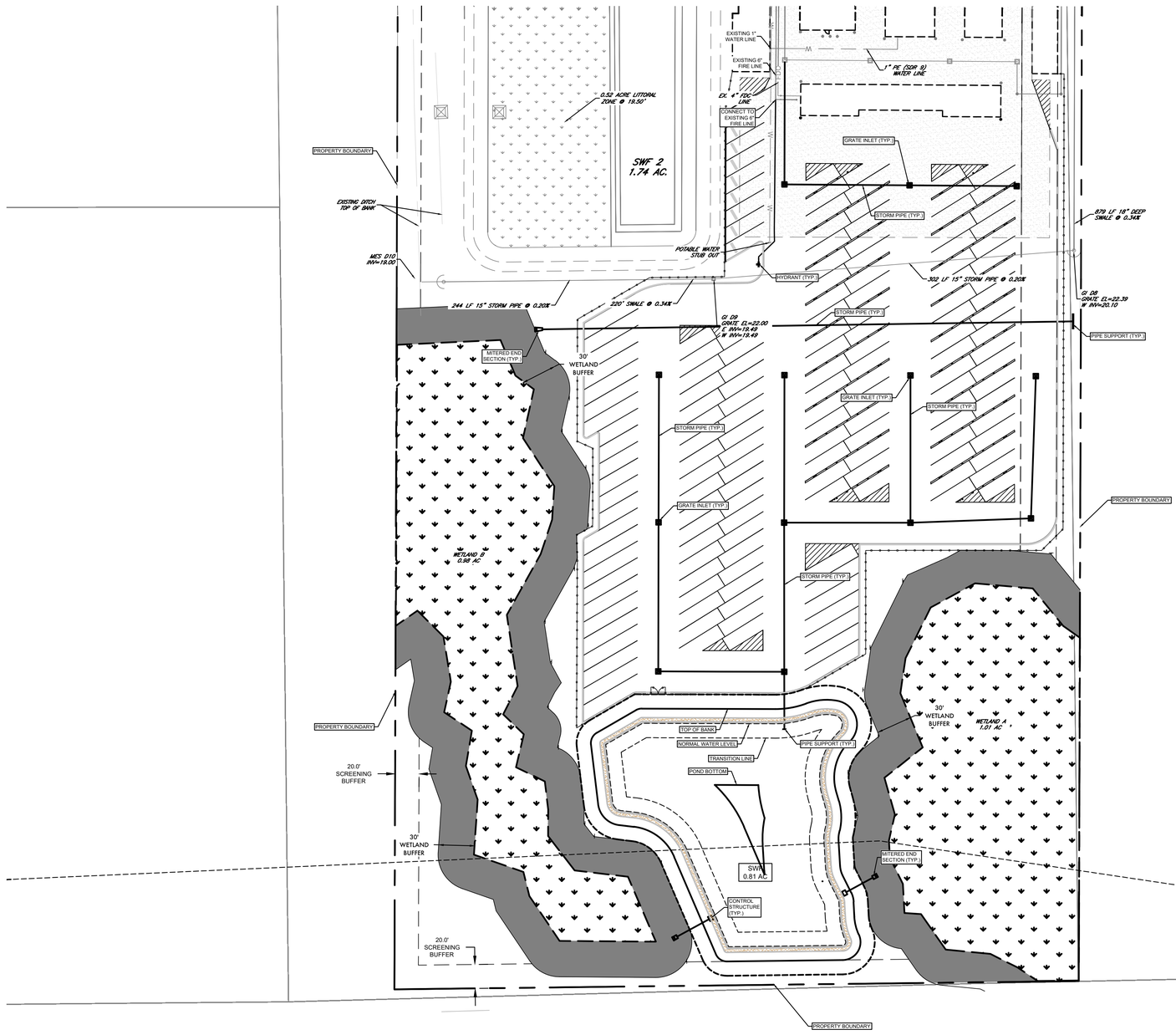
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PRELIMINARY SITE PLAN
FOR
SAWGRASS STORAGE
LOCATED IN
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED BY: ____
DRAWN BY: TT
DATE: 12/2024
JOB NO.: 4468
SCALE: 1"=50'

SHEET 04

Tue, 30 Jun 2026 - 10:32am X:\Acad\Sawgrass Storage PSI Atlantic\PL\PSP Amendment\PL\SGA-PSP.dwg



GRAPHIC SCALE IN FEET
50 25 0 50 100

1" = 50'

LEGEND

	PROPERTY BOUNDARY
	EASEMENT
	TOP OF BANK
W	WATER MAIN
D	STORM DRAIN
S	SANITARY SEWER
RE	RECLAIM MAIN
FM	FORCE MAIN
CI	CURB INLET
CS	CONTROL STRUCTURE
GI	GRATE INLET
JB	JUNCTION BOX
FH	FIRE HYDRANT ASSEMBLY
MH	MANHOLE
MES	MITERED END SECTION

NOTES:

1. THIS PROJECT IS PLANNING TO CONNECT TO THE COUNTY UTILITIES AND IS ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
2. THE PROPOSED POTABLE WATER, STORM DRAINAGE AND WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND RECLAIMED WATER AND IRRIGATION DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED FOR MANATEE COUNTY MAINTENANCE PERSONNEL FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES, WATER METER MAINTENANCE, WATER METER REPLACEMENT, AND OR WATER READING.
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. CURRENT DESIGN CALLS FOR IRRIGATION WELL.

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #89272
SIGNATURE

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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 REVISED PER COUNTY COMMENTS 05/28/2026
2 REVISED PER COUNTY COMMENTS
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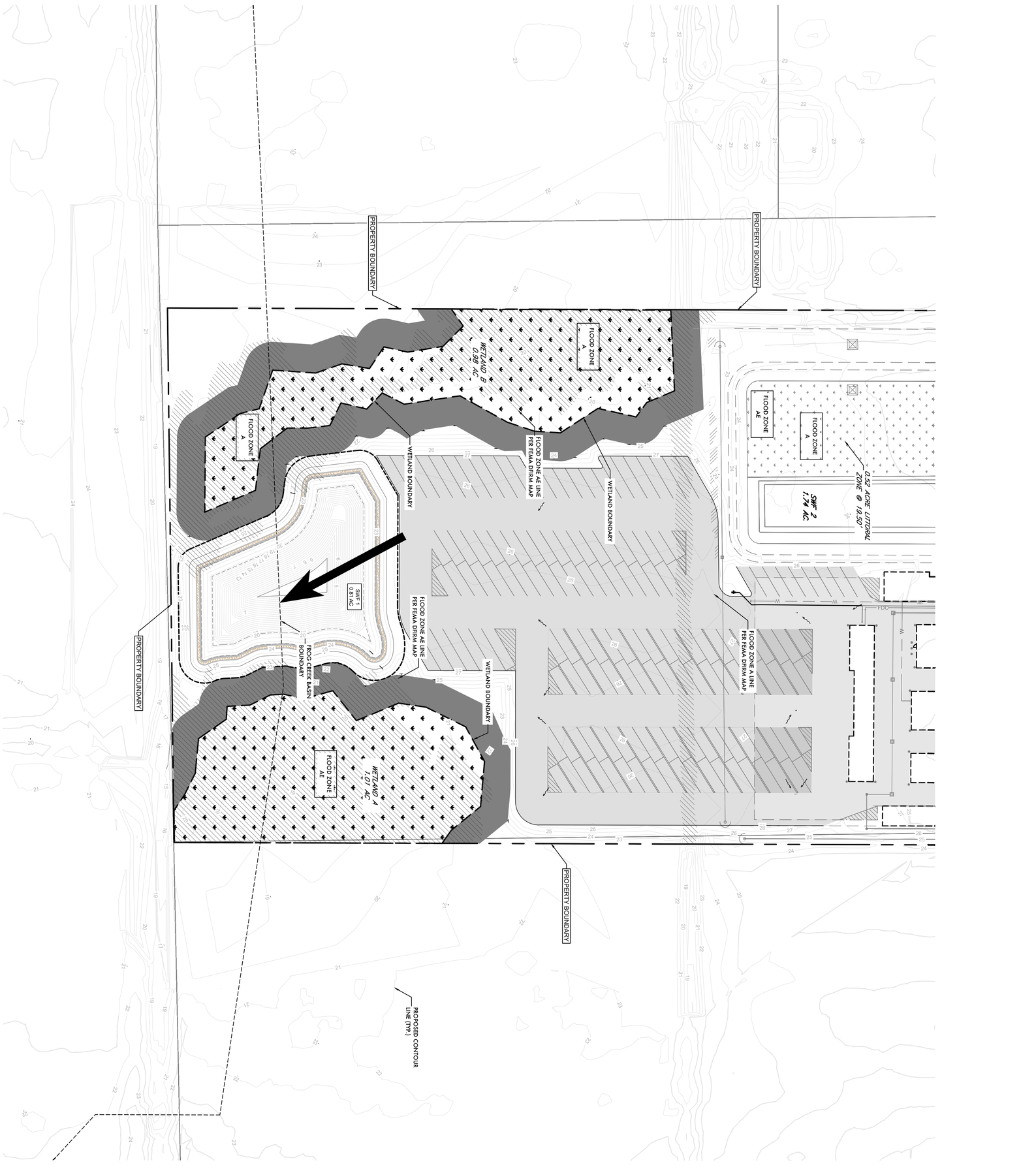
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PRELIMINARY ENGINEERING PLAN
FOR
SAWGRASS STORAGE
LOCATED IN
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED BY: ____
DRAWN BY: JT
DATE: 12/2024
JOB NO.: 4666
SCALE: 1"=50'

SHEET 05

Tue, 30 Jun 2026 — 10:32am X:\Acad\Sawgrass Storage PSI Atlantic\PL\PSP Amendment\PL\SGA-ENG.dwg



LEGEND

- PROPOSED DRAINAGE CONVEYANCE PATH
- EXISTING DRAINAGE CONVEYANCE PATH
- 100 YEAR FLOODLINE/FLOODZONE "AE" 2.68 ACRES (FEMA MARCH 17, 2014 EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) 12081C0176E AND 12081C0177E)
- 100 YEAR FLOODLINE/FLOODZONE "A" 0.00 ACRES (FEMA MARCH 17, 2014 EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) 12081C0176E AND 12081C0177E)
- WETLAND
- LITTORAL ZONE
- SITE AREA= 7.71 ACRES

NOTE: THIS ENTIRE PROJECT IS LOCATED WITHIN THE FROG CREEK BASIN AND BUFFALO CREEK BASIN.
SITE IS LOCATED IN FLOOD ZONE "X", "AE" AND "A"

1" =50'

DESIGNED JE
DRAWN TT
DATE 12/2024
JOB NO. 46668
SCALE 1"=50'
SHEET 06

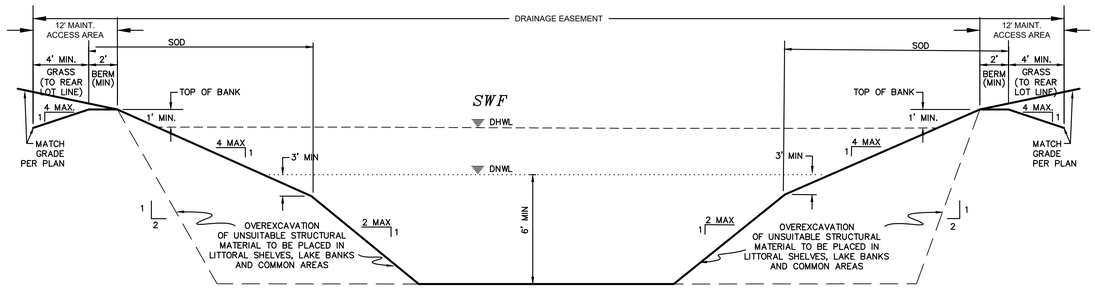
BASIN PLAN
FOR
SAWGRASS STORAGE
LOCATED IN
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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REVISIONS
1 REVISED PER COUNTY COMMENTS
2 REVISED PER COUNTY COMMENTS 05/28/2026
3
4
5
6
7

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

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #69272
SIGNATURE



TYPICAL SWF SECTION

N.T.S.

*NOTES:

1. THE DETENTION OR RETENTION AREA SHALL NOT BE EXCAVATED TO A DEPTH THAT BREACHES AN AQUITARD SUCH THAT IT WOULD ALLOW FOR LESSER QUALITY WATER TO PASS, EITHER WAY, BETWEEN THE TWO SYSTEMS. IN THOSE GEOGRAPHICAL AREAS OF THE DISTRICT WHERE THERE IS NOT AN AQUITARD PRESENT, THE DEPTH OF THE POND SHALL NOT BE EXCAVATED TO WITHIN (2) FEET OF THE UNDERLYING LIMESTONE WHICH IS PART OF A DRINKING WATER AQUIFER.
2. THE POND CAN BE EXCAVATED DEEPER THAN WHAT THE PLAN INDICATES, IF THE REQUIREMENTS OF NOTE 1 ARE MET.
3. ANY CUT BELOW ELEVATION -16.00 SHALL NOT BE USED AS STRUCTURAL FILL, PER THE GEOTECHNICAL ENGINEER/REPORT.

NATHAN J. KRAGT
PROFESSIONAL ENGINEER #89272
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS

1	REVISED PER COUNTY COMMENTS	05/28/2024
2	REVISED PER COUNTY COMMENTS	
3		
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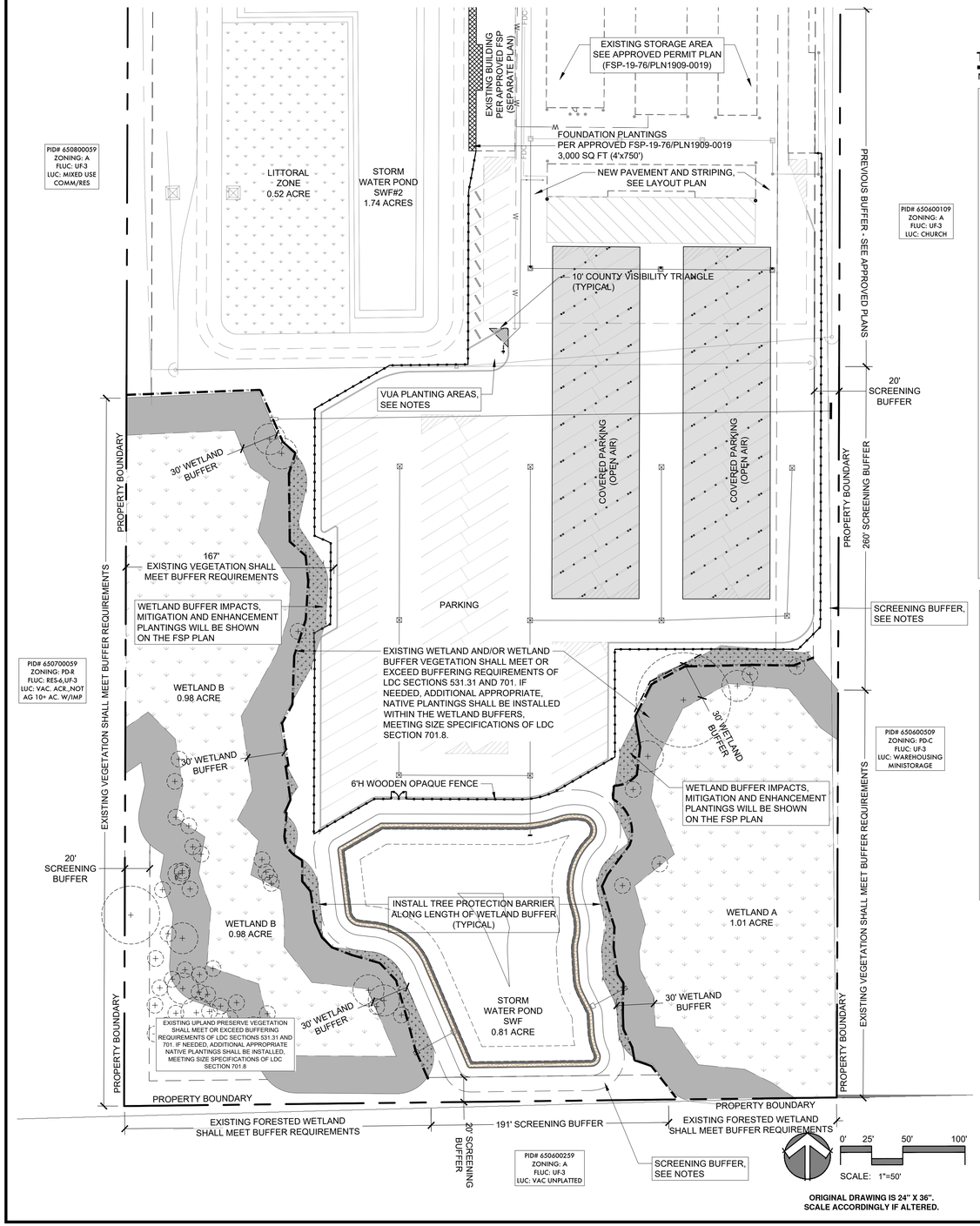
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SECTIONS AND DETAILS
FOR
SAWGRASS STORAGE
LOCATED IN
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED/E _____
DRAWN TT
DATE 12/2024
JOB NO 4648
SCALE AS NOTED

SHEET 07

Tue, 30 Jun 2026 – 10:32am X:\Acad\Sawgrass Storage PSI Atlantic\PL\PSP Amendment\PL\SGA-SECT DET.dwg



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

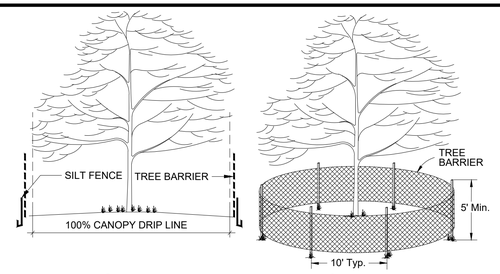


DIAGRAM "A" **DIAGRAM "B"**

TREE PROTECTION BARRIER DETAIL

NOT TO SCALE

TREE BARRIER NOTES:

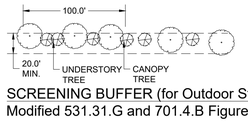
1. TREE PROTECTION BARRIER SHALL BE INSTALLED FOR ALL TREES TO REMAIN AS PER DETAIL SHOWN AND PER THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES FOR MANAGING TREES DURING CONSTRUCTION.
2. PROTECTIVE BARRIER SHALL PROTECT 100% OF CANOPY UNLESS BEYOND THE PROJECT AND/OR PROPERTY LIMITS OR OTHERWISE SPECIFIED.
3. CONTRACTOR SHALL MAINTAIN THE BARRIERS UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF THE AREA AND THROUGHOUT DURATION OF CONTRACT.
4. **BASE BID:** TREE BARRIER SHALL BE 4'-6' HIGH ORANGE SAFETY FENCE WITH 2"X4" WOOD STURDY STAKING. IF AT ANY TIME THROUGHOUT THE DURATION OF THE CONTRACT, THE ORANGE SAFETY FENCE IS NOT UPRIGHT AND MAINTAINED WITH THE INTENT TO PROTECT THE TREE CANOPY, IT SHALL BE REPLACED WITH THE ALTERNATE BID CHAIN LINK FENCE MATERIAL.
   ALTERNATE BID:
   TREE BARRIER SHALL BE CONSTRUCTED OF CHAIN LINK FENCE (NEW OR USED).
5. WHERE SILT FENCE IS REQUIRED TO BE INSTALLED WITHIN DRIP LINES OF TREES, CONTRACTOR SHALL NOT TRENCH SILT FENCE, INSTEAD EITHER INSTALL SILT FENCE ON GRADE OR USE HAY BALES WITHIN DRIP LINES.
6. NO DEBRIS, FILL MATERIALS OR CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN CONFINES OF BARRIER.
7. PROTECT DESIGNATED TREES SCHEDULED TO REMAIN AGAINST:
   UNNECESSARY CUTTING,
   BREAKING OR SKINNING OF ROOTS,
   SKINNING OR BRUISING OF BARK,
   STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP LINE.
   EXCESS FOOT AND ALL VEHICULAR TRAFFIC
   PARKING VEHICLES WITHIN DRIP-LINE.
8. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR VIGOR.
9. THE MINIMUM AREA OF ROOT PRUNING SHALL OCCUR AS INDICATED ON THE DRAWINGS. SEE ROOT PRUNING NOTES.
10. THE CONTRACTOR SHALL PROTECT ALL TREES IDENTIFIED TO REMAIN. REPLACEMENT TREES MAY BE REQUIRED IF THE DEATH OF THE TREE IS DETERMINED TO BE CAUSED FROM CONSTRUCTION ACTIVITIES. SEE PROTECTIVE NOTES (TYPICAL).

PRELIMINARY TREE PROTECTION AND REMOVAL NOTES:

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

BUFFER TYPE GRAPHIC EXAMPLES:

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



AS PER SECTION 531.31.31G and 701.4.B FIGURE 7-3 OPTION "A", SCREENING BUFFERS SHALL MEET THE FOLLOWING CRITERIA:
1. WIDTH OF 20.0'
2. CONTAIN THE FOLLOWING PER 100 LF OR FRACTION THEREOF:
   - CANOPY TREES: 3 QTY (2.5" CAL., 10' HEIGHT & 4' SPREAD)
   - UNDERSTORY TREES: 3-1/3RD (6'HEIGHT)
3. 6'H SOLID, DECORATIVE, OPAQUE WALL OR FENCE

SCREENING BUFFER (for Outdoor Storage Facility)
Modified 531.31.G and 701.4.B Figure 7-3

WETLAND IMPACT MITIGATION AND ENHANCEMENT NOTES:

1. ENVIRONMENTAL REPORT AND HABITAT DELINEATIONS MAP SHALL BE PART OF THE APPLICATION.
2. WETLAND PROTECTION AND WETLAND IMPACTS SHALL BE IN ACCORDANCE WITH MANATEE COUNTY LDC SECTION 706.7.D.
3. IMPACTS TO WETLAND CONSERVATION AREAS AND/OR WETLAND CONSERVATION BUFFER AREAS SHALL INCLUDE BOTH SUPPLEMENTAL PLANTINGS IN ACCORDANCE TO THE ENVIRONMENTAL REPORT AND ONGOING REMOVAL OF NUISANCE OR EXOTIC VEGETATION.
4. REQUIRED PLANT MATERIALS WHICH ARE REMOVED OR DIE SHALL BE REPLACED WITHIN 30 DAYS.
5. REMOVAL AREAS CALCULATED FOR PUBLIC OPEN SPACE, STORM WATER FACILITIES, ROADWAYS, AND IMPACTED AREAS DUE TO GRADING REQUIREMENTS. RESIDENTIAL LOTS ARE NOT CALCULATED PER MANATEE PLANNING STANDARD.

PRELIMINARY PLANTING PLAN NOTES:

1. **DEFINITIONS:** (LDC) REFERENCES THE CURRENT VERSION OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. (FSP) REFERENCES THE FINAL SITE PLAN AND APPLICATION DOCUMENTS. (PW) REFERENCES THE PUBLIC WORKS DEPARTMENT AND/OR 2023 VERSION OF PUBLIC WORKS STANDARDS MANUAL. (HOA) REFERENCES THE HOME OWNERS ASSOCIATION REGULATED BY STATE OF FLORIDA LAWS.
2. **EXOTIC SPECIES REMOVAL:** EXOTIC AND NUISANCE SPECIES REMOVAL SHALL BE IN ACCORDANCE WITH SECTION 701.8.E OF THE LDC.
3. **GENERALIZED TREE INVENTORY:** A GENERALIZED TREE INVENTORY PLAN IS REQUIRED AND SHALL BE IN ACCORDANCE WITH SECTION 700.3.A.2 OF THE LDC. THE GENERALIZED TREE INVENTORY PLAN SHALL BE PROVIDED NO LATER THAN PRELIMINARY OR FINAL SITE PLAN (WHEN PRELIMINARY IS NOT REQUIRED) IN THE FORM OF AN AERIAL OR FIELD SURVEY ILLUSTRATING THE RELATIONSHIPS BETWEEN THE AREAS OF TREES AND THE PROPOSED SITE IMPROVEMENTS.
4. **TREE PROTECTION:** PROTECTION OF VEGETATION TO REMAIN SHALL BE IN ACCORDANCE WITH SECTION 700 OF THE LDC. EXISTING INDIVIDUAL TREES OR GENERAL AREAS OF EXISTING VEGETATION TO REMAIN IS SHOWN ON THE PLAN.
5. **WETLAND AND BUFFER VEGETATION:** EXISTING WETLANDS, WETLAND BUFFERS, UPLAND PRESERVATION AREAS AND DESIGNATED VEGETATION TO REMAIN SHALL MEET THE LDC BUFFER REQUIREMENTS.
6. **EXISTING TREE INVENTORY**: A GENERALIZED TREE INVENTORY SHOWING SPECIES, SIZE AND LOCATION IS REQUIRED PER SECTION 700.3.A.2. A PLAN SHOWING PROTECTED AND/OR REMOVAL OF EXISTING TREES PER PERMIT REQUIREMENTS WILL BE PART OF THE (FSP) FINAL SITE PLAN.
7. **TREE REMOVAL:** A TREE REMOVAL PERMIT IS REQUIRED PER SECTION 700.3.B. EXISTING TREES SHALL NOT BE REMOVED, RELOCATED OR DESTROYED WITHOUT AN APPROVED TREE REMOVAL PERMIT IN ACCORDANCE WITH SECTIONS 700.2 AND 700.3 OF THE LDC. A TREE REMOVAL PLAN MEETING THE PERMIT REQUIREMENTS WILL BE PART OF THE (FSP) FINAL SITE PLAN.
8. **TREE REPLACEMENT:** TREE REPLACEMENT CALCULATIONS SHALL BE IN ACCORDANCE WITH SECTIONS 402, 403, 531.31, 701 AND 700.3.I OF THE LDC. CALCULATIONS ARE SHOWN ON THE REPLACEMENT CALCULATIONS TRACKING TABLE. SPECIFIC LOCATION OF REPLACEMENT TREES WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
9. **PLANT SPECIFICATIONS**: PLANT MATERIAL SPECIFICATIONS, SIZE, AND QUALITY SHALL BE IN ACCORDANCE WITH SECTION 402 (PLANNED DEVELOPMENT), 531.31G (OUTDOOR STORAGE FACILITY) AND 701.8 OF THE LDC. A FULL PLANT SCHEDULE WITH SPECIFICATIONS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN.
10. **BUFFER REQUIREMENTS:** SCREENING, PERIMETER, ROADWAY AND VUA BUFFERS SHALL MEET THE REQUIREMENTS OF SECTION 701.4 OF THE LDC. GRAPHIC PLAN EXAMPLES SHOWN FOR REFERENCE. SPECIFIC LOCATION OF INDIVIDUAL PLANTINGS WILL BE SHOWN ON THE (FSP) FINAL SITE PLAN. ALL LANDSCAPE BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY SETBACK OR FUTURE DEDICATIONS PER LDC 701.4.B.2 (TYPICAL)
11. **FOUNDATION PLANTINGS:** FOUNDATION PLANTINGS SHALL MEET THE OUTDOOR STORAGE FACILITY REQUIREMENTS OF SECTION 531.31.F.
12. **IRRIGATION:** ALL PROPOSED PLANTINGS SHALL BE WATERED FROM A 100% AUTOMATIC IRRIGATION SYSTEM MEETING THE REQUIREMENTS OF SECTIONS 701.10.N AND 701.11 OF THE LDC. THE WATER SOURCE SHALL BE FROM THE LOWEST QUALITY WATER SOURCE AVAILABLE EITHER FROM ON-SITE STORM WATER, A SHALLOW WELL FROM A RETENTION POND OR A PRESSURIZED RECLAIMED OR GRAY WATER CONNECTION. **THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED ANYWHERE ON THE PROJECT SITE PER PUBLIC WORKS STANDARDS MANUAL 1.1.3.B EXEPT WITHIN POOL AMENITY AREAS.**
13. **METER CLEARANCES:** CLEARANCES BETWEEN PLANTINGS AND METERS SHALL BE IN ACCORDANCE TO THE PW STANDARDS MANUAL.
14. **VISIBILITY REQUIREMENTS:** THE LOCATION OF PLANTINGS, SIGNS OR VERTICAL STRUCTURES SHALL NOT OBSTRUCT CLEAR VIEWS OF VEHICULAR TRAFFIC AS REGULATED BY THE PW STANDARDS MANUAL AND THE FDOT DESIGN MANUAL.
15. **PLANTING CERTIFICATION:** UPON FINAL INSTALLATION FROM THE (FSP) FINAL SITE PLAN, A CERTIFICATION LETTER WILL BE REQUIRED BY THE LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF OCCUPANCY OR FINAL PLAT IN ACCORDANCE TO SECTION 701.13 OF THE LDC.
16. **ADDITIONAL REQUIREMENTS:** THE LANDSCAPE ARCHITECT MAY REQUIRE ADDITIONAL PLANT QUALITY STANDARDS EXCEEDING THE MINIMUM STANDARDS NOTED IN THE LDC.



Digitally signed by Joseph Collins
Date: 2026.07.02 09:50:26-04'00'

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

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

REVISIONS		
1	COUNTY PLAN SET SUBMITTAL	2025-11-21 JWC
2	REVISE WETLAND DELINEATION	2026-02-25 JWC
3	REVISED PER COUNTY COMMENTS	2026-04-03 JWC
4	REVISED PER COUNTY COMMENTS	2026-05-28 JWC
5	REVISED PER COUNTY COMMENTS	2026-06-29 JWC
6	REVISED PER COUNTY COMMENTS	2026-07-02 JWC

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PRELIMINARY PLANTING PLAN
FOR
SAWGRASS STORAGE
LOCATED IN
SECTION 23 and 33, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DESIGNED J. COLLINS
DRAWN J. COLLINS
DATE MARCH 2025
JOB NO.
SCALE PER PLAN
44668
SHEET 08

Nafis Anwari

From: Nafis Anwari <nafis.anwari@mymanatee.org>
Sent: Tuesday, May 12, 2026 12:11 PM
To: Concurrency Compliance
Cc: Susan Barfield; Teree Sutton; Hiteshkumar Patel; Lindsey Craig
Subject: Traffic study waiver for Sawgrass Storage Rezone and PSP Modification PLN2511-0132_REVISED

Good morning,

Project name: Sawgrass Storage Rezone and PSP Modification
Project number: PDC-25-24(Z)(P)
Record number: PLN2511-0132

Please take this email as the traffic study waiver for the above-mentioned project.

Sawgrass Storage has an approved Preliminary Site Plan (PSP) (PLN1810-0065) for the construction of 206,645 SF of mini-warehouse in 2 phases.). A traffic study was approved in PLN1810-0065 to analyze roadway facilities based on 206,645 SF of mini-warehouse. The relevant Final Site Plan (FSP) for the 2 phases was approved in PLN1909-0019. Phase 1 (89,048 SF of mini-warehouse) has already been constructed since then, while Phase 2 (117,597 SF of mini-warehouse) has not been constructed yet (as of issuing this memo).

The current application (PLN2511-0132) proposed to modify the Preliminary Site Plan (PSP) to expand Phase 1 by adding 157 spaces for outdoor storage and accessory parking. The current application also proposes to rezone 7.71 Acres of parcels from General Agriculture (A) to Planned Development Commercial (PD-C).

The phase 1 expansion will generate 5 trips, which is de minimis. The property is located in the southwest quadrant of Sawgrass Road and Moccasin Wallow Road. Based on the narrative, request for traffic study waiver, and site plan provided by the applicant for this application, staff is providing a traffic study waiver for the Sawgrass Storage Rezone and PSP Modification (PLN2511-0132).

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

Disclaimer: This Traffic Study Waiver is based solely on the information provided for the Sawgrass Storage Rezone and PSP Modification (PLN2511-0132). In the event there is significant change, please contact Transportation Planning prior to the formal project submission to Accela to confirm if the changes require revision of the above assumption. The traffic study waiver is limited to the analysis of impacts on roadways and intersections. It does not cover the review of traffic engineering elements, such as visibility triangles, driveway spacings, road signs, road markings, etc.

Nafis Anwari, PhD, EIT | Transportation Planner
Manatee County Government
Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202.
Office (941)708-7450, ext.7471
Website:mymanatee.org

Under Public Records Act, email communications sent to and from this address may be subject to public disclosure.
Please be advised that any correspondence may be retained as a public record and could be disclosed upon reque st.

We are officially open to welcome customers at our new office location! Stop by and see us at 9000 Town Center Parkway, Lakewood Ranch, FL 34202.
For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

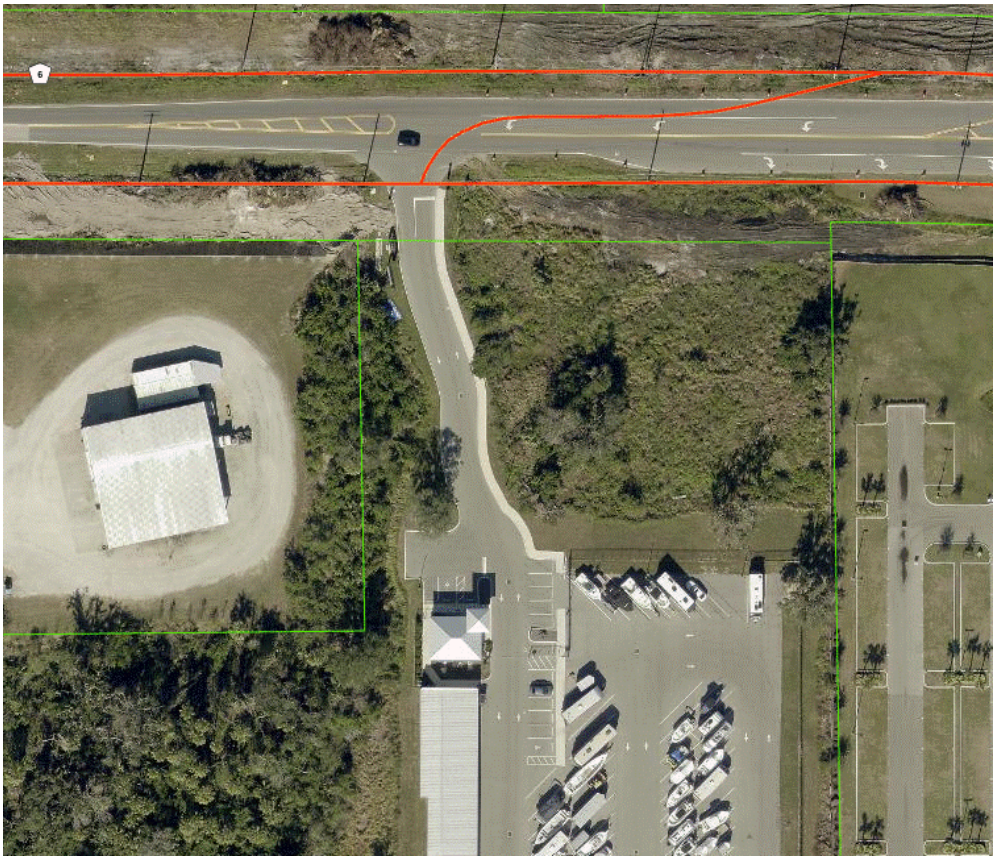
ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

Traffic Study Waiver Request
Prepared by ZNS Engineering, LC
Sawgrass Storage Rezoning and PSP Modification
PLN2511-0132/PDC-25-12(Z)(P)

Updated May 2026

Please allow the following information to serve as the Traffic Study Waiver Request for the above-mentioned project, as discussed in Pre-Application PLN2411-0140.

Existing Zoning: A
Proposed Zoning: PD-C
Existing Land Use: Vacant
Proposed Land Use: The proposed land uses are limited to accessory parking and outdoor storage to support and expand the existing Sawgrass Storage facility to the north which currently contains approved outdoor boat and recreational vehicle storage; no additional buildings are proposed on the 7.71-acre rezoning site.
Existing Access Configuration: The aerial below shows the existing access on Moccasin Wallow Road. The property that is being rezoned is to the south of the existing Sawgrass Storage facility (PLN1909-0019) and will utilize the same access point on Moccasin Wallow Road. The property that is the subject of the rezoning application is land locked and this is the only access that is possible. Phase I of the approved PLN1909-0019, which triggered the need for the westbound left turn lane, has been constructed. Phase II, which would trigger the need for the eastbound right turn lane, has not been constructed.



The ITE Trip Generation does not specifically address the storage parking spaces, so the following information is using the Average Vehicle Trips Ends vs. Storage Units.

Weekday PM Peak Hour: 0.03 x 157 spaces = 4.71 trips
Saturday: 0.25 x 157 spaces = 39.25 trips
Saturday, Peak Hour: 0.04 x 157 spaces = 6.28 trips
Sunday: 0.18 x 157 spaces = 28.26 trips
Sunday, Peak Hour: 0.03 x 157 spaces = 4.71 trips

Table 1 from the approved PLN1909-0019 Transportation Analysis is below.

Table 1. Estimated Project Traffic

Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				In	Out	Total	In	Out	Total
Phase I									
Mini-Warehouse	151	89,048 SF	134	5	4	9	7	8	15
Buildout									
Mini-Warehouse	151	206,645 SF	312	13	8	21	16	19	35

(1) Source: ITE Trip Generation, 10th Edition, 2017.

The above numbers justify the request for a Traffic Waiver based on the 50-trip threshold. Therefore, turn lanes are not relevant to this application and shall not be considered.

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 D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

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

Parcel No: 650600309 Property Size (acres or sq. ft.): 22.186

Section: 23 Township: 33S Range: 18ETAZ: Click here.

Print Name(s) of all Property Owners:

PSI ATLANTIC PARRISH FL #2 LLC

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

1. That (I am/we are) the owner(s) and record title holder(s) or authorized representative(s) of the following described property: (print legal description)

   SEE ATTACHED

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

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

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

(Signature) 2/16/2026 (Date)

(Signature) Click or tap to enter a date. (Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of February (month), 2026 (year), by Margaret C Tusing (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public - State of Florida

AMANDA STUBBS
Notary Public
State of Florida
Comm# HH745270
Expires 12/1/2029

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

The South 586.73 feet of the following described parcel.

PARCEL 1:

A parcel of land lying In the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded In Official Records Book 326, Page 193, of said Public Records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a POINT OF BEGINNING; thence continue N00°38'24"W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24'W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89'37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

PARCEL 2:

A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a

point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida, for a POINT OF BEGINNING; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said Public Records; thence N00°38'24"W, along said Southerly extension and said East line, a distance of 1551.74 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast comer of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 339.03 feet to the point of curvature of a curve, concave to the South, having a radius of 2251.83 feet; thence Easterly, along the arc of said curve and said right-of-way line, through a central angle of 17°36'22", a distance of 456.14 feet (Chord = 455.36 feet, Chord Bearing = S84°33'53"E) to the Point of Beginning.

Less the following:

A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East, Manatee County, Florida; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida, for a POINT OF BEGINNING; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 480.00 feet; thence N00°38'47'W, 1840.19 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 27.14 feet to the point of curvature of a curve, concave to the South, having a radius of 2251.83 feet; thence Easterly, along the arc of said curve and said right-

of-way line, through a central angle of 11°36'22", a distance of 456.14 feet (Chord = 455.36 feet, Chord Bearing = S84°33'53"E) to the Point of Beginning.

Also less the following:

A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows: Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right- of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32'W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said public records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a POINT OF BEGINNING: thence continue N00°38'24'W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest comer of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast comer of said parcel; thence N00°38'24°W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

SAWGRASS STORAGE SITE

MANATEE COUNTY
PRELIMINARY SITE PLAN/
REZONE APPLICATION
PLN2511-0321

ENVIRONMENTAL ASSESSMENT REPORT

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1.0 INTRODUCTION

Monarch Ecology Group, LLC (MONARCH) conducted an environmental assessment in support of a Manatee County Rezone/Preliminary Site Plan (PSP) Application for the Sawgrass Storage Site located south of the existing storage facility on the south side of Moccasin Wallow Road in Parrish, Manatee County, Florida. The purpose of the proposed rezoning is to allow for the expansion of the existing storage facility to allow for more parking and storage (for vehicles, recreational vehicles and boats, etc.). The project site encompasses 7.71 (+/-) acres located at 9419 Moccasin Wallow Road east of Interstate 75 in Parrish, Manatee County (Figure's 1 and 2). The property is currently zoned for agriculture with a future land use designation of UF-3. The site is undeveloped and has both wetlands and wooded upland habitats as well as disturbed lands where the understory was previously cleared. The property is also located in the Tampa Bay Drainage Watershed, but is not located in any of the Watershed Overlay Districts.

Based on a review of historic aerials, the site has been undeveloped dating back to the 1940's and appeared to have a large wetland system that extended offsite based on aerials from 1940 and 1964 (Figure's 3 and 4). However, surrounding lands to the north and south were converted to agricultural uses which altered wetland conditions onsite. The property directly north was converted to an aquaculture facility in 1973 (Figure 5) and remained as such until 1994 (Figure 6) when it was abandoned. The aquaculture facility was restored to pastureland between 2013 and 2015 and was later converted to storage facility between 2020 and 2022 (permitted by both SWFWMD and Manatee County). The property to the south was converted to a citrus grove operation sometime in the early 1970's based on historic aerials from 1973 (Figure 5). It was maintained as a citrus grove operation up until 2023 when it was converted to a residential development (Parrish Lakes). A series of historic aerials from 1940 through 1994 are included as Figure's 3-6 which shows the changes in the surrounding lands.

To assist with this rezone application, MONARCH conducted a habitat assessment and listed species survey to evaluate the site for wetlands, upland habitats and threatened and endangered species. Field work to support this application was conducted on September 25, 2024, February 20th and March 25th, 2025 and more recently on January 12, 2026. The site contains both wetlands and upland habitats, although most of the uplands are disturbed. The wetland lines were delineated

by MONARCH based on state wetland methodology[1] and were reviewed by the Southwest Florida Water Management District (SWFWMD) in the field on March 25, 2025 as part of a formal wetland determination (Petition Application No. 911699) which is being finalized. MONARCH's findings for project history, wetlands and surface waters, habitats and listed species are summarized in the report consistent with environmental criteria (Section 705 and 706) outlined in Manatee County's Land Development Code (LDC).

[1] Chapter 62-340, F.A.C. Delineation of the Landward Extent of Wetlands and Surface Waters

2.0 HABITAT ASSESSMENT

MONARCH originally visited the site on September 25, 2024 and confirmed there are wetlands onsite. Therefore, wetlands and surface waters were delineated following state wetland delineation methodology (Chapter 62-340, F.A.C. *Delineation of the Landward Extent of Wetlands and Surface Waters*). MONARCH also recently submitted a wetland petition to SWFWMD on February 13, 2025 (SWFWMD Petition App # 911699) to request for a formal wetland review. The SWFWMD review was conducted on March 25, 2025 and the field verified wetland lines are shown on the enclosed Wetland Map (Figure 7). Overall, the site contains two wetlands (Wetland's A and B) that total approximately 1.99 acres and a 0.24-acre surface water ditch (OSW 1) that runs along the north property line as shown on the enclosed Wetland Survey (Appendix A) and Wetland Map (Figure 7). A copy of the formal wetland determination will be provided to the County once it is approved.

During the field review, MONARCH also conducted a habitat assessment and mapped all habitats and land uses based on the *Florida Land Use and Cover Forms Classification Systems*[2] (FLUCFCS). As shown on the enclosed Land Use Map (Figure 8), the uplands are characterized by wooded upland habitats mapped as mixed hardwoods (FLUCFCS 438), but most of the uplands are characterized by disturbed areas that were previously cleared (mapped as disturbed lands, FLUCFCS 740). The westernmost wetland (Wetland B) is highly disturbed and characterized as exotic wetland hardwood (FLUCFCS 619) while the other wetland on the southeast corner (Wetland A) is characterized by higher quality forested system (FLUCFCS 630). The property also contains a surface water ditch (FLUCFCS 513) that runs along the north property line.

Based on a review of Soils Map (Figure 9), the majority of the property is mapped as hydric soils (Parkwood Variant Chobee) which appears to match the historic extent of wetlands (from 1940 and 1964 aerials). The north side of the wetland is mapped as upland/non-hydric soils (Wabasso

[2] Published by FDOT January 1999

Fine Sand) which is consistent with what is reflected on historic aerials. Descriptions of the different habitats and land uses are summarized below by FLUCFCS type.

2.1 UPLANDS

Mixed Hardwoods (FLUCFCS 438; 0.87 acres)

A few areas of native upland habitat remain onsite that are characterized by mixed hardwoods dominated by live oaks (*Quercus virginiana*), laurel oaks (*Quercus laurifolia*) and cabbage palms (*Sabal palmetto*) in the canopy. The understory is vegetated predominantly with cabbage palms, saw palmetto (*Serenoa repens*), southern bayberry (*Morella caroliniensis*), myrsine (*Myrsine cubana*), American beautyberry (*Callicarpa americana*), wild coffee (*Pychotria nervosa*), grapevine (*Vitus* sp.) and greenbriar (*Smilax laurifolia*). Representative photographs of the native upland habitat is included in the Photolog (Appendix B).

Disturbed Lands (FLUCFCS 740; 4.61 acres)

Most of the uplands are characterized by disturbed uplands that were previously cleared and are now overgrown with invasive weeds, shrubs and brush. The understory is completely overgrown with invasive/exotic vegetation, but some areas still have a canopy of native trees that are still intact. The areas that still contain native trees are mostly dominated by live oaks, laurel oaks and cabbage palm in the canopy with a disturbed understory. All areas that were previously cleared are now overgrown with invasive grasses, weeds and shrubs including Brazilian pepper (*Schinus terebinthifolius*), ragweed (*Ambrosia artemifolia*), caesarweed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), thistle (*Cirsium horridulum*), cogon grass (*Imperata cylindrica*), guinea grass (*Megathyrsus maximus*), smut grass (*Sporobolis indicus*), sword fern (*Nephrolepsis cordifolia*), but also has scattered American beautyberry, wild coffee and blue mistflower (*Conoclinicium coelestinum*). Representative photographs of these disturbed areas are included in the Photolog (Appendix B).

2.2 WETLANDS AND SURFACE WATERS

Exotic Hardwood Wetland (FLUCFCS 619; 0.98 acres)

The wetland on the west side of the property (Wetland B) is heavily disturbed and overgrown with Brazilian pepper, dog fennel and ragweed predominantly. This wetland was originally shown as two separate wetlands (Wetland's B and C), but they were connected by SWFWMD as part of the formal wetland determination. The wetland was disturbed from historic agriculture operations and also has a significant amount of vegetative debris and fallen trees from recent hurricanes. The wetlands is dominated by Brazilian pepper, but contain a few remnant native trees (estimated 5-10% coverage) including cabbage palms, laurel oaks, American elms (*Ulmus americana*), sweet bays (*Magnolia americana*), and red maples (*Acer rubrum*). The rest of the vegetation consists of torpedo grass (*Panicum repens*), Bermuda grass (*Cynadon dactylon*), caesarweed, rattlebox (*Sesbania* sp.), dog fennel, primrose willow (*Ludwigia repens*), broomsedge (*Andropogon* sp.), saltbush (*Baccharis halimifolia*), asiatic dayflower (*Commelina communis*), frogfruit (*Phyla nodiflora*), lanceleaf arrowhead (*Sagitarria lancifolia*) and golden canna (*Canna flaccida*). Representative photographs of this wetland is included in the Photolog (Appendix B).

Wetland Forested Mixed (FLUCFCS 630; 1.01 acres)

The wetland located on the southeast corner (Wetland A) and is characterized as a forested wetland that is dominated by hardwood species including laurel oaks, sweetbay, elms, red maple and cabbage palms. The wetland is also heavily infested with Brazilian pepper and other invasive vegetation around the edges. Groundcover vegetation is sparse in most areas but includes lizards tail, wild coffee, sword fern, dayflower, pellitory (*Parietaria floridana*), frogfruit, marsh seedbox, arrowhead, lanceleaf arrowhead, knotted spikerush (*Eleocharis interstincta*), and chain fern (*Woodwardia virginiana*). Representative photographs of this wetland is included in the Photolog (Appendix B).

Ditch (FLUCFCS 513; 0.24 acres)

A large ditch runs down the north property line and extends offsite to the west and east. The ditch is designated as an OSW based on SWFWMD criteria. The ditch has areas of open water but also

has some vegetated areas that contain primrose willow, smartweed (*Persicaria hydropiperoides*), marsh seedbox (*Ludwigia palustris*), and lizards tail (*Saururus cernuus*). The north side of the ditch is vegetated with cogon grass at the top of bank, while the south side is vegetated with scattered Brazilian pepper, saltbush, oaks, pines and cabbage palms. Representative photographs of the ditch are included in the Photolog (Appendix B).

3.0 LISTED SPECIES

MONARCH conducted a general wildlife survey to specifically evaluate the site for state or federally listed species designated as either Threatened or Endangered by the Florida Fish and Wildlife Conservation Commission (FWC) or United States Fish and Wildlife Service (USFWS). The site is fairly disturbed and is surrounded by development and was previously surrounded by heavy agriculture operations dating back to the early 1970's. Therefore, the site limited habitat for listed wildlife species in current condition.

The wildlife survey was conducted following general guidelines and methodologies provided in the Florida Wildlife Conservation Guide[3], but focused on listed species with geographic distributions covering Manatee County as summarized in Table 3-1 below. Before initiating field surveys, MONARCH first conducted a desktop analysis to review relevant regulatory databases for listed species that are known to occur in the area (i.e., eagle nests, wood stork colonies, etc.) and also took into consideration USFWS consultation areas that overlap this site (i.e., crested caracara). MONARCH conducted field surveys on February 20, 2025 and more recently on January 12, 2026 to evaluate for listed species or any evidence of them using the site (e.g. burrows, nests, etc.). The wildlife survey also included a preliminary gopher tortoise (*Gopherus polyphemus*) survey that was conducted in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023). No listed species were observed during the survey nor did MONARCH observe any evidence of listed species using the site (i.e., gopher tortoise burrows). Table 3-1 below provides a summary of listed species that are known to occur in Manatee County that were considered for the survey, followed by a brief summary for each species.

Table 3-1. Listed Species Observed or Having Potential to Occur on the Sawgrass Storage Site.

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

[3] Developed by FWC and USFWS

Gopher Tortoise	*Gopherus polyphemus*	C	ST	Low
Eastern Indigo Snake	*Drymarchon couperi*	T	FT	Very Low
Florida Pine Snake	*Pituophis melanoleucus mugitus*	-----	ST	Very Low
Birds				
Bald Eagle	*Haliaeetus leucocephalus*	*	-----	Low
Florida Scrub-jay	*Aphelocoma coerulescens*	T	FT	Very Low
Southeastern American Kestrel	*Falco sparverius paulus*	-----	ST	Low
Crested Caracara	*Caracara plancus audubonii*	T	FT	Low
Florida Grasshopper Sparrow	*Ammodramus savanarrum floridanus*	E	FE	Very Low
Florida Burrowing Owl	*Athene cunicularia floridana*	-----	ST	Very Low
Florida Sandhill Crane	*Antigone canadensis pratensis*	-----	ST	Very Low
Wood Stork	*Mycteria americana*	T	FT	Low
Little Blue Heron	*Egretta caerulea*	-----	ST	Low
Tricolored Heron	*Egretta tricolor*	-----	ST	Low
Roseate spoonbill	*Platalea ajaja*	-----	ST	Low

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

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

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

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

American Alligator

The American alligator (*Alligator mississippiensis*) is a common species in Florida that is federally listed as threatened only because of its similarity in appearance to the American crocodile (*Crocodylus acutus*) which is federally listed as threatened. American crocodiles mostly occur in coastal areas of south Florida, but their range can extend as far north as Tampa Bay. They primarily occur in brackish or saltwater areas and can also be found in ponds, coves, tidal creeks, mangrove swamps and occasionally are encountered in more inland freshwater areas where extensive canal

systems exist. American alligators have potential to occur on nearly any site in Florida that has freshwater wetlands, rivers, lakes, ponds, ditches and canals. The site is too far inland to be accessed by crocodiles and the onsite wetlands do not provide suitable habitat for alligators. There is very low potential that alligators could use the ditch since it has some open water but the ditch is generally too shallow to be used by alligators. Therefore, alligators and crocodiles will not be adversely affected by future development of this site.

Gopher Tortoise

Gopher tortoises are listed as state threatened and prefer sandhills, xeric scrub habitat, palmetto prairie, and pine flatwoods but can be found in other habitats and even developed areas. MONARCH completed a preliminary gopher tortoise survey to evaluate for gopher tortoise burrows in accordance with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023) and no burrows were found. Given the uplands are heavily disturbed, gopher tortoises are not expected to occur onsite. Regardless, a formal (100%) pre-construction survey will be required by FWC prior to future development. If any gopher tortoise burrows are found, a gopher tortoise relocation permit will be required from FWC to relocate tortoises offsite (to FWC approved recipient site) prior to construction.

Eastern Indigo Snakes

Eastern indigo snakes (*Drymarchon couperi*) are federally listed as federally threatened and can be found in a wide range of habitats including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. They are also a commensal species commonly associated with gopher tortoise burrows. Eastern indigo snakes are not expected to use this site given most of the site is characterized by wetlands and disturbed uplands and is also surrounded by development.

Also, based on USFWS criteria outlined in the *Eastern Indigo Snake Programmatic Effect Determination Key for North and Central Florida Offices* (USFWS 2013), projects that have less than 25 acres of xeric habitat (scrub, sandhills and scrubby flatwoods) and less than 25 gopher tortoise burrows are generally keyed out as "*Not Likely to Adversely Affect*" indigo snakes.

Florida Pine Snake

Florida pine snakes (*Pituophis melanoleucus mugitus*) are state listed as threatened and inhabit a variety of xeric habitats including sandhill, scrub, xeric hammock, scrubby flatwoods, mesic pine flatwoods, and dry prairie. No pine snakes were observed nor are they expected to use this site since the site is mostly characterized by wetlands and disturbed uplands and is also surrounded by development.

Bald Eagles

While no longer listed as threatened by USFWS or FWC, bald eagles (*Haliaeetus leucocephalus*) continue to be protected by state and federal laws under the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. Eagles are known to nest in large pines and occasionally cell towers. No eagles were observed nor does the site have any suitable nesting trees (large pines). According to the Audubon Eagle Watch database, the closest eagle nest (MN019) is located approximately one (1) mile northwest of this site as shown on the Listed Species Map (Figure 10). The project site is well outside of the protection zones (330-foot primary and 660-foot secondary) of the closest eagle nest. Therefore, eagles will not be adversely affected by future development of this site.

Florida Scrub Jays

The site occurs in the consultation area for Florida scrub-jays (*Aphelocoma coerulescens*) which are federally listed as threatened. Scrub jays prefer xeric scrub habitat, scrubby flatwoods and sandhills which does not occur on this site or anywhere near the site. Therefore, Florida scrub jays will not be adversely affected by future development of this site.

Southern American Kestrels

Southeastern American kestrels (*Falco sparverius paulus*) are state listed as threatened and inhabit open lands where both foraging and nesting opportunities exist. They are often found in sandhills and open pine savannahs, scrub, pastures and agricultural fields in central and north Florida. They tend to nest in cavities of dead trees (snags), abandoned woodpecker nests and utility poles near open, foraging lands where prey can be easily detected. No kestrels were observed, and although

the site may have some trees or snags for potential nesting, it does not have any open foraging habitat. Therefore, Southeastern American kestrels are unlikely to nest onsite, but additional surveys will be conducted during the formal kestrel breeding season (April-August) to rule out concerns for kestrels.

Crested Caracara

The crested caracara (*Caracara plancus audubonii*) is federally listed as threatened and the project site is located within the USFWS consultation area for species. Caracara prefer to nest in scattered cabbage palms or in cabbage palm hammocks surrounded by open pastures or dry/wet prairie habitats which is the preferred foraging habitat. Caracara breeding season generally starts in November/December, but the primary nesting season occurs between January and April. No caracaras were observed during the recent site review (February 2025), and although the site has some cabbage palms, the site does not offer suitable nesting habitat (cabbage palm hammocks). The site is surrounded by alot of farmland that could offer suitable foraging habitat, but is also surrounded by areas that have been recently developed or are in the process of being developed. Therefore, it's possible that caracaras occur in the area, but it's unlikely that they would nest on the subject property. Regardless, additional surveys will be conducted in support of future permitting (prior to development) as needed to rule out concerns for caracaras.

Florida Grasshopper Sparrow

The Florida grasshopper sparrow (*Ammodramus savannarum floridanus*) is federally listed as endangered. The site is located within the western limits of the USFWS consultation area for species. Grasshopper sparrows are habitat specific and require native dry palmetto prairie/grassland communities that are fairly open and managed through prescribed burning. Most known populations occur on large tracts of public or private lands in central Florida further east (in Osceola, Okeechobee, Highlands and Polk County) and are studied closely by the USFWS and FWC. No grasshopper sparrows were observed during the survey nor does the site have suitable habitat for this species. Therefore, Florida grasshopper sparrows will not be adversely affected by future development of this site.

Florida Burrowing Owls

Florida burrowing owls (*Athene cunicularia*) are state listed as threatened and inhabit sandhills, ruderal communities, dry prairies, and pasture with minimal groundcover vegetation. No burrowing owls (or burrows) were observed nor are they expected to use the site since it doesn't offer suitable habitat for this species. Therefore, Florida burrowing owls will not be adversely affected by future development of this site.

Florida Sandhill Cranes

Florida sandhill cranes (*Grus canadensis pratensis*) are state listed as threatened and typically utilize open grassy areas and pasture for foraging and nest in shallow, freshwater marsh wetlands. The site does not contain any suitable nesting or foraging habitat for sandhill cranes. Therefore, Florida sandhill cranes are not expected to use this site and will not be adversely affected by future development of this site.

Listed Wading Birds

A number of listed wading birds are known to occur in Manatee County including the federally threatened wood stork (*Mycteria americana*) and state threatened wading birds including little blue herons (*Egretta caerula*) and tricolored herons (*Egretta tricolor*). The closest wading bird/wood stork colony is located six (6) miles southwest of the site at the confluence of the Braden River where it feeds into the Manatee River (Figure 10). Wading birds in general may periodically use the onsite ditch for foraging purposes, but the wetlands are heavily drained and generally too overgrown (with Brazilian pepper and dense canopy) to be used as foraging grounds for wading birds, nor do the wetlands offer suitable nesting habitat. Therefore, listed wading birds will not be adversely affected by future development of this site.

4.0 HABITAT IMPACT ASSESSMENT

The following habitat impact discussion addresses proposed impacts associated with wetlands and surface waters consistent with wetland criteria outlined in Section 706.4 through 706.6 of the LDC.

4.1 WETLAND AND SURFACE WATER IMPACTS

As shown on the PSP prepared by ZNS Engineering, L.C, the wetlands are being avoided in entirety and the proposed impacts are limited to the onsite ditch (0.24 acres of OSW impacts). No mitigation is required for the ditch impacts since it is an upland cut surface water (OSW).

4.2 BUFFER ENCROACHMENTS

As shown on the PSP prepared by ZNS Engineering, L.C., thirty (30) foot buffers are generally being maintained around the wetland which exceeds State buffer requirements (15-foot minimum. 25-foot average). However, very minor buffer encroachments are proposed for Wetland A and B totaling 145 square feet to accommodate installation of the fence as shown on PSP. Buffer compensation (145 square feet) is also being proposed as shown on the PSP to offset buffer encroachments and maintain the 30-foot average buffer consistent with the County's variable width criteria (Section 706.7C of the LDC).

Final grading details will be addressed under the Final Site Plan (FSP) application in which case grading (along the edge of the proposed storage facility/parking and pond) may result in temporary buffer encroachments. In current condition, nearly 90% of the buffers are dominated by invasive/exotic vegetation. Therefore, buffer encroachments will not result in any impacts to native vegetation and any temporary buffer encroachments will be replanted with native vegetation following regrading. Temporary buffer encroachments and planting specifications associated with regrading will be addressed as part of the FSP application.

4.3 NATIVE HABITAT OPEN SPACE

Habitat preservation efforts take into consideration open space requirements to ensure consistency with Manatee County's requirements outlined in Section 402.6(T)(3) of the LDC.

Based on the County open space criteria, *when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities*. A total of 20% open space (1.54 acres) is required for the 7.71 acre parcel. Native plant communities on this site include the wetlands (1.99 acres) and the mixed hardwood uplands (0.87 acres) which total 2.86 acres overall. Based on criteria outlined in Section 402.6(T)(3), either 35% of the required open space (0.54 acres) or 75% of the existing native plant communities (2.15 acres), *whichever is less*, shall be preserved as part of open space. Therefore, 0.54 acres would apply in this scenario and the preservation of the wetlands alone (1.99 acres) will exceed (more than triple) the native habitat open space criteria requirements.

APPENDIX A

WETLAND SURVEY

LEGEND

MONUMENTS

- BENCHMARK
- (CMS)4X4"CONCRETE MONUMENT SET (LB6982)
- (CMF)CONCRETE MONUMENT FOUND
- (IRS) 5/8"IRON ROD SET (LB 6982)
- (IRF)IRON ROD FOUND
- WETLAND MARKER
- GRATE INLET

LINE TYPE

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- TOP OF BANK
- TOE OF SLOPE

ABBREVIATIONS

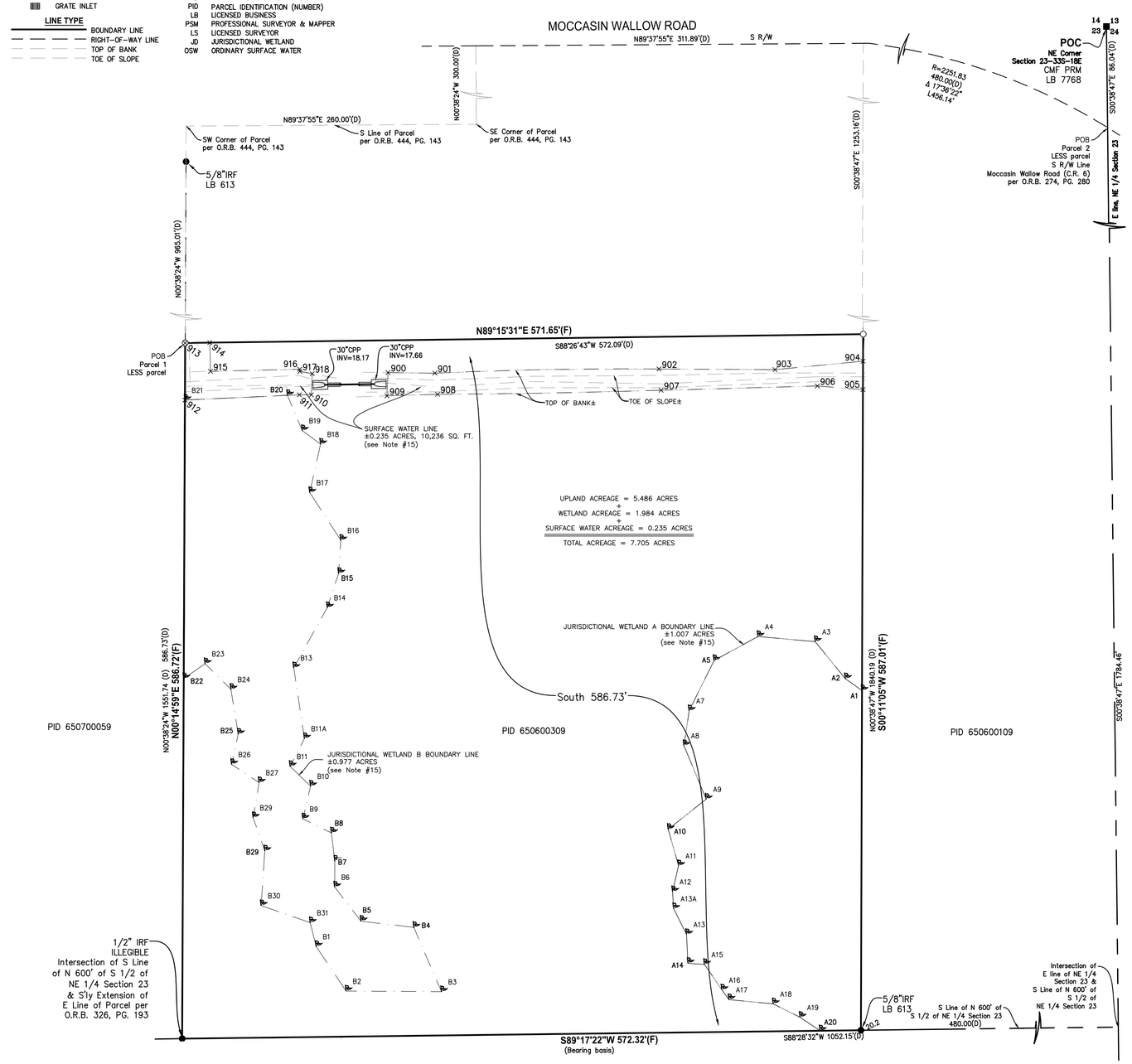
Δ	DELTA (CENTRAL ANGLE)
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
R/W	RIGHT-OF-WAY
INV	INVERT
ORB	OFFICIAL RECORDS BOOK
(D)	DEED DATA
(F)	FIELD DATA
NAVD	NORTH AMERICAN VERTICAL DATUM
PID	PARCEL IDENTIFICATION (NUMBER)
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
JD	JURISDICTIONAL WETLAND
OSW	ORDINARY SURFACE WATER

OSW LINE

POINT#	NORTHING	EASTING
900	1186671.4	504250.2
901	1186670.9	504289.7
902	1186674.4	504478.7
903	1186673.9	504576.5
904	1186681.0	504650.7
905	1186657.0	504650.6
906	1186660.1	504612.1
907	1186656.5	504480.4
908	1186653.1	504292.0
909	1186651.7	504249.2
910	1186652.6	504185.5
911	1186652.7	504175.5
912	1186648.3	504078.9
913	1186696.4	504079.2
914	1186696.7	504099.9
915	1186672.4	504100.5
916	1186674.2	504175.7
917	1186672.4	504175.8
918	1186670.5	504186.3

JD LINE

JD FLAG#	NORTHING	EASTING
A1	1186403.3	504649.8
A2	1186413.3	504635.8
A3	1186444.5	504610.3
A4	1186448.8	504562.1
A5	1186428.6	504525.0
A7	1186386.3	504504.1
A8	1186356.9	504499.7
A9	1186311.7	504518.4
A10	1186286.3	504486.4
A11	1186255.5	504495.1
A12	1186233.7	504490.1
A13	1186197.6	504501.8
A13A	1186219.3	504491.0
A14	1186173.3	504503.1
A15	1186172.3	504517.0
A16	1186150.8	504531.6
A17	1186142.6	504537.6
A18	1186139.0	504574.9
A19	1186127.7	504597.6
A20	1186116.4	504614.4
B1	1186187.4	504189.6
B2	1186149.9	504214.8
B3	1186149.3	504295.3
B4	1186203.5	504272.0
B5	1186208.8	504227.4
B6	1186237.6	504205.2
B7	1186259.6	504205.3
B8	1186283.2	504202.5
B9	1186295.1	504178.4
B10	1186322.7	504184.8
B11	1186339.3	504167.7
B11A	1186362.9	504179.7
B13	1186422.5	504170.7
B14	1186473.2	504199.0
B15	1186502.1	504208.5
B16	1186530.0	504210.3
B17	1186570.2	504184.2
B18	1186611.1	504193.3
B19	1186622.5	504177.9
B20	1186652.2	504165.4
B21	1186648.3	504078.9
B22	1186413.4	504077.9
B23	1186425.9	504096.0
B24	1186404.3	504117.7
B25	1186366.6	504123.9
B26	1186341.0	504118.3
B27	1186325.7	504141.5
B29	1186268.1	504146.3
B29	1186296.1	504136.5
B30	1186222.0	504143.2
B31	1186207.5	504184.6



DESCRIPTION:

The South 586.73 feet of the following described parcel.

PARCEL 1:
A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said Public Records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a **POINT OF BEGINNING**; thence continue N00°38'24"W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

PARCEL 2:
A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida, for a **POINT OF BEGINNING**; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said Public Records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a **POINT OF BEGINNING**; thence continue N00°38'24"W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

Less the following:
A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East, Manatee County, Florida; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right-of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida, for a **POINT OF BEGINNING**; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 480.00 feet; thence N00°38'47"W, 1840.19 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 27.14 feet to the point of curvature of a curve, concave to the South, having a radius of 2251.83 feet; thence Easterly, along the arc of said curve and said right-of-way line, through a central angle of 11°36'22", a distance of 456.14 feet (Chord = 455.36 feet, Chord Bearing = S84°33'53"E) to the Point of Beginning.

Also less the following:
A parcel of land lying in the Northeast 1/4 of Section 23, Township 33 South, Range 18 East, being more particularly described as follows: Commence at the Northeast corner of Section 23, Township 33 South, Range 18 East; thence S00°38'47"E, along the East line of said Northeast 1/4, a distance of 86.04 feet to a point on the South right- of-way line of Moccasin Wallow Road (County Road #6) as per right-of-way description recorded in Official Records Book 274, Page 280, of the Public Records of Manatee County, Florida; thence continue S00°38'47"E, along said East line, a distance of 1784.46 feet to the point of intersection of said East line and the South line of the North 600 feet of the South 1/2 of said Northeast 1/4; thence S88°28'32"W, along said South line, a distance of 1052.15 feet to the point of intersection of said line and the Southerly extension of the East line of that certain parcel of land as described and recorded in Official Records Book 326, Page 193, of said public records; thence N00°38'24"W, along said Southerly extension, a distance of 586.73 feet for a **POINT OF BEGINNING**; thence continue N00°38'24"W, along said Southerly extension and said East line, a distance of 965.01 feet to the Southwest corner of that certain parcel of land as described and recorded in Official Records Book 444, Page 143, of said Public Records; thence N89°37'55"E, along the South line of said parcel, a distance of 260.00 feet to the Southeast corner of said parcel; thence N00°38'24"W, along the East line of said parcel, a distance of 300.00 feet to a point on the aforementioned South right-of-way line of Moccasin Wallow Road (County Road #6); thence N89°37'55"E, along said right-of-way line, a distance of 311.89 feet; thence S00°38'47"E, 1253.16 feet; thence S88°26'43"W, 572.09 feet to The Point of Beginning.

Less and except that portion conveyed to Manatee County in the Warranty Deed recorded January 23, 2024 in Official Records Instrument 202441006609, of the Public Records of Manatee County, Florida.

NOTES:

1. The purpose of this survey is to map the Jurisdictional lines and seasonal high water located on this parcel.
2. Bearings shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment, deriving a bearing of S89°17'22"W for the South line of the South 1/2 of the Northeast 1/4 of Section 23.
3. Elevations shown hereon if any are relative to the North American Vertical Datum of 1988 (NAVD88) and are based on benchmark H565, having a published, adjusted elevation of 24.61 feet (NAVD 88). Information obtained from the NGS Data Sheet, PID DE8837.
4. This sketch shows visible, above ground features. No underground features, including but not limited to foundations, structures, installations, or improvements have been located, except as shown hereon. Underground utilities shown are based on above-ground evidence and surface marking found during this survey. There may be other underground installations within or near the subject property which were not located and are not shown. Utilities shown hereon are not to be used for construction and do not necessarily indicate availability.
5. As scaled from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12015JC, Panel 0176 and 177, Suffix F, effective date of August 10, 2021, the above-described property appears to be in Zones "X", "A" & "AE" (with a base flood elevation of 20.3 and 20.8) feet (NAVD 88).
6. This sketch was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights of way were furnished to the undersigned, unless otherwise shown hereon.
7. No instruments of record reflecting easements, rights-of-way and/or ownership are known by, or were furnished this surveyor except as shown hereon
8. There may be additional easements, reservations, restrictions and/or other matters of record affecting this property that are not shown hereon that may (or may not) be found in the public records of this county. The ZNS Engineering or undersigned has not performed an independent search for additional records and makes no representations or guarantees pertaining to easements, right-of-way, set back lines, reservations and agreements.
9. This sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
10. No information on adjoining property owners or adjoining property recording information was provided to the surveyor.
11. This sketch meets the requirements of Chapter 5J-17, Florida Administrative Code, as it pertains to this type of Surveys..
12. Ownership of fences shown hereon if any has not been determined as a part of this survey.
13. "Certification" is understood to be an expression of professional opinion by the Surveyor and Mapper based on the Surveyor and Mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances
14. This sketch been exclusively prepared for the named entities shown hereon and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose without the expressed, written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
15. Jurisdictional lines shown hereon were field staked by Monarch Ecology Group and located by ZNS in January 2026.
16. Unauthorized copies and/or reproductions via any medium of this survey or any portions thereof are expressly prohibited without the written consent of ZNS Engineering. and the undersigned Professional Surveyor and Mapper.
17. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
20. Gross land area is 335,632 square feet or 7.705 acres more or less.
21. This sketch represents the conditions & improvements as of the last date of the field survey only, and not the signature date (if any).
22. This sketch if printed is not valid without the original signature and raised seal of a licensed Florida Professional Surveyor and Mapper, an electronic copy must have a verified independent authenticated seal affixed as set forth in FS 5J-17-062.

N

0 25 50
SCALE: 1" = 50'

SPECIFIC PURPOSE SURVEY
OF
A PARCEL OF LAND
LOCATED IN
SECTION 23, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

FLORIDA CERTIFICATE No. LS 6809
DATE 01-26-2026

BY: _____
KAVIN C. WILMOTT, P.S.M.

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REVISION	BY	DATE

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

DRAWN BY YV FIELD BY T.Burke JOB NO. 45805 FIELD DATE 01/06/26 SCALE 1:50 SHEET 01 OF 01

T:_2025\Sawgrass Storage Expansion (45805)\Survey\Sawgrass Storage Wetlands.dwg, Plot Date=2/18/2026 2:21 PM, ByKonturov

APPENDIX B

PHOTOLOG



Photograph 1. Disturbed Uplands Previously Cleared Understory



Photograph 2. Disturbed Uplands Previously Cleared Understory



Photograph 3. Disturbed Uplands Previously Cleared



Photograph 4. Disturbed Uplands Previously Cleared Understory



Photograph 5. Disturbed Uplands Previously Cleared Understory



Photograph 6. Disturbed Uplands Previously Cleared Understory



Photograph 7. Upland Hardwood Forest



Photograph 8. Upland Hardwood Forest



Photograph 9. Upland Hardwood Forest



Photograph 10. Upland Hardwood Forest



Photograph 11. Forested Wetland A



Photograph 12. Forested Wetland A



Photograph 13. Forested Wetland A



Photograph 14. Forested Wetland A



Photograph 15. Wetland A Herbaceous Area



Photograph 16. Wetland A Herbaceous Area



Photograph 17. Wetland A Herbaceous Area



Photograph 18. Wetland A Herbaceous Area



Photograph 19. Wetland B Exotic Hardwood Wetland



Photograph 20. Wetland B Exotic Hardwood Wetland



Photograph 21. Wetland B Exotic Hardwood Wetland



Photograph 22. Wetland B Exotic Hardwood Wetland



Photograph 23. Wetland C Exotic Hardwood Wetland



Photograph 24. Wetland C Exotic Hardwood Wetland



Photograph 25. Wetland C Exotic Hardwood Wetland



Photograph 26. Wetland C Exotic Hardwood Wetland



Photograph 27. Ditch on North Property Boundary



Photograph 28. Ditch on North Property Boundary

FIGURES

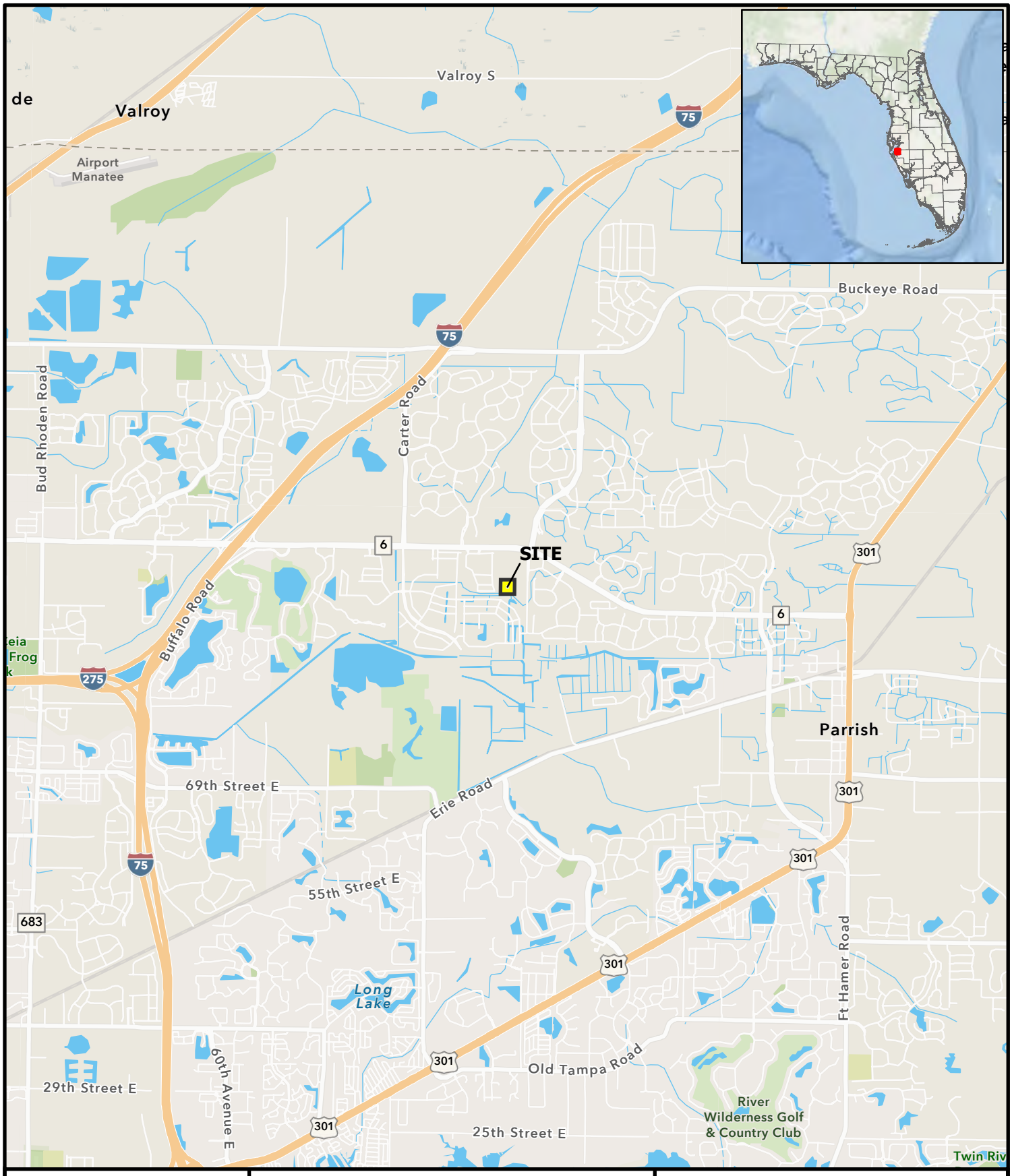


Figure 1
Location Map

Sawgrass Storage
Manatee County, Florida

Project Boundary

0 0.5 1
Miles

N

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

Monarch
ECOLOGY GROUP

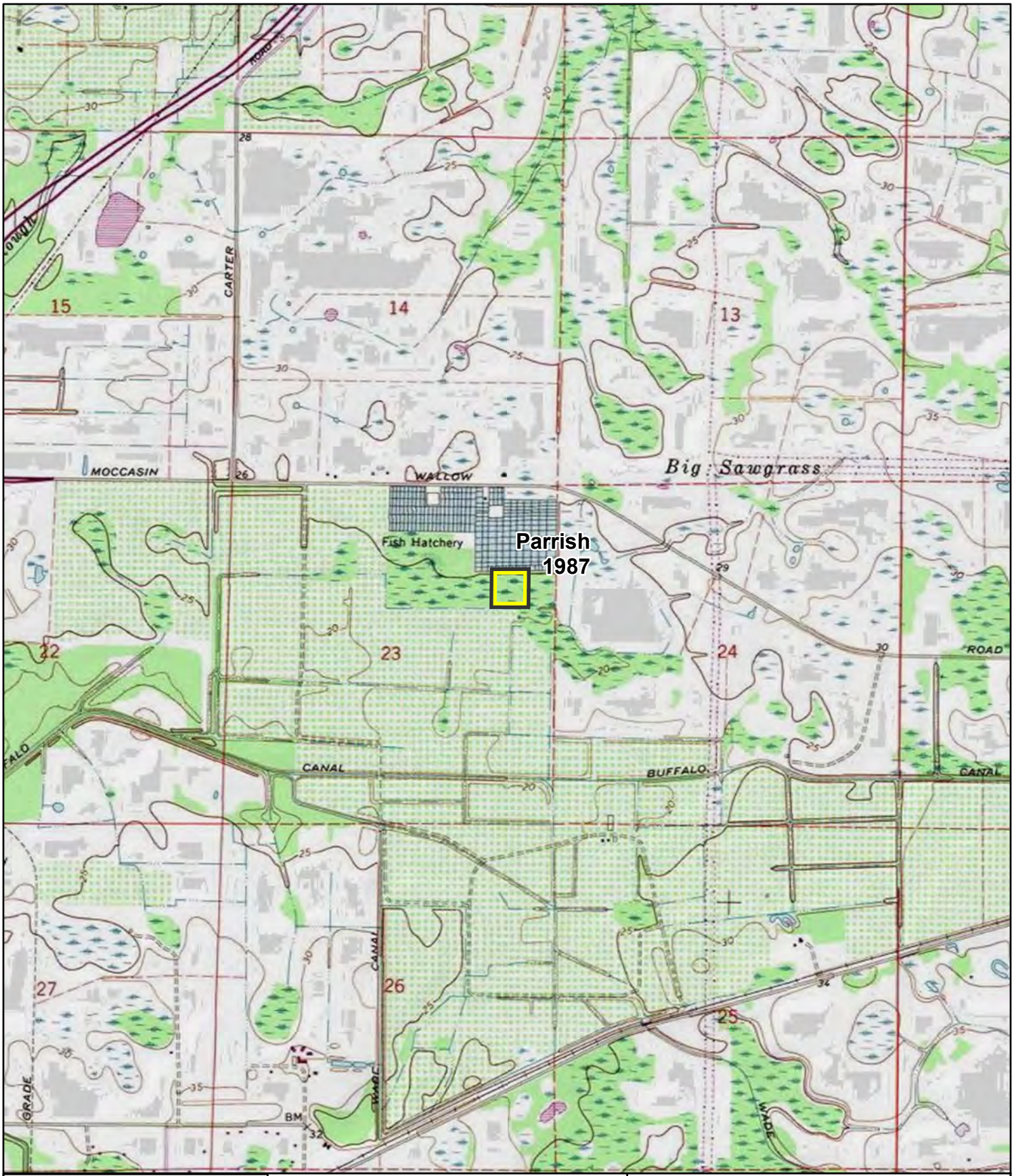


Figure 2
Topographic Map

Sawgrass Storage
Manatee County, Florida

0 1,000 2,000
Feet

N

USGS Quad (7.5 min)

Project Boundary

Sources: USGS, Parrish Quad, 1987;
Monarch Ecology, 2024

Monarch
ECOLOGY GROUP



Figure 3
Historical Imagery
Fly Date 1940

Sawgrass Storage
Manatee County, Florida

Project Boundary

N

0 75 150

US Feet

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

Monarch
ECOLOGY GROUP



Figure 4
Historical Imagery
Fly Date 1964

Sawgrass Storage
Manatee County, Florida

Project Boundary

N

0 75 150

US Feet

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

Monarch
ECOLOGY GROUP



Figure 5
Historical Imagery
Fly Date 1973

Sawgrass Storage
Manatee County, Florida

Project Boundary

N

0 75 150

US Feet

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

Monarch
ECOLOGY GROUP

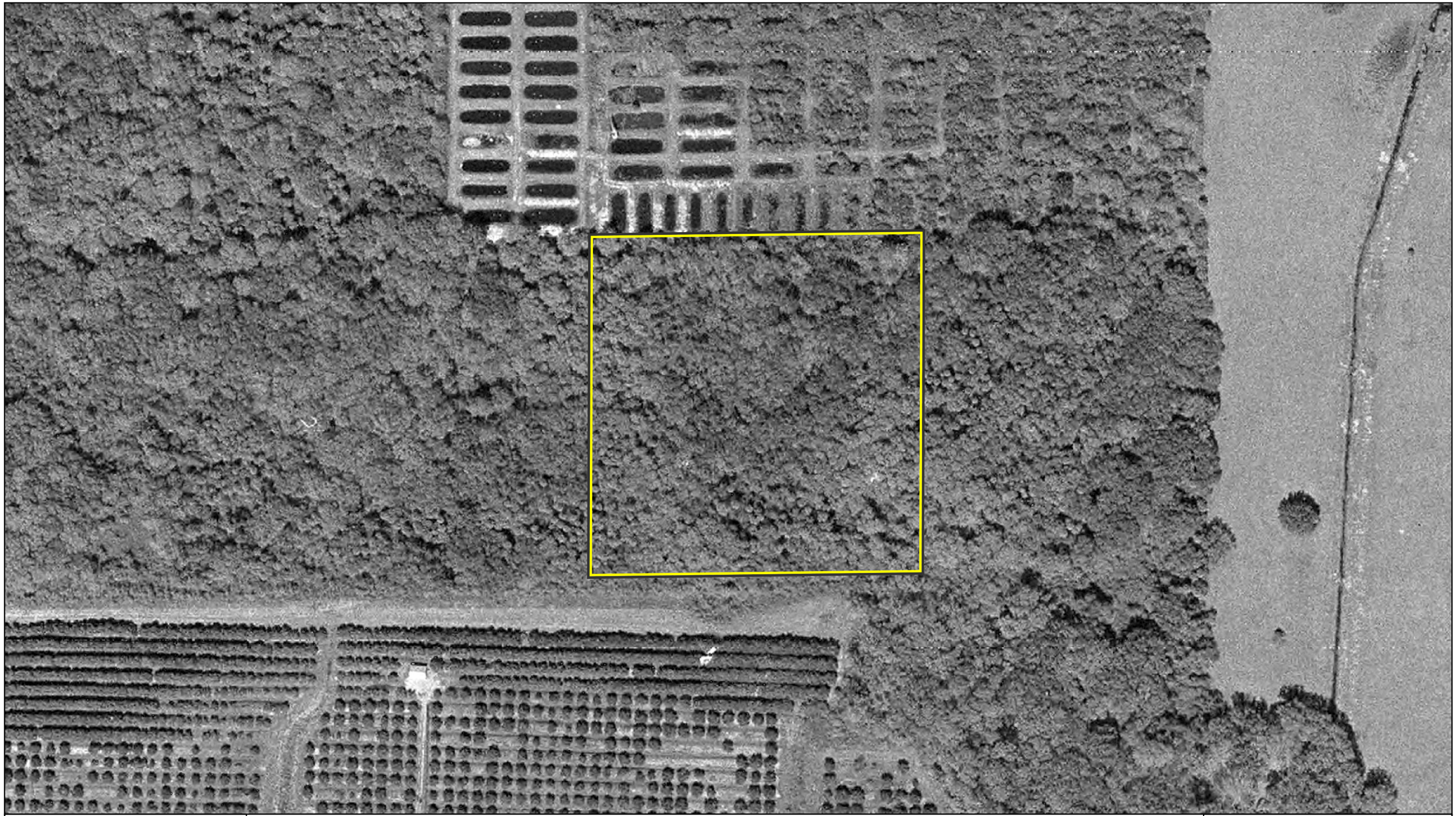


Figure 6
Historical Imagery Fly Date 1994

Sawgrass Storage
Manatee County, Florida

Project Boundary

N

0 75 150

US Feet

Sources: USGS Imagery, 2018; Monarch Ecology Group, 2024

Monarch
ECOLOGY GROUP

OSW-1

OSW-1

WL-B

WL-A

Ditch	OSW-1	0.24
Wetland	WL-A	1.01
Wetland	WL-B	0.98
Total		2.23

Figure 7
Wetlands and Surface Waters

Sawgrass Storage
Manatee County, Florida

Project Boundary
Ditch
Wetland

N

0 40 80
US Feet

Sources: FDOT Imagery, 2024; Monarch Ecology Group, 2026

Monarch
ECOLOGY GROUP

513
513
438
619
740
630

FLUCCS	Description	Acres
438	Mixed Hardwoods	0.87
513	Ditch	0.24
619	Exotic Wetland Hardwoods	0.98
630	Wetland Forested Mixed	1.01
740	Disturbed Land	4.61
Total		7.71

State of Florida, Microsoft, Vantor

Figure 8
Land Use/Land Cover

Sawgrass Storage
Manatee County, Florida

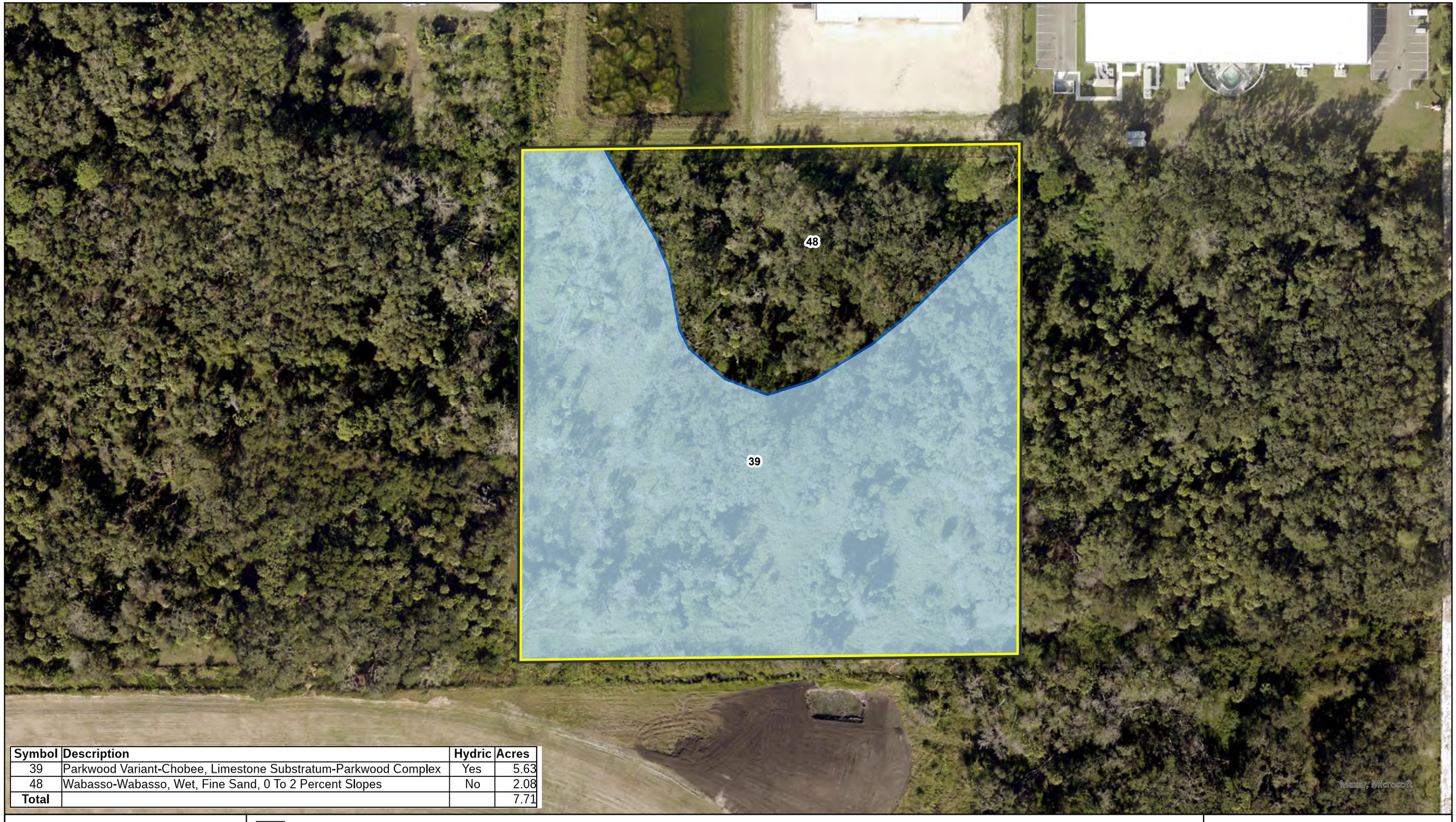
Project Boundary
Land Use/Land Cover

N

0 40 80
US Feet

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

Monarch ECOLOGY GROUP



Symbol	Description	Hydric	Acres
39	Parkwood Variant-Chobee, Limestone Substratum-Parkwood Complex	Yes	5.63
48	Wabasso-Wabasso, Wet, Fine Sand, 0 To 2 Percent Slopes	No	2.08
Total			7.71

Figure 9
Soils

Sawgrass Storage
Manatee County, Florida

Project Boundary
Soil
Hydric Soil

N

0 50 100
US Feet

Sources: USDA, 2023; FDOT Imagery, 2022; Monarch Ecology Group, 2024

Monarch
ECOLOGY GROUP



Figure 10
Listed Species

Sawgrass Storage
Manatee County, Florida

0 1 2
Miles

N

- Project Boundary
- Wood Stork Nesting Colony
- Bald Eagle Nest
- Wading Bird Colony

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

Source: FWC, 2024; USFWS, 2024; FDOT Imagery, 2023; Monarch Ecology Group, 2025

Monarch
ECOLOGY GROUP

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: REZONE WITH A PSP FOR SAWGRASS STORAGE EXPANSION

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
Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	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.

* No person owns ≥10% of PSI Atlantic Parrish FL #2, LLC

Signature: _____

(Applicant): PSI Atlantic Parrish FL #2, LLC
by: James G. Williams, its Manager

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Walton

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

Anne R. Henderson

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

ANNE R. HENDERSON
Notary Public - State of Florida
Commission # HH 663574
My Comm. Expires Jul 29, 2029
Bonded through National Notary Assn.

LEGAL DESCRIPTION FOR SAWGRASS STORAGE - PSI

A PARCEL OF LAND LYING IN THE NE 1/4 OF SEC 23, TWN 33S, RNG 18E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR OF SEC 23, TWN 33S, RNG 18E; TH S 00 DEG 38 MIN 47 SEC E, ALG THE E LN OF SD NE 1/4 A DIST OF 86.04 FT TO A PT ON THE S R/W LN OF MOCCASIN WALLOW RD (COUNTY ROAD #6) AS PER R/W DESC REC OR BK 274 PG 280 PRMCF; TH CONT S 00 DEG 38 MIN 47 SEC E, ALG SD E LN, A DIST OF 1784.46 FT TO THE PT OF INT OF SD E LN AND THE S LN OF THE N 600 FT OF THE S 1/2 OF SD NE 1/4; TH S 88 DEG 28 MIN 32 SEC W, ALG SD S LN, A DIST OF 1052.15 FT TO THE PT OF INT OF SD LN AND THE SLY EXT OF THE E LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR BK 326 PG 193 OF SD PUBLIC RECORDS; TH N 00 DEG 38 MIN 24 SEC W, ALG SD SLY EXT A DIST OF 586.73 FT FOR A POB; TH CONT N 00 DEG 38 MIN 24 SEC W, ALG SD SLY EXT AND SD E LN A DIST OF 965.01 FT TO THE SW COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR BK 444 PG 143 OF SD PUBLIC RECORDS; TH N 89 DEG 37 MIN 55 SEC E, ALG THE S LN OF SD PARCEL, A DIST OF 260 FT TO THE SE COR OF SD PARCEL; TH N 00 DEG 38 MIN 24 SEC W, ALG THE E LN OF SD PARCEL, A DIST OF 300 FT TO A PT ON THE AFOREMENTIONED S R/W LN OF MOCCASIN WALLOW RD (COUNTY ROAD #6); TH N 89 DEG 37 MIN 55 SEC E, ALG SD R/W LN, A DIST OF 311.89 FT; TH S 00 DEG 38 MIN 47 SEC E, 1253.16 FT; TH S 88 DEG 26 MIN 43 SEC W, 572.09 FT TO THE POB; LESS INST#202441006609 FOR ADDT'L ROW DESC AS FOLLOWS: A STRIP OF LAND BEING A PORTION OF A PREMISES AS REC IN OR BK 2792 PG 1114 IN PRMCF AND LYING IN SEC 23, TWN 33S, RNG 18E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF THE NE 1/4 OF SD SEC 23; TH S 00 DEG 13 MIN 24 SEC W, ALG THE W LN OF SD NE 1/4 OF SEC 23, A DIST OF 40 FT, SD PT BEING ON THE S R/W LN OF MOCCASIN WALLOW RD (80 FT WIDE PUBLIC R/W) AS REC IN RD PB 4 PG 153 IN SD PUBLIC RECORDS; TH S 89 DEG 33 MIN 52 SEC E, ALG SD S R/W LN, A DIST FO 1795.13 FT TO THE POB, SD PT BEING ON THE W LN OF THE ABOVEMENTIONED PREMISES; TH CONT S 89 DEG 33 MIN 52 SEC E, ALG SD S R/W LN, A DIST OF 312.01 FT TO A PT ON THE E LN OF THE ABOVEMENTIONED PREMISES; TH S 00 DEG 00 MIN 18 SEC W, ALG SD E PREMISES LN, A DIST OF 36.92 FT; TH N 89 DEG 32 MIN 25 SEC W, A DIST OF 312.01 FT TO THE W LN OF SD PREMISES; TH N 00 DEG 00 MIN 41 SEC E ALG SD W PREMISES LN, A DIST OF 36.79 FT TO THE POB. SD STRIP CONT 11,500 SQ TO OR .2640 AC M/L; TOGETHER WITH THE FOLLOWING DESC PARCEL: A PARCEL OF LAND LYING IN THE NE 1/4 OF SEC 23, TWN 33S, RNG 18E, BEING MORE PARTICULARY DESC AS FOLLOWS: COM AT THE NE COR OF SEC 23, TWN 33S, RNG 18E; TH S 00 DEG 38

MIN 47 SEC E, ALG THE E LN OF SD NE 1/4, A DIST OF 86.04 FT TO A PT ON THE S R/W LN OF MOCCASIN WALLOW RD (CR #6) AS PER R/W DESC REC IN OR BK 274, PG 280, OF THE PRMCF, FOR A POB; TH CONT S 00 DEG 38 MIN 47 SEC E, ALG SD E LN, A DIST OF 1784.46 FT TO THE PI OF SD E LN & THE S LN OF THE N 600 FT OF THE S 1/2 OF SD NE 1/4; TH S 88 DEG 28 MIN 32 SEC W, ALG SD S LN, A DIST OF 1052.15 FT TO THE PI OF SD LN & THE SLY EXT OF THE E LN OF THAT CERTAIN PARCEL OF LAND AS DESC & REC IN OR BK 326, PG 193, OF SD PUBLIC RECORDS; TH N 00 DEG 38 MIN 24 SEC W, ALG SD SLY EXT & SD E LN, A DIST OF 1551.74 FT TO THE SW COR OF THAT CERTAIN PARCEL OF LAND AS DESC & REC IN OR BK 444 PG 143, OF SD PUBLIC RECORDS; TH N 89 DEG 37 MIN 55 SEC E, ALG THE S LN OF SD PARCEL, A DIST OF 260.00 FT TO THE SE COR OF SD PARCEL; TH N 00 DEG 38 MIN 24 SEC W, ALG THE E LN OF SD PARCEL, A DIST OF 300.00 FT TO A PT ON THE AFOREMENTIONED S R/W LN OF MOCCASIN WALLOW RD (CR #6); TH N 89 DEG 37 MIN 55 SEC E, ALG SD R/W LN, A DIST OF 339.03 FT TO THE PC OF A CURVE, CONCAVE TO THE S, HAVING A RAD OF 2251.83 FT; TH ELY, ALG THE ARC OF SD CURVE & SD R/W LN, THROUGH A C/A OF 11 DEG 36 MIN 22 SEC, A DIST OF 456.14 FT (CHORD=455.36 FT, CHORD BEARING=S 84 DEG 33 MIN 53 SEC E) TO THE POB. LESS THE FOLLOWING: A PARCEL OF LAND LYING IN THE NE1/4 OF SEC 23, TWN 33S, RNG 18E BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR OF SEC 23, TWN 33 RNG 18; TH S 00 DEG 38 MIN 47 SEC E, ALNG THE E LN OF SD NE1/4, A DIST OF 86.04 FT TO A PT ON THE S R/W LN OF MOCCASIN WALLOW RD (COUNTY RD #6) AS PER R/W DESC REC IN OR 274 PG 280 PRMCF, FOR A POB; TH CONT S 00 DEG 38 MIN 47 SEC E, ALNG SD E LN, A DIST OF 1784.46 FT TO THE PT OF INTERSEC OF SD E LN & THE S LN OF THE N 600 FT OF THE S1/2 OF SD NE1/4; TH S 88 DEG 28 MIN 32 SEC W, ALNG SD S LN, A DIST OF 480 FT; TH N 00 DEG 38 MIN 47 SEC W 1840.19 FT TO A PT ON THE AFOREMENTIONED S R/W LN OF MOCCASIN WALLOW RD (COUNTY RD #6); TH N 89 DEG 37 MIN 55 SEC E, ALNG SD R/W LN, A DIST OF 27.14 FT TO THE PT OF CURVATURE OF A CURVE CONC TO THE S, HAVING A RAD OF 2251.83 FT; TH ELY ALNG THE ARC OF SD CURVE & SD R/W LN, THROUGH A C/A OF 11 DEG 36 MIN 22 SEC A DIST OF 456.14 FT (CHORD = 455.36 FT, CHORD BEARING = S 84 DEG 33 MIN 53 SEC E) TO THE POB (2452/4436); ALSO LESS THE FOLLOWING DESC PARCEL: A PARCEL OF LAND LYING IN THE NE 1/4 OF SEC 23, TWN 33S, RNG 18E, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR OF SEC 23, TWN 33S, RNG 18E; TH S 00 DEG 38 MIN 47 SEC E, ALG THE E LN OF SD NE 1/4 A DIST OF 86.04 FT TO A PT ON THE S R/W LN OF MOCCASIN WALLOW RD (COUNTY ROAD #6) AS PER R/W DESC REC OR BK 274 PG 280 PRMCF; TH CONT S 00 DEG 38 MIN 47 SEC E, ALG SD E LN, A DIST OF 1784.46 FT TO THE PT OF INT OF SD E LN AND THE S LN OF THE N 600 FT OF THE S 1/2 OF SD NE 1/4; TH S 88 DEG 28 MIN 32 SEC W, ALG SD S LN, A DIST OF 1052.15 FT TO THE PT OF INT OF SD LN AND THE SLY EXT OF THE E LN OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR BK 326 PG 193 OF SD PUBLIC

RECORDS; TH N 00 DEG 38 MIN 24 SEC W, ALG SD SLY EXT A DIST OF 586.73 FT FOR A POB; TH CONT N 00 DEG 38 MIN 24 SEC W, ALG SD SLY EXT AND SD E LN A DIST OF 965.01 FT TO THE SW COR OF THAT CERTAIN PARCEL OF LAND AS DESC AND REC IN OR BK 444 PG 143 OF SD PUBLIC RECORDS; TH N 89 DEG 37 MIN 55 SEC E, ALG THE S LN OF SD PARCEL, A DIST OF 260 FT TO THE SE COR OF SD PARCEL; TH N 00 DEG 38 MIN 24 SEC W, ALG THE E LN OF SD PARCEL, A DIST OF 300 FT TO A PT ON THE AFOREMENTIONED S R/W LN OF MOCCASIN WALLOW RD (COUNTY ROAD #6); TH N 89 DEG 37 MIN 55 SEC E, ALG SD R/W LN, A DIST OF 311.89 FT; TH S 00 DEG 38 MIN 47 SEC E, 1253.16 FT; TH S 88 DEG 26 MIN 43 SEC W, 572.09 FT TO THE POB. PI#6506.0030/9

Date: March 13, 2026

Dear Adjacent Property Owner:

Re: **Application: SAWGRASS STORAGE REZONE AND PSP MODIFICATION**

Application #: PLN2511-0132/PDC-25-24(Z)(P)

Filed by: PSI Atlantic Parrish FL 2 LLC

Request: PSP Modification and Rezone of 7.71 Acres from A to PDC to provide additional outdoor storage to support storage facility to the north

Location: 9435 Moccasin Wallow Road, Palmetto, Florida 34219 (Aerial Map Attached)

For more information please contact:

Agent Email: paigee@znseng.com

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

Date:	**Wednesday March 25, 2026**
Time:	5:30 PM to 6:30 PM
Location:	Online Via Teams (email paigee@znseng.com for link to meeting)

The property owner and agent invite you and any other interested parties to participate in this online workshop, to discuss the nature of proposed land uses, development regulations, zoning map amendment application, and to solicit comments. Please email the agent your R.S.V.P. to participate and we will provide an email link to the workshop. The link can be forwarded by you to other attendees. The development team will give a brief presentation following which you will be able to ask questions and provide comments.

You may examine the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, Bradenton, Florida; telephone number (941) 748-4501x6878. Questions and comments can also be sent by e-mail to: planning.agenda@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 Carmine DeMilio at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

AERIAL MAP



FILE PATH: O:\Wpfiles\SAWGRASS STORAGE\PSI Atlantic Acquisition PSP Amendment\Working\PL\Neighborhood workshop\Aerial Map.mxd

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

1023 MANATEE AVE W, FLOOR 7
BRADENTON, FL 34205
TELEPHONE 941.748.8080

Sawgrass Storage
1 inch = 667 feet
SOURCE: MANATEE COUNTY

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THIS MAP IS PROVIDED FOR GRAPHICAL REPRESENTATION AND GENERAL REFERENCE ONLY. THE DATA CONTAINED HEREIN IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

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

AABERG, JOHN G
AABERG, DELAYNE D
AABER, JOHN & DELAYNE JOINT TRUST DTD
9821 LAST LIGHT GLEN
PARRISH FL 34219

ABERNATHY, ROBERT S
ABERNATHY, ROBERT S DECLARATION OF TRUST
9860 LAST LIGHT GLN
PARRISH FL 34219

ALVAREZ, HOLLY JEAN
9728 DAYBREAK GLEN
PARRISH FL 34219

APH TAMPA BAY PAVERS & BRICK
10008 LAST LIGHT GLEN
PARRISH FL 34219

ARSENAULT, JAMES M
9879 LAST LIGHT GLEN
PARRISH FL 34219

AWWAD, JEINA
9861 LAST LIGHT GLN
PARRISH FL 34219

BAILLARGEON, RACHEL MARIE
BAILLARGEON, BRAIN DAVID
BAILLARGEON, JESSICA A
9409 DEADWOOD TERR
PARRISH FL 34219

BAKER, GENEA
BAKER, BRETT
9813 DAYBREAK GLEN
PARRISH FL 34219

BAYSIDE COMMUNITY CHURCH OF SARASOTA INC
15800 SR 64 E
BRADENTON FL 34212

BERNARD, RAYMOND
BERNARD, LINDA F
9818 DAYBREAK GLEN
PARRISH FL 34219

BLUE KAT TRUST
10024 LAST LIGHT GLN
PARRISH FL 34219

BOREANI, KREGG ALLEN
BOREANI, ALICE BURNS
10016 LAST LIGHT GLN
PARRISH FL 34219

BOWMAN, ALEXA MARIA
LAMOUREAUX, BRYAN JACOB
9421 DEADWOOD TER
PARRISH FL 34219

BRONSON, STEPHANIE JEAN
9738 LAST LIGHT GLN
PARRISH FL 34219

BURNHAM, HARRISON
BURNHAM, MEGAN
9822 DAYBREAK GLEN
PARRISH FL 34219

CALAS, TIFFANY
5264 W 24TH AVE
HIALEAH FL 33016

CELANI, DOMENIC JOHN
CELANI, BRENDA LEE
10 LISA LANE
HOPE VALLEY RI 02832

CELESTINO, NICHOLAS J
CELESTINO, COURTNEY E
10021 LAST LIGHT GLEN
PARRISH FL 34219

CHENOWETH, RICHARD S
CHENOWETH, KAREN R
9829 LAST LIGHT GLN
PARRISH FL 34219

CIVIL, TED
9806 DAYBREAK GLN
PARRISH FL 34219

COLON, EFREN DANIEL ORTIZ
COLON, YAMILETTE BERRIOS
9840 LAST LIGHT GLEN
PARRISH FL 34219

COOPER, ASHLEY VICTORIA
COOPER, JACOB
9826 DAYBREAK GLEN
PARRISH FL 34219

CRUZ, JEREMY A
10011 LAST LIGHT GLN
PARRISH FL 34219

D R HORTON INC
5901 N HONORE AVE STE 250
SARASOTA FL 34243

DASKALIDES, GAETAN JL
DASKALIDES, ASHLEY AHLES
8716 STARRY NIGHT TER
PARRISH FL 34219

DEL WEBB BAYVIEW COMMUNITY ASSOCIATION INC
2662 S FALKENBURG RD
RIVERVIEW FL 33578

DEL WEBB BAYVIEW COMMUNITY ASSOCIATION INC
2970 UNIVERSITY PKWY STE 101
SARASOTA FL 34243

DINH, CAMLE
9820 LAST LIGHT GLEN
PARRISH FL 34219

DIPAOLA, ROSARIO
DIPAOLA, KAREN
DIPAOLA TRUST U/A/D 09/01/2011
9815 PIER POINT TER
PARRISH FL 34219

DORIO, MARTIN ROBERT JR
9730 LAST LIGHT GLN
PARRISH FL 34219

DOROTEO, JESUS ORDONEZ
DOMINGUEZ, MARIA MILAGROS OLIVERO
8728 STARRY NIGHT TER
PARRISH FL 34219

DRESSELHAUS, JACOB ERIK
DUFFY, PAXTON
9835 LAST LIGHT GLEN
PARRISH FL 34219

DUNCAN, ALEXANDER JAMES
LUJAN, SAVANNA LYDIA
8805 STARRY NIGHT TER
PARRISH FL 34219

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

ECHAVEZ, CHRISTINE JOY
ECHAVEZ, JOHN DOMINIC
9817 DAYBREAK GLN
PARRISH FL 34219

ELLER, MARK
10020 LAST LIGHT GLEN
PARRISH FL 34219

EPG MOCCASIN WALLOW DEVELOPMENT LLC
111 SOUTH ARMENIA AVE
TAMPA FL 33609

EPG MOCCASIN WALLOW HOLDINGS LLC
111 SOUTH ARMENIA AVE
TAMPA FL 33609

FABRE, SUSAN
9715 LAST LIGHT GLN
PARRISH FL 34219

FARANNA, TYLER H
10033 LAST LIGHT GLN
PARRISH FL 34219

FELTMAN, ERIC
FELTMAN, CHRISTINA
9814 DAYBREAK GLEN
PARRISH FL 34219

FREEDMAN, LAUREN
FREEDMAN, REISHA
9810 PIER POINT TER
PARRISH FL 34219

FREEMAN, SETH DAVID
FREEMAN, JESSICA LYN
8817 STARRY NIGHT TER
PARRISH FL 34219

GABRIEL, CYNTHIA
9722 LAST LIGHT GLN
PARRISH FL 34219

GALLAGHER, GREGORY ALLEN
GALLAGHER, KAREN JO
8727 STARRY NIGHT TER
PARRISH FL 34219

GEPHART, STEVEN RAYMOND MILLAN
GEPHART, ANNETTE MILLAN
10012 LAST LIGHT GLN
PARRISH FL 34219

GINEBRA, LUIS
9856 LAST LIGHT GLN
PARRISH FL 34219

GLEESON, KATHRYN
9725 LAST LIGHT GLN
PARRISH FL 34219

GONZALEZ, FEVL V
OSPINA, JULIAN
9808 LAST LIGHT GLN
PARRISH FL 34219

GRACY, CHERYL
9905 LAST LIGHT GLN
PARRISH FL 34219

HANEY, LISA J
HANEY, KENNETH H
HANEY FAMILY REV TRUST DTD 3/19/25
9810 DAYBREAK GLEN
PARRISH FL 34219

HANG, BRYAN
NGUYEN, PHUONG THI
8806 STARRY NIGHT TERR
PARRISH FL 34219

HARRIS, BENJAMIN KEVIN
HARRIS, ABIGAIL LOUISE
8813 STARRY NIGHT TER
PARRISH FL 34219

HAWK PARRISH LAKES LLC
2502 ROCKY POINT DR STE 1050
TAMPA FL 33607

HEGARTY, MICHAEL
HEGARTY, MICHAEL TRUST DTD 05/13/2016
PEREZ, RICARDO
PEREZ, RICARDO TRUST DTD 05/13/2016
9806 PIER POINT TER
PARRISH FL 34219

HOFFMAN, CLINT HUBBARD
HOFFMAN, THERESA
9710 LAST LIGHT GLN
PARRISH FL 34219

HOLMES, ANNE MARGARET
8711 STARRY NIGHT TER
PARRISH FL 34219

HOLTZMAN, WENDY TEMPLE
9852 LAST LIGHT GLN
PARRISH FL 34219

HTUT, MYO THANDA
9714 LAST LIGHT GLN
PARRISH FL 34219

INNAMORATO, RICARDO
INNAMORATO, THERESA CRUZ
9737 LAST NIGHT GLN
PARRISH FL 34219

ISMAEL, STEPHANIE
9914 LAST LIGHT GLEN
PARRISH FL 34219

JANCOLA, SONDRA
8720 STARRY NIGHT TER
PARRISH FL 34219

KASPER, ELIZABETH
10025 LAST LIGHT GLN
PARRISH FL 34219

KERR, RONALD
KERR, YVETTE
9814 PIER POINT TER
PARRISH FL 34219

KING, STEPHANIE
HIGDON, DARRELL DAKOTA
9712 DAYBREAK GLEN
PARRISH FL 34219

KISH, ANDREW T
KISH, REBEKAH E
9824 LAST LIGHT GLEN
PARRISH FL 34219

KOGUT, SCOTT PETER
GUO, LI
9845 LAST LIGHT GLN
PARRISH FL 34219

KRYSCIAK, JAN
ALGARIN-KRYSCIAK, MAGDALENA
10040 LAST LIGHT GLN
PARRISH FL 34219

LAS, MIROSLAW
GIEDZ, URSZULA
9209 WESTERNWOODS AVE
PARRISH FL 34219

LOCKHART, MARQUIS
LOCKHART, CHARINELLE DACANAY
9828 LAST LIGHT GLN
PARRISH FL 34219

LOGAN, PHILLIP JOHN
LOGAN, KRISTIN ELIZABETH
9868 LAST LIGHT GLN
PARRISH FL 34219

LOPEZ, SANDRA
HERMOZA, LUANA
9906 LAST LIGHT GLEN
PARRISH FL 34219

LOUIS, MARY GAMAL
9864 LAST NIGHT GLEN
PARRISH FL 34219

LUNGARI, VINCENT
LUNGARI, DIANNE C
10121 LONGMEADOW AVE
PARRISH FL 34219

MACLELLAN, ALEXANDRE
9704 DAYBREAK GLN
PARRISH FL 34219

MALONE, CAROL MARIE
MALONE, MARTIN BERNARD
8724 STARRY NIGHT TER
PARRISH FL 34219

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34209

MARNEJON, THOMAS
MARNEJON, HILARY
9726 LAST LIGHT GLN
PARRISH FL 34219

MARTEL, DENISE
MARTEL, JANET
LENNOX, JOANNE
MARTEL, STEPHEN
9729 LAST LIGHT GLN
PARRISH FL 34219

MATHIS, ASTRA LOUISE
MATHIS, KEVIN RYAN
9825 DAYBREAK GLEN
PARRISH FL 34219

MCCLURE PROPERTIES LTD
PO BOX 936
PALMETTO FL 34220-0936

MCCLURE PROPERTIES LTD
P O BOX 936
PALMETTO FL 34220

MCCOY, COLLEEN
8715 STARRY NIGHT TER
PARRISH FL 34219

MCDANALD, LISA
10007 LAST LIGHT GLEN
PARRISH FL 34219

MCSWAIN, KERRI LEIGH
10032 LAST LIGHT GLN
PARRISH FL 34219

MILLER, MELANIE JOY
KEANE, JACOB
9724 DAYBREAK GLN
PARRISH FL 34219

MOCCASIN WALLOW LAKESIDE LLC
PO BOX 97
TERRA CEIA FL 34250-0097

MORALES, ARGENIS
GUILLEN, VERONICA CAROLINA FUENMAYOR
8719 STARRY NIGHT TER
PARRISH FL 34219

MORALES, CARMEN VIRGINIA LOPEZ DE
CASTRO, ARNOLDO RENE MORALES
10041 LAST LIGHT GLEN
PARRISH FL 34219

MORRIS, KENNETH SCOTT
MORRIS, SHARON LEE
9821 PIER POINT TER
PARRISH FL 34219

MOSER, MICHAEL C
MOSER, TIFFANY BURKS
9817 LAST LIGHT GLN
PARRISH FL 34219

MULLEN, REMY EMILE
MULLEN, KATRINA RAYNE
9413 DEADWOOD TER
PARRISH FL 34219

NAGIUB, KARIM
GHOBRIAL, VERONIA NASHAAT FAWZY
8818 STARRY NIGHT TER
PARRISH FL 34219

OBERNE, BRIANNE NICOLE
OBERNE, AUSTIN KYLE
9417 DEADWOOD TER
PARRISH FL 34219

ONEILL, SEAN
ONEILL, SEAN REV TRUST U/T/D 05/18/2007
BARTAK-ONEILL, JOYCE
BARTAK-ONEILL, JOYCE REV TRUST
9822 PIER POINT TER
PARRISH FL 34219

OTT, JOSEPH JR
OTT, ALISON ELIZABETH
9718 LAST LIGHT GLEN
PARRISH FL 34219

PALMER, KIMBERLY M
PALMER, KIMBERLY M REVOCABLE TRUST
8707 STARRY NIGHT TER
PARRISH FL 34219

PAUL, PHILIP
PAUL, BONNIE
9719 LAST LIGHT GLN
PARRISH FL 34219

PEARSON, CHRISTOPHER EUGENE
PEARSON, KATASHA
8809 STARRY NIGHT TER
PARRISH FL 34219

PEREZ, KEVIN RICHARD
PEREZ, SANDRA RITA
9414 DEADWOOD TER
PARRISH FL 34219

PETER, ZOLTAN JR
PETER, KARA D
9848 LAST LIGHT GLN
PARRISH FL 34219

PETERSON, RONALD
PETERSON, MARY JO
9830 PIER POINT TER
PARRISH FL 34219

PHAM, MAI
9812 LAST LIGHT GLN
PARRISH FL 34219

PHAN, TAM THANH
10037 LAST LIGHT GLN
PARRISH FL 34219

PIERRE, ARLETTE
GIRARD, NICKSON
9873 LAST LIGHT GLEN
PARRISH FL 34219

PORTER, EDWIN ALAN
PORTER, LISA DIANE
9816 LAST LIGHT GLN
PARRISH FL 34219

PSI ATLANTIC PARRISH FL 2 LLC
530 OAK COURT DR STE 155
MEMPHIS TN 38117

PULTE HOME COMPANY LLC
2662 S FALKENBURG RD
RIVERVIEW FL 33578

Q MOCCASIN HOLDINGS, LLC
3348 PEACHTREE RD NE STE 1460
ATLANTA GA 30326

RAHIMIC, CAZIM
9809 LAST LIGHT GLN
PARRISH FL 34219

RAHIMIC, SEJFUDIN
9706 LAST NIGHT GLEN
PARRISH FL 34219

RAYMOND, DUSTIN LEE JR
RAYMOND, MARIAH A
9821 DAYBREAK GLEN
PARRISH FL 34219

RIDDLE, ARYA B
BANNAR. CHASE C
9813 LAST LIGHT GLN
PARRISH FL 34219

RODRIGUEZ, JENNIFER LYNN
RODRIGUEZ, LUIS JR
9410 DEADWOOD TER
PARRISH FL 34219

RODRIGUEZ, RITA ANNETTE
RODRIGUEZ, MIGUEL ANGEL
9910 LAST LIGHT GLN
PARRISH FL 34219

RYALS, TRENTON ALEXANDER
RYALS, ALEXIS
8822 STARRY NIGHT TER
PARRISH FL 34219

RYAN, PATRICK
RYAN, AMANDA
8814 STARRY NIGHT TER
PARRISH FL 34219

SALA, INA MARINA
9734 LAST LIGHT GLN
PARRISH FL 34219

SALTER, CAROLYN A
SALTER, JOSEPH
9872 LAST LIGHT GLN
PARRISH FL 34219

SAMMAURO, NICHOLAS JOHN
9804 LAST LIGHT GLN
PARRISH FL 34219

SANABRIA, ALLAN PALACIOS
ZEA, LAURA EUGENIA VELEZ
9855 LAST LIGHT GLEN
PARRISH FL 34219

SCHACHT, JODY S
SCHACHT, LORI A
9844 LAST LIGHT GLEN
PARRISH FL 34219

SHARKEY, SCOTT
SHARKEY, ANNE
9708 DAYBREAK GLN
PARRISH FL 34219

SHORT, BRADLEY WAYNE
POUSO, FABIANA
9880 LAST LIGHT GLN
PARRISH FL 34219

SLAUGHTER, BRIAN HENRY
9733 LAST LIGHT GLN
PARRISH FL 34219

SOTO, FRANCES CAPO
10029 LAST LIGHT GLN
PARRISH FL 34219

SPEAKMAN, LINDA LOU
10028 LAST LIGHT GLN
PARRISH FL 34219

SULLIVAN, LOGAN KEVIN
SULLIVAN, LEAH JEAN
9832 LAST LIGHT GLEN
PARRISH FL 34219

SUMMER WOODS COMMUNITY
DEVELOPMENT DISTRICT
C/O RIZZETTA & COMPANY INC
3434 COLWELL AVE UNIT 200
TAMPA FL 33614

SUMMERWOODS HOMEOWNER ASSOCIATION, LLC
3434 COLEWELL AVE SUITE 200
TAMPA FL 33614

SUMMERWOODS HOMEOWNERS ASSOCIATION
INC
3434 COLEWELL AVE
TAMPA FL 33614

TALBOT, DEBORAH M
TALBOT, PAUL M
9809 PIER POINT TER
PARRISH FL 34219

TAVARES, ERIC
8821 STARRY NIGHT TER
PARRISH FL 34219

TESORIERO, EVELYN
9826 PIER POINT TER
PARRISH FL 34219

TOWNSEND, ANTHONY CHARLES
9865 LAST LIGHT GLN
PARRISH FL 34219

TRAN, JESSICA
BACH, SU THANH
10017 LAST LIGHT GLEN
PARRISH FL 34219

VANG, TONY P
VANG, DORIE ANN
9418 DEADWOOD TER
PARRISH FL 34219

VANRHEIN, JEANNE
9825 LAST LIGHT GLEN
PARRISH FL 34219

VITALE, KATHLEEN
VITALE, MICHAEL JR
9213 WESTERNWOODS AVE
PARRISH FL 34219

WALTERS, NATHAN DANIEL
PUENTE-WALTTERS, CAROLINA
9913 LAST LIGHT GLEN
PARRISH FL 34219

WAMBUGU, ELSIE WAMBUI
8731 STARRY NIGHT TER
PARRISH FL 34219

WHITAKER, WHITNEY
8723 STARRY NIGHT TER
PARRISH FL 34219

WILLIAMS, TANGELA
HOUSTON, TALMADGE
9876 LAST LIGHT GLEN
PARRISH FL 34219

WOODAREK, LORI LYNN
WOODAREK, PAUL JOSEPH
9909 LAST LIGHT GLN
PARRISH FL 34219

WOOL, KELLY LYNN
9991 LAST LIGHT GLN
PARRISH FL 34219

ZUPAN, JEFFREY S
ZUPAN, LAURA C
9818 PIER POINT TER
PARRISH FL 34219

1. Summary

Meeting title	PLN2511-0132 - Sawgrass Storage Neighborhood Workhop
Attended participants	9
Start time	3/25/26, 5:16:42 PM
End time	3/25/26, 5:58:29 PM
Meeting duration	41m 47s
Average attendance time	22m 40s

2. Participants

Name	First Join	Last Leave	In-Meeting Duration
Paige Estigarribia	3/25/26, 5:	3/25/26, 5:	37m 39s
Margaret Tusing	3/25/26, 5:	3/25/26, 5:	22m 9s
Macaire King (External)	3/25/26, 5:	3/25/26, 5:	24m 49s
Tyler Rowley	3/25/26, 5:	3/25/26, 5:	38m 30s
Michael Yates (External)	3/25/26, 5:	3/25/26, 5:	19m 23s
Kerri MacNutt (External)	3/25/26, 5:	3/25/26, 5:	15m 22s
Jesse Morgan (External)	3/25/26, 5:	3/25/26, 5:	25m 4s
Nathan Kragt	3/25/26, 5:	3/25/26, 5:	12m 6s
Alec Ausley	3/25/26, 5:	3/25/26, 5:	8m 56s


Public
Storage



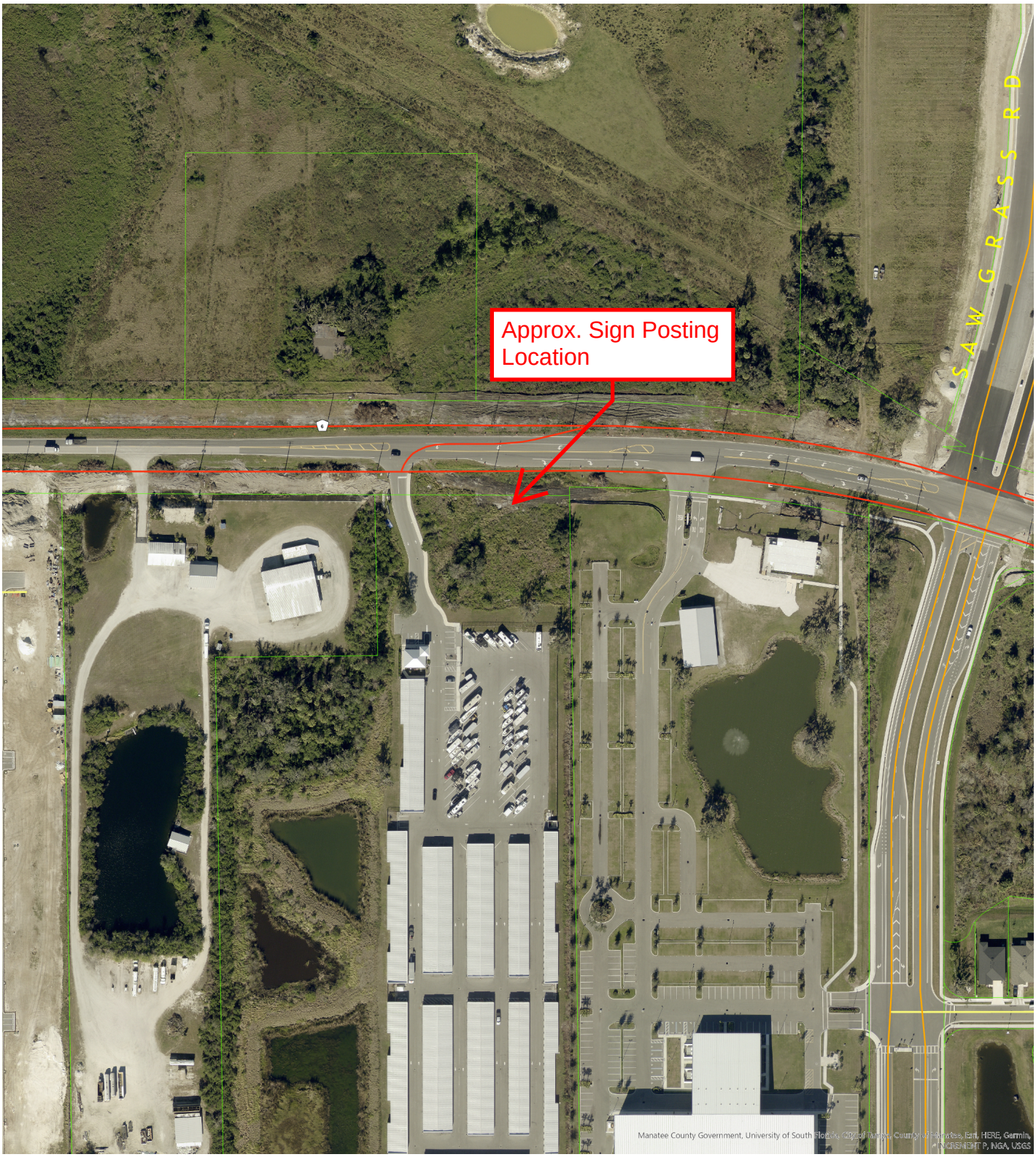
PLN2511-0132
Sawgrass Storage Rezone and PSP Modification

Neighborhood Workshop Summary
Prepared by ZNS Engineering

The applicant held a Neighborhood Meeting on March 25, 2026 at 5:30 PM. There were 9 attendees. The Department Director's mailed radius requirements were 1,400 feet in all directions. The Applicant mailed 147 notices for this meeting and posted 1 sign on Moccasin Wallow Road.

Members of the Applicant's team who attended the meeting included Paige Estigarribia, Tyler Rowley, Margaret Tusing, Alec Ausley and Nathan Kragt, ZNS Engineering, Michael Yates, from Palm Traffic, Kerri McNutt from Monarch Ecology, Macaire King from Icard Merrill. Jessi Morgan from PSI Atlantic was also present. No members of the public requested the meeting link or attended the meeting, as such, no presentation was offered.

Manatee County Map



User Notes:

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

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Quantana Acevedo,** 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 Development of Regional Impact and Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Land Use Meeting on October 8, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **September 21, 2026**.

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

By: Q Acevedo
Quantana Acevedo, Planning and Zoning Tech III

Sworn to and subscribed before me this this 21st day of September 2026, by Quantana Acevedo, who is personally known to me or who has produced (type of identification) as identification.

ROBERTA JO ROY
MY COMMISSION # HH 639380
EXPIRES: February 28, 2029

Roberta Jo Roy
(Signature of Notary Public)

Roberta Jo Roy
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 2/28/2029

Commission Number: HH 639380

NOTICE OF PUBLIC HEARING

NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND 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 **October 8, 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:

Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048
An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance No. 17-36 and rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the Development Order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka Stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

The Parrish Lakes DRI consists of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. (Owners) – PLN2408-0049
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public education facility and commercial/retail uses on Parcel C-7 as permitted uses; 3) eliminate Section 3.P (P1-P12) for affordable housing; 4) allow Phase I and Phase II buildout dates to be completed in 2036; and modify certain conditions consistent with current department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; setting forth findings; providing legal description; providing for severability; and providing an effective date.

The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

PDC-18-14(G)(R2) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.) – Life Storage Largo I LLC (Owner) – PLN2607-0083
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising Zoning Ordinance PDC-18-14(Z)(G) by amending a previously approved General Development Plan increasing the total maximum permitted Floor Area Ratio to 0.75 from 0.46, removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.10 acres) and Parcel

B (3.10 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County); retaining the previously approved Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant, attached hereto as Exhibit B, with no changes; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

PDC-18-21(Z)(P)(R) – Sawgrass Storage – PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132

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 on the south side of Moccasin Wallow Road, 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road, and commonly known as 9435 Moccasin Wallow Road, providing for a rezone of approximately 7.71 acres from General Agriculture (A) to Planned Development Commercial (PDC) Zoning District of a total of approximately 22.45-acre site; amending Zoning Ordinance No. PDC-18-21(Z)(P); amending Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking and retaining the 206,645 square feet of mini-warehouse (including RV and boat storage space); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-23-27(G)(R) – Bradenton Crossings JACK 95, LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC-SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160 This item to be continued to November 19, 2026 due to continuation at Planning Commission

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, 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 768,398 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/RV (Area C – approximately 20 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/RV (Area C – approximately 20 acres) for a maximum of 624,899 square feet 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); retaining without modification of the approved Schedule of Permitted and Prohibited Uses as previously voluntarily proffered by the applicant and attached herein as Exhibit B; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-04-39(G)(R4) – Concession Phase VI – PLN2603-0145

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDR-04-39(G)(R3), and approving an amended General Development Plan to: a) reallocate two (2) previously approved residential dwelling units to 2.41± acres of an approximate 2.49±acre parcel in the PDR (Planned Development Residential) Zoning District and, b) remove alternate second means of access west of Tract 801; the total number of approved residential units remains unchanged at 255 with the approval of the Amended General Development Plan; located in the Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment Overlay Zoning District (PDR/WP-E/ST); the subject parcel is on the south side of State Road 70 East, and east of Lindrick Lane, Bradenton (unincorporated Manatee County) all within a Project known as “The Concession”; subject to amended voluntarily proffered conditions of approval (fka stipulations); setting forth findings; providing for severability; providing a legal description; and providing an effective date

PDR-25-04(G)(R) – 5TH Street Elmington – Westerman Investments, LLC (Owner) – PLN2603-0016
An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for the requested approval of an amendment to Ordinance No. PDR-25-04(Z)(G) and its associated General Development Plan, requesting an increased density for up to 108 multi-family residential units from the previously approved 90 multi-family units, with one hundred (100%) percent of the units remaining designated as "Affordable Housing" in accordance with a Land Use Restriction Agreement (LURA); the property being located on approximately 3.38 acres, retaining its PDR (Planned Development Residential) zoning, and generally being located 800 feet east of the intersection of 1st Street and 301 Boulevard East, and commonly known as 4010 5th Street East, Bradenton, (unincorporated Manatee County); subject to voluntarily proffered conditions of approval; 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
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 1.14 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 10.23 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: September 21, 2026