Manatee County Zoning Ordinance

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.

WHEREAS, Gettel Bradenton, Inc. (the "Applicant") filed an application to rezone approximately 1.14 acres of an approximately 11.37 acre parcel described in Exhibit "A", attached hereto, (the "Property") 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; and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses Exhibit "B" attached hereto; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on August 13, 2026, and September 17, 2026, to consider the rezone with Conditions and the Schedule of Permitted and Prohibited Uses applications, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of the County, 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 concerned the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance for 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.

B. The Board of County Commissioners, after due public notice, held public hearings on September 3, 2026, and October 8, 2026, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at the public hearing.

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

Section 2. REZONE / LIMITED. The rezone is hereby approved upon the property, subject to the following Conditions:

A. DESIGN AND LAND USE

1. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit "B".

2. All applicable federal and state permits shall be obtained prior to commencement of development.

B. 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 1% Annual Chance Flood Hazard.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling (This applies to PDR/PDC projects).

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

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated 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).

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the western 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 systems.

C. TRANSPORTATION

1. The applicant indicated that the project area will be used to store additional vehicles for vehicle sales center. The transportation analysis for this Project was based on the representations from the Applicant that the infrastructure on the proposed rezoned portion (1.14 acres) will not be open to vehicular traffic from the public. In the event the infrastructure on the Rezoned Parcel is open to vehicular traffic from the public or if the building footprint on the parcel is extended due to this use, the County may require the Applicant to submit additional traffic studies.

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

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 15-17, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, for 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.

and the Clerk of the Circuit Court, as clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 8th day of October 2026.

MANATEE COUNTY FLORIDA

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

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

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

LOTS 14, 15, 16, 17, 18, 19, 20, 22, 23 AND 24, BLOCK 3, FLORIANA COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 162, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 158.00 FEET NORTHERLY OF THE SURVEY LINE OF STATE ROAD 64 (ARCADIA). SECTION 1305, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST LINE OF SAID SECTION 27 AT A POINT 1037.83 FEET S 0°05'08" W OF A 1/2" IRON PIPE MARKING THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27, SAID POINT BEING ON SAID SURVEY LINE; THENCE S 61°44'52" E 402.28 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE CONCA VE TO THE NORTHERLY HAVING A RADIUS OF 2864.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1130.83 FEET THROUGH A CENTRAL ANGLE OF 22°37'00" TO THE END OF SAID CURVE; THENCE S 84°21'52" E 2662.57 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 5729.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1021.67 FEET THROUGH A CENTRAL ANGLE OF 10°13'00" TO THE END OF SAID CURVE; THENCE S 74°08'52" E 323.26 FEET ALONG SAID SURVEY LINE TO THE EAST LINE OF SAID SECTION 27, AT A POINT 601.98 FEET N 0°15'08" E OF 3/4" IRON PIPE MARKING THE SE CORNER OF SAID SECTION 27 .

TOGETHER WITH:

A PORTION OF A RIGHT OF WAY VACATION AS PER RESOLUTION R-25-175, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 64 A

258.00 FEET WIDE PUBLIC RIGHT OF WAY AS DEPICTED AND RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE HIGHWAY RIGHT OF WAY MAP (PROJECT NUMBER 13050-000-4161201), DATED JULY 20, 2006, ORIGINALLY ARCADIA ROAD PER SAID RIGHT OF WAY MAP AND THE WESTERLY RIGHT OF WAY LINE OF GARDENIA STREET, A 40 FOOT WIDE PUBLIC RIGHT OF WAY, AS DEPICTED AND RECORDED IN FLORIANA COURT, A SUBDIVISION IN PLAT BOOK 2, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.00°18' 40"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.23 FEET TO THE NORTHEAST CORNER OF LOT 21, BLOCK 3, SAID SUBDIVISION; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.00°18' 40"E., ALONG THE EASTERLY LINE OF LOTS 22-24 SAID SUBDIVISION A DISTANCE OF 155.00 FEET; THENCE S.89°41'33"E., A DISTANCE OF

20.00 FEET; THENCE S.00°18'40"W., A DISTANCE OF 155.00 FEET; THENCE N.89°41'20"W., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY, TOTAL PARCEL CONTAINING 49,797 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 9, 2026

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

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. ZL-26-02, which was filed in this office on October 9, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

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

October 8, 2026 - Land Use Meeting

Subject

ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) – PLN2602-0134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2

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).

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Alyssa Grove, Planner I, 941-748-4501 x6836, Alyssa.Grove@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
ALTERNATIVE MOTIONS

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards of the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number ZL-26-02 with Conditions of Approval A.1-A.2, B.1-B.4, and C.1-C.2, as recommended by the Planning Commission.

DENIAL:

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

review standards of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number ZL-26-02.

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

Applicable Advisory Board
PLANNING COMMISSION ACTON:
On August 13, 2026, by a vote of 6 – 0, the Planning Commission continued the public hearing to no date set and to be readvertised.
On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended adoption. Member Bower was absent.

PUBLIC COMMENT AND CORRESPONDENCE:
August 13, 2026 – Planning Commission
There were no public comments.
Nothing was entered into the record.

Background Discussion
• Request
The request is to rezone a 1.14-acre portion of an 11.37-acre parcel from Suburban Agriculture (A-1) Zoning District to General Commercial/Limited (GC/L) Zoning District. A Schedule of Permitted and Prohibited uses has been proffered; the Schedule will restrict uses of the rezone site to outdoor storage.

o Specific Approval
N/A

o Conditions of Approval
There are eight conditions; refer to staff report and ordinance for additional information.
1) Uses limited to outdoor storage as proffered by the applicant
2) Infrastructure on the parcel cannot be open to the public, if so, it may trigger additional traffic studies.

• General Information
o Location:
The property is located on the north side of SR 64 East, west of Cyprus Creek Boulevard and east of Morgan Johnson Road (aka 57th Street East) in unincorporated Manatee County.
o Acreage of Project:
The project site consists of a 1.14-acre portion of an 11.37-acre parcel.
o Density/Intensity of Project:
The applicant has proposed a limited rezone with no site plan. Subsequent development, if approved, will permit a potential intensity is 0.35 FAR.

- 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 July 2, 2026. A sign-in sheet, summary of issues and concerns, workshop presentation, and signage (location and photos) was provided.

- Future Land Use Category
  Residential-6 (RES-6).

- Land Use History
  o The project site has been categorized with the Future Land Use Category, RES-6, since the adoption of the Manatee County Comprehensive Plan.
  oThe project site has been zoned Suburban Agriculture (A-1) Zoning District since the adoption of the Manatee County Land Development Code.
  o The 1.14-acre site (which includes portions of a vacated Right-of-Way easement) was combined with the adjacent eastern parcels to create the entire 11.37-acre parcel in January 2026

- Surrounding Areas
  o North: Planned Development Mixed Use / Residential apartments
  oSouth: SR 64 East / City of Bradenton / Retail, Restaurant
  oEast: Planned Development Mixed Use, Planned Development Commercial / Dealership, Warehouse Discount Store
  o West: General Commercial, Neighborhood Commercial Medium, Agricultural Suburban / Vacant Residential Platted, DOT Owned, Vacant Commercial

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

PLANNING COMMISSION ACTON:
On August 13, 2026, by a vote of 6 – 0, the Planning Commission continued the public hearing to no date set and to be readvertised.
On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended adoption. Member Bower was absent.

BOARD OF COUNTY COMMISSIONERS ACTION:
On September 3, 2026, by a vote of 6 – 0, the Board of County Commissioners continued the public hearing to October 8, 2026, and to be readvertised.

PUBLIC COMMENT AND CORRESPONDENCE:
August 13, 2026 – Planning Commission
There were no public comments.
Nothing was entered into the record.

September 3, 2026 – Board of County Commissioners
There were no public comments.
Nothing was entered into the record.

Attorney Review
Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded by email to Matter #FY-25/26-2367 on July 28,2026.

Instructions to Board Records
Please ensure the Chairman signs page 4 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

Board of County Commissioners: October 8, 2026

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.

Planning Commission:	**August 13 & September 17, 2026**
Board of County Commissioners:	**September 3 & October 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 of the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number ZL-26-02 with Conditions of Approval A.1-A.2, B.1-B.4, and C.1-C.2, as recommended by the Planning Commission.

DENIAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number ZL-26-02.

PLANNING COMMISSION ACTON:
On August 13, 2026, by a vote of 6 – 0, the Planning Commission continued the public hearing to no date set and to be readvertised.
On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended adoption. Member Bower was absent.

BOARD OF COUNTY COMMISSIONERS ACTION:
On September 3, 2026, by a vote of 6 – 0, the Board of County Commissioners continued the public hearing to October 8, 2026, and to be readvertised.

PUBLIC COMMENT AND CORRESPONDENCE:

August 13, 2026 – Planning Commission
There were no public comments.
Nothing was entered into the record.

September 3, 2026 – Board of County Commissioners
There were no public comments.
Nothing was entered into the record.

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

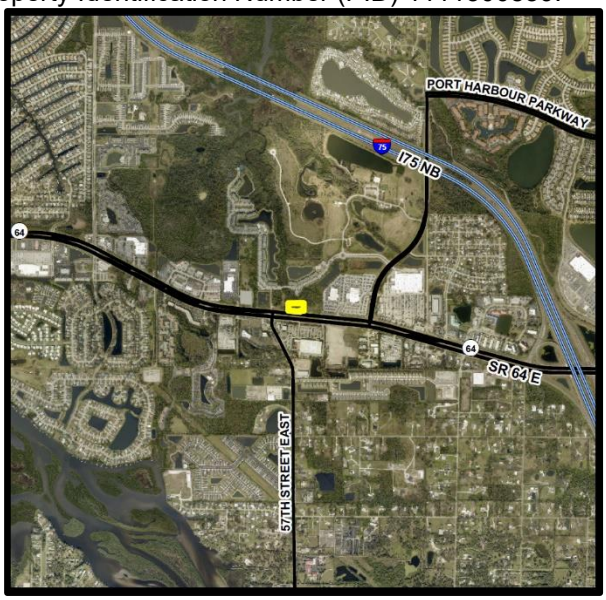
SECTION 1 PROJECT SUMMARY	
CASE NUMBER	ZL-26-02/PLN2602-0134
PROJECT NAME	Gettel Bradenton Rezone
SECTION / TOWNSHIP / RANGE(S)	27 / 34S / 18E
PARCEL / ADDRESS	1111300859 / SR 64 E, Bradenton FL, 34208
ACREAGE	Rezone: 1.14 acres of approximately 11.37 acre parcel
GENERAL LOCATION	Located on the north side of SR 64 East, west of Cyprus Creek Boulevard and east of Morgan Johnson Road (aka 57th Street East) in unincorporated Bradenton
OWNER / APPLICANT / AGENT	**Owner/Applicant:** Gettel Bradenton Inc. **Agent:** Marshall Robinson (Grimes Hawkins Gladfelter & Galvano, P.L.)
FUTURE LAND USE CATEGORY	Residential – 6 (RES-6)
EXISITING ZONING DISTRICT	Suburban Agriculture (A-1), Planned Development Mixed Use (PDMU) portion of the parcel is not being changed
PROPOSED ZONING DISTRICT	General Commercial Limited (GC/L) to 1.14 of the total 11.37 total acres
PROPOSED USE(S)	Outdoor Storage
DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Maximum:** 6 DU/GA **Proposed:** N/A
INTENSITY *Floor Area Ratio (FAR)*	**Maximum:** 0.35 FAR **Proposed:** N/A
OVERLAYS / SPECIAL AREAS	CEA, CHH, CPA
SPECIFIC APPROVAL REQUEST(S)	N/A
NEIGHBORHOOD WORKSHOP	Held June 22, 2026
REMAINING ISSUES OF CONCERN	N/A
CASE MANAGER	Alyssa Grove, MCRP, Planner I

SECTION 2
MAPS & DISCUSSION

History

The project area consists of an approximately 1.14-acre portion of a unitary parcel totaling approximately 11.37 acres. The 1981 Zoning Map shows the property zoned as A-1. With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the RES-6 Future Land Use Category (FLUC). According to the Manatee County GIS aerials, the property has historically been vacant and recently combined with the neighboring parcel to the east for the Gettel car dealership.

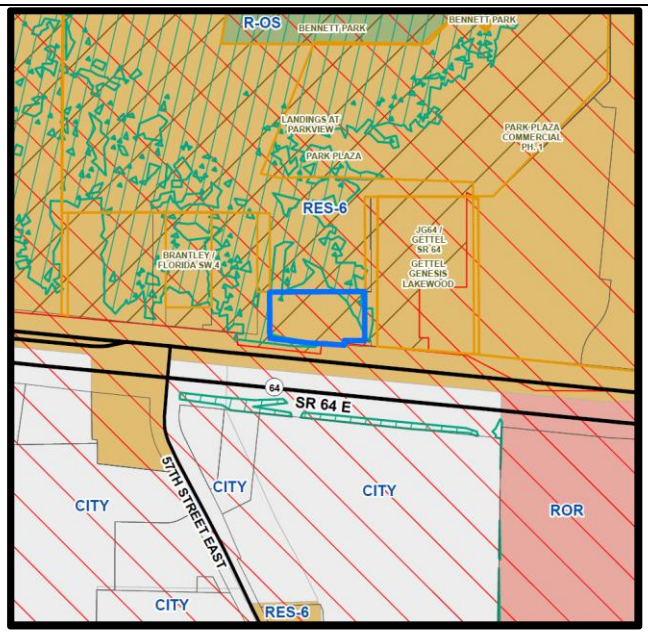
The site was previously two separate parcels, zoned A-1. On October 10, 2025, the Right-of-Way (ROW) easement that existed on this on this project site was vacated, this distributed a small amount of acreage to the surrounding parcels. The two parcels that make up this rezone received a combined acreage of 0.07 acres. The boundary survey shows the two parcels prior to the ROW vacation as having a combined acreage of 1.07 acres. The addition of the vacated ROW easement created the project area of 1.14 acres represented in this application. A lot combination request was submitted on January 9, 2026. The request to combine these two lots, with two adjacent parcels into a unitary parcel was approved, thus creating the approximately 11.37 acre parcel referenced under Property Identification Number (PID) 1111300859.



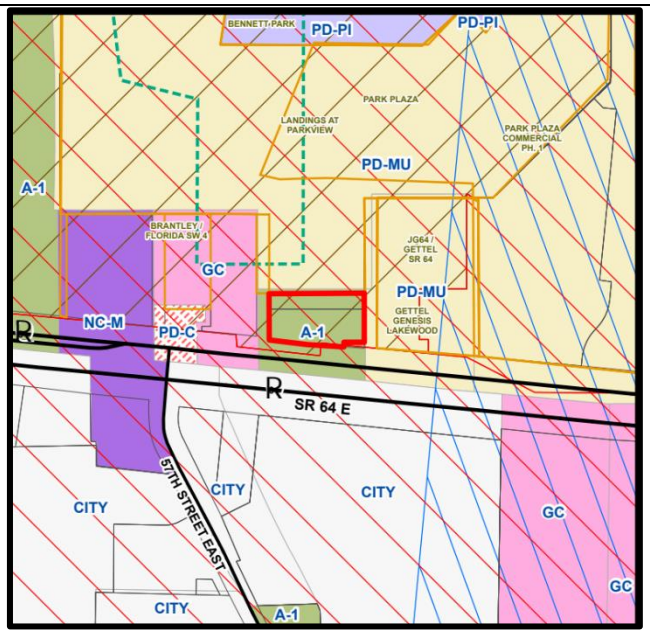
Aerial Map



Aerial Map (Zoomed)



Future Land Use Map



Zoning Map

Request

The applicant is requesting a rezone of an approximately 1.14-acre portion of an approximately 11.37-acre parcel from A-1 to GC/L, with the applicant voluntarily limiting the schedule of uses for the proposed rezoned portion to only outdoor storage. The remainder of the 11.37-acre parcel remains PD-MU with no zoning change. No site plan is proffered currently.

SURROUNDING ZONING AND USES	
NORTH	Planned Development Mixed Use / Residential apartments
SOUTH	City of Bradenton / Retail, Restaurant
WEST	General Commercial, Neighborhood Commercial Medium, Agricultural Suburban / Vacant Residential Platted, DOT Owned, Vacant Commercial
EAST	Planned Development Mixed Use, Planned Development Commercial / Dealership, Warehouse Discount Store

SECTION 3 SITE DESIGN DETAILS	
SETBACKS REQUIRED	Front: 25 feet Rear: 15 feet Side: 10 feet Non-residential use adjacent to single-family residential zoning: 20 feet
MINIMUM LOT WIDTH / AREA	75 feet / 7,500 square feet
MAXIMUM HEIGHT	Maximum 4-stories (or 6-stories with Special Permit) Subject to LDC Section 401.5- Building Height Compatibility
OPEN SPACE	**Required:** 30% **Provided:** N/A – Provided at time of FSP
ACCESS	Access is determined at time of FSP
PARKING	Parking is to be reviewed at time of FSP
FLOOD ZONE(S)	The site lies in Flood Zone AE 8, Panel 12081C0326F (8/10/21)
AREA OF KNOWN FLOODING	**Project located in flood prone area**: Yes **Type of Flooding**: Rainfall **Project subject to flow reduction**: N/A **Project subject to OFW**: N/A **Watershed/Basin**: Manatee River BL DAM **Project located within Floodplain and/or Floodway**: Property is located in the FEMA 1% Annual Chance Flood Hazard. **Methodology Meeting**: A methodology meeting may be requested for drainage design. **Drainage Easements/Access Easements required for existing system(s)**: An unobstructed 20-foot maintenance and drainage easement shall be required on the western property boundary from top of bank of the drainage ditch onto the property. **Impairment**: Please verify with the SWFWMD/FDEP and any required net improvement.
UTILITIES	POTABLE WATER INFRASTRUCTURE • Existing 10-inch County water line along SR 64 WASTEWATER INFRASTRUCTURE • Existing 8-inch County force main along SR 64 RECLAIMED WATER INFRASTRUCTURE • No County-owned reclaimed water infrastructure currently present at the project location

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

BUFFERS

Standards Required	Design Proposal	Compliance	Comments
LDC Section 701.4.	N/A	N/A	To be reviewed at FSP

SIDEWALKS

Standards Required	Design Proposal	Compliance	Comments
LDC Section 1001.6.	N/A	N/A	To be reviewed at FSP

DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY

Standards Required	Design Proposal	Compliance	Comments
LDC Section 1000.	N/A	N/A	To be reviewed at FSP

TRANSPORTATION

Transportation Link Capacity Analysis

The applicant is proposing to rezone approximately 1.14 acres of the approximately 11.37 acres from Suburban Agriculture (A-1) to General Commercial Limited (GC/L) with the remaining approximately 10.23 acres of said parcel to remain Planned Development – Mixed Use (PD-MU). The applicant indicated that the parcel will be used to store additional vehicles for a vehicle sales center. The project is located generally in the northeast quadrant of Morgan Johnson Road (aka 57th Street East) and SR 64. Transportation Planning and Traffic Engineering Division staff have provided a waiver for this project. The narrative, trip generation, and the schedule of permitted and prohibited uses submitted by the applicant indicated that the impacted roadway segment of SR 64 is currently operating at or above level of service (LOS) performance standard D. However, the impacted roadway segment is projected to fail in the future because of background traffic (the traffic anticipated from future, already-approved development and not specifically due to this proposed rezone).

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
SR 64	3052	C	D	F	F

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.

CONCURRENCY

CLOS applied for: An application for rezoning is not eligible to receive a Certificate of Level of Service for concurrency. The applicant has submitted the required form acknowledging that concurrency will be required as the project proceeds and that there is no guarantee that service will be available at the time of development.

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

ENVIRONMENTAL INFORMATION

Overall Wetland Acreage:	There are potential wetland(s) on site

Proposed Impact Acreage:	N/A

It is our understanding that this proposal is a request to rezone 1.14 acres from A-1 to GC/L. Staff has no objection to the proposed rezone. Please note the following:

- A comprehensive environmental review of this parcel cannot be conducted based on the information provided. No plan has been submitted as part of this request.

  An environmental review will be conducted at time of subsequent site plan submittals.

- Minimum required open space for GC zoning district is 15% (LDC Section 401.4).

- There are potential wetland(s) on site based on National Wetlands Inventory Map and SWFWMD LULC (FLUCCS 600) which will be subject to State and/or Federal permitting requirements.

- According to available maps the project site appears to be heavily treed. Tree protection, removal and replacement requirements will be subject to the requirements of LDC Section 700.

- According to available "data/maps" there are a few Bald Eagle nests within the vicinity of the site. Development will be subject to requirements of U.S. Fish & Wildlife Service guidelines for Bald Eagles if any nests are within 600 feet.

- Please note this project is within the following overlay(s) and is subject to special conditions found in LDC Section 403:
  - Coastal Overlay (CHHA, CEA, CPA) (LDC Section 403.8.C)
  - Coastal Overlay (CHHA, CEA, CPA) (LDC Section 403.8.D): New non-residential projects shall have 30% landscaping/open spaces

- Connection to the County public wastewater system is mandatory for the wastewater collection area shown on the Water/Wastewater Service Areas Map of the Comprehensive Plan, unless specifically exempted through administrative approval criteria as provided in LDC Section 803.1.B.

- Additional comments will be provided upon review of subsequent site plan submittals.

LOCATION MAP



SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

SECTION 403.8 – COASTAL OVERLAY DISTRICTS

SECTION 531.36. - OUTDOOR STORAGE (PRINCIPAL USE)

The following represents an analysis of how the application under applicable review standards of the Manatee County Land Development Code (LDC) and to establish conditions of approval to be adopted for the relevant zoning designations.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	June 22, 2026, at 6:00 p.m.
Workshop Format	Virtual
Workshop Summary	Provided
Sign-In Sheet	Attendees were accounted for in summary
Issues, Suggestions, and Concerns	Provided in Summary
Mail Notice	Provided
Workshop Signage	Provided

*For further details, please see attachments for the Neighborhood Workshop Summary

Analysis: A workshop summary that should include the questions and concerns of those who attended, a list of those in attendance, and the mailed notices that were sent to property owners was provided.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

1. **Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.**
   Analysis: The project site is located in an area of Manatee County that is planned for significant growth. The site is located along State Road 64 and generally surrounded by existing commercial and residential uses. The GC/L zoning will allow for commercial development that is more consistent with the area than would be permitted in the A-1 Zoning District.

2. **Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.**
   Analysis: The site was previously two separate parcels, zoned A-1. On October 21, 2026, a ROW was vacated, adding 0.0782 acres to the subject parcels. The Applicant submitted a lot combination of those two parcels to the Manatee County Property Appraisers on January 9, 2026. The request was approved and both adjoining lots have combined creating an 11.37-acre unitary parcel (PID 1111300859). Only 1.14 acres of the 11.37 acres is zoned A-1 is included in this request to rezone to GC/L. This request is submitted to support the expansion of the Gettel car dealership for the outdoor storage of vehicles. The applicant has voluntarily proffered a schedule of permitted and prohibited uses limiting the potential use on rezoned site to outdoor storage only.

3. **Consistency with the Current Comprehensive Plan.**
   Analysis: The range of potential uses RES-6 FLUC supports neighborhood serving commercial uses. There is currently no proposed site plan for a specified use on the site, though the project narrative indicates the applicant has committed to limiting the rezoned area to the use of outdoor storage. Compliance with the Comprehensive Plan in terms of intensity will be analyzed at the time of final site plan submittal.

4. **Conflicts with Existing or Planned Public Improvements.**
   Analysis: No conflicts are anticipated with the proposed rezone.

5. **Availability of Public Facilities.**
   a. **Impact on the Traffic Characteristics – Specifically Trip Generation Potential.**
      Analysis: A traffic study waiver was requested by the applicant and provided by staff. Staff comments that the narrative, trip generation, and the schedule of permitted and prohibited uses submitted by the applicant indicated that the impacted roadway segment of SR 64 is currently operating at or above level of service (LOS) performance standard D. However, the impacted roadway segment is projected to fail in the future because of background traffic. At time of FSP a Multimodal Site Access and Safety Analysis (MSASA) will need to be submitted for review.

   b. **Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.**
      Analysis: This site is designated as RES-6 FLUC. This designation is reserved for areas which are planned for mixed use development and medium density urban residential uses. There are public facilities established along SR 64 and the proposed GC/L zoning designation is not anticipated to have an adverse impact on the demand for public facilities.

   c. **Impact on Public Facilities Planned and Funded to Support any Change in Density or Intensity.**
      Analysis: Staff does not anticipate any negative impacts to the public facilities. However, a full review will be performed at time of FSP. At that time, if the current public facilities are unable to serve the site, the developer will be required to provide the necessary offsite improvements to accommodate the site.

6. **Health, Safety or Welfare of the Neighborhood and County.**
   Analysis: The proposed rezone is not anticipated to adversely affect the health, safety, or welfare of the neighborhood or County. During the FSP review, the project will undergo evaluation to ensure compliance with site lighting, sidewalk connectivity, and traffic circulation standards to ensure the health, safety or welfare of the neighborhood and County. The applicant is not requesting any modifications from the LDC requirements.

7. **Conformance with All Applicable Requirements of this Code.**
   Analysis: The site will be required to meet the bulk and dimensional requirements of the GC Zoning District, as described in Table 4-8 of the LDC. This project is located in the Coastal Overlays (CHHA, CEA, CPA). Please refer to LDC Section 403.8. for development standards. The applicant must demonstrate compliance with these standards at time of FSP.

8. **Consistency with the Development Patterns in the Area.**
   Analysis: This area of Manatee County is designated RES-6 FLUC, planned for mixed-use development, and medium-density urban residential uses. The site's location on SR 64, adjacent to the City of Bradenton, as well as GC, PDMU, and PDC Zoning Districts, supports the request for rezoning to GC/L.

9. **Logical Expansion of Adjacent Zoning Districts.**
   Analysis: Adjacent zoning districts are GC, PDC, and PDMU, and the City of Bradenton. The proposed GC/L zoning designation is a logical expansion of the adjacent zoning districts as it allows for the expansion of an existing commercial use that serves the area.

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

11. **Environmental Impacts.**
    Analysis: Environmental staff has no objection to the rezone, however, a comprehensive environmental review cannot be conducted based on the information provided, additional comments will be provided upon review of subsequent site plan submittals.

12. **Types of Allowable Uses and Impact of those on Surrounding Residential Areas.**
    Analysis: The allowable uses in the GC Zoning Districts are specified in LDC Table 4-3: Uses for Non-Residential Districts. These uses include a variety of commercial uses (retail and services), community services, and residential uses. However, the applicant has proffered a Schedule of Permitted and Prohibited Uses that further limits the proposed use to outdoor storage as the sole principal use to increase compatibility with adjacent residential single-family as it limits more intensive or disruptive uses that would be allowed in GC from occupying the project area.

    There is multi-family zoning to the north of the subject property. The subject development will be required to provide any and all applicable screening and buffers.

    The uses permitted in the proposed zoning district can be found to be compatible with the permitted uses in the surrounding zoning districts.

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

14. **Consistency with the Planned Development District Standards.**
    Analysis: Not applicable. The rezone is to a Standard Zoning District.

15. **Any Other Matters Which May Be Appropriate.**
    Analysis: There are no other known matters which may be appropriate for consideration pursuant to the LDC or Comprehensive Plan.

16. **Transportation Impact Review pursuant to Section 343.**
    Analysis: Based on the analysis provided by staff, it appears the potentially impacted segment of State Road 64 is projected to be deficient due to reserved trips. However, the future LOS remains the same with or without the proposed rezone.

SECTION 403.8.H. – REVIEW CRITERIA FOR COASTAL OVERLAY DISTRICTS

1. **The project minimizes the disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from the effects of storm events.**
   Analysis: It is the applicant’s responsibility to demonstrate how this project will minimize any disturbances of the natural shoreline resources at time of FSP.

2. **The proposed development will not adversely affect existing seagrass habitats.**
   Analysis: It is the applicant's responsibility to demonstrate how the proposed development will not adversely affect existing seagrass habitats at time of FSP.

3. **A Hurricane Evacuation Plan has been prepared in accordance with the requirements of the Division of Emergency Management.**
   Analysis: At time of FSP the applicant shall provide a Hurricane Evacuation Plan in accordance with this section and the requirements of the Division of Emergency Management.

4. **The project conforms to adopted standards for available hurricane shelter capacity and evacuation clearance times.**
   Analysis: At time of FSP the applicant shall demonstrate conformance to adopted standards for available hurricane shelter capacity and evacuation clearance times.

5. **Provision has been made for the use of special assessments to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time.**
   Analysis: At time of FSP the applicant is responsible for including a provision for the use of special assessments to recoup expenditures for the repair of storm related damage to public and private infrastructure within a reasonable time.

6. **Provision has been made for notification to prospective residents and businesses that specific standard and additional costs may be associated with the development project. This notification shall be recorded to run with the land.**
   Analysis: At time of FSP the applicant is responsible for including a provision for the notification to prospective business that specific standard and additional costs may be associated with the development project.

7. **Provision has been made for the preservation of a representative area of predevelopment natural vegetative communities.**
   Analysis: It is the applicant's responsibility to provide a provision for the preservation of a representative area of predevelopment natural vegetative communities at the time of FSP.

8. **Developments which will discharge into receiving waters flowing into a "Conditionally Approved" or "Approved" DEP Shellfish Harvesting Area have demonstrated that water quality non-degradation for all applicable parameters will be met. Non-degradation will be assumed when compliance with State Outstanding Florida Water or State Class II water quality criteria is achieved, whichever is more stringent.**
   Analysis: If the proposed development will discharge into referenced receiving waters, the applicant must demonstrate that water quality non-degradation for all applicable parameters will be met at time of FSP.

9. **Developments adjacent to the boundaries of the Terra Ceia Aquatic Preserve will not result in significant degradation of water quality, shoreline, or estuarine habitat that is either attributable to the development alone or in combination with other developments.**
   Analysis: Not applicable, development is not adjacent to the boundaries of the Terra Ceia Aquatic Preserve.

10. **The cumulative effect of the proposed development and existing development will not have a significant impact on adjacent natural resource reservation areas.**
    Analysis: It is the responsibility of the applicant to demonstrate that the proposed development will not have a significant impact on adjacent natural resource reservation areas at time of FSP.

11. **Provision has been made for the protection of identified historic resources and/or for the mitigation of impacts upon such resources.**
    Analysis: There are no known historic resources on or adjacent to the subject property. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources. Adherence to this provision shall be demonstrated at time of FSP.

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: The screening requirements for outdoor storage will be reviewed for adherence with the LDC at 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 provision of restroom facilities will be reviewed at time of FSP.

SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the RES-6 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 parcels are located near existing public utilities. If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer. Further review will occur at time of FSP.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).
Analysis: These subject parcels fall west of the established Future Development Area Boundary (FDAB) as a commercial project which limits urban sprawl by promoting development in already developed areas.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: The project site is located west of the FDAB, where development is encouraged.

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 timing is appropriate given development trends in the area. The surrounding area is characterized by commercial and residential uses along SR 64, making this an area intended for commercial development. The applicant has proffered a Schedule of Permitted and Prohibited Uses attached as Exhibit "B" that limits the property to outdoor storage in order to facilitate storage of inventory vehicles for the Gettel car dealership.

Policy 2.2.1.12. RES-6: Establish the Residential-6 future land use category as follows:

Policy 2.2.1.12.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development with complementary support uses.

Policy 2.2.1.12.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density urban residential and clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4.

Analysis: The proposed rezone to GC/L for outdoor storage use is supported by the Residential-6 FLUC's Range of Potential Uses.

Policy 2.2.1.12.3. Range of Potential Density/Intensity:

Maximum gross residential density:
Six (6) dwelling units per acre.
Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).
Twelve (12) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the 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.

Minimum gross residential density:
5.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing."

Maximum net residential density:
Twelve (12) dwelling units per acre.
Sixteen (16) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Sixteen (16) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:
0.35.
1.00 inside the UIRA, within designated Urban Corridors, and at activity nodes (see Policy 2.2.1.12.4).
Maximum Square Footage for Neighborhood Commercial Uses:
Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.12.4).

Analysis: This request is for a limited rezone to GC/L; review for compliance with density/intensity will be completed at time of FSP submittal.

Policy 2.2.1.12.4. Other Information:

(a) In order to serve the neighborhood commercial needs within the RES-6 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.12.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(b) 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

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The applicant is requesting a limited rezone; a site plan is not accompanying the rezoning request, therefore the site cannot be examined for compatibility. Compatibility measures will be reviewed at time of FSP submittal.

Objective 2.10.4. - Locational Criteria and Development Standards.
Analysis: This project promotes the expansion of a commercial use in an area where commercial locational criteria can be met.

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- The proposed rezone is aimed to promote development that will be a low trip generator.
- The proposed rezone would assist with the expansion of an existing commercial development in the area.

NEGATIVE ASPECTS WITH MITIGATING MEASURES

- GC allows for a wide range of commercial uses.
  - Mitigating Measure: The applicant has proposed a schedule of uses that limits the use to outdoor storage

SECTION 7
SPECIFIC APPROVAL REQUESTS

Not applicable as this is a standard rezone and specific approvals cannot be requested with this request.

SECTION 8
CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit “B”.

2. All applicable federal and state permits shall be obtained prior to commencement of development.

B. 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 1% Annual Chance Flood Hazard.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling (This applies to PDR/PDC projects).

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

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated 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).

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the western 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 systems.

C. TRANSPORTATION

1. The applicant indicated that the project area will be used to store additional vehicles for vehicle sales center. The transportation analysis for this Project was based on the representations from the Applicant that the infrastructure on the proposed rezoned portion (1.14 acres) will not be open to vehicular traffic from the public. In the event the infrastructure on the Rezoned Parcel is open to vehicular traffic from the public or if the building footprint on the parcel is extended due to this use, the County may require the Applicant to submit additional traffic studies.

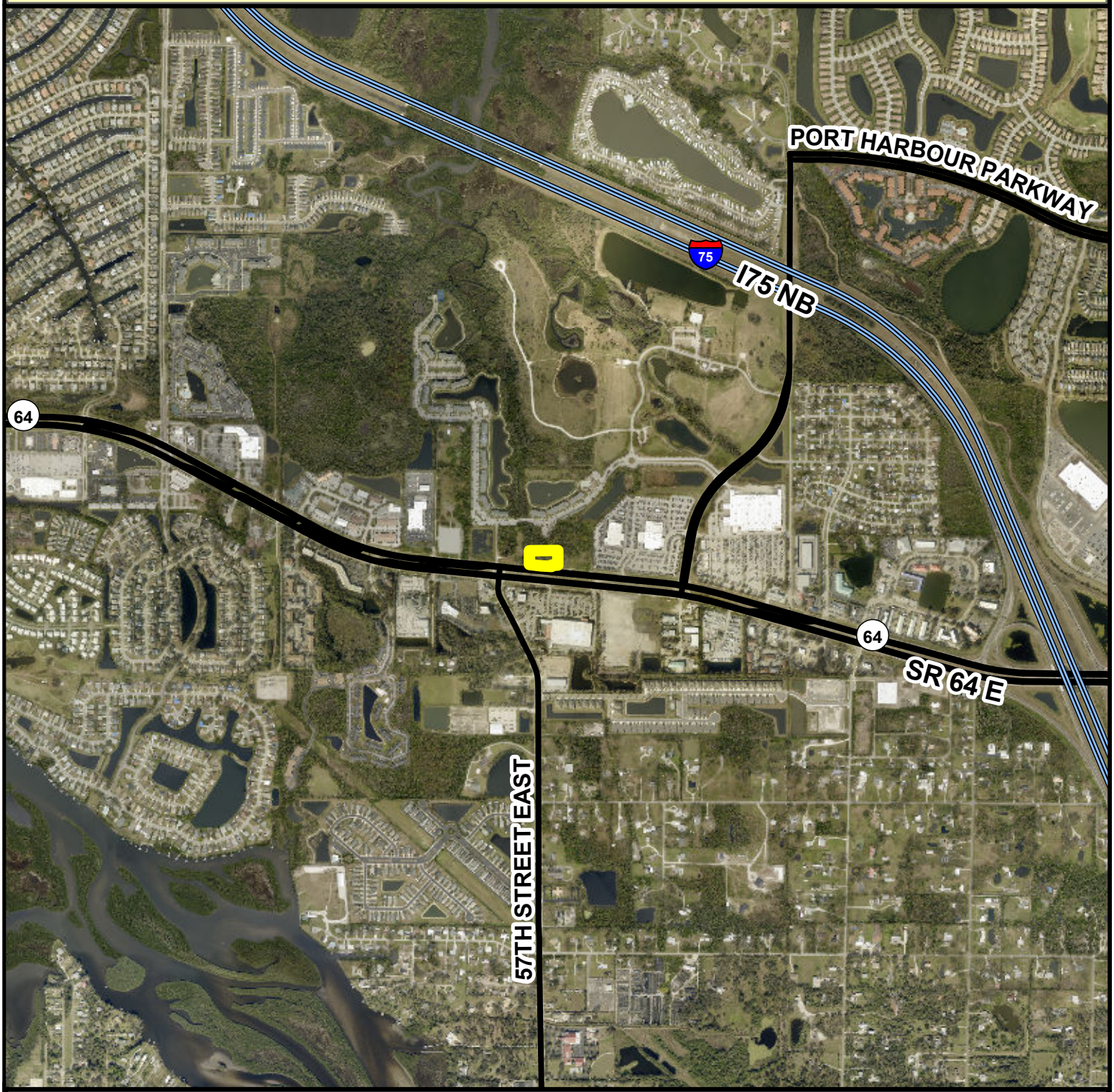
2. The County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS). Therefore, at the time of future site plan submittal and accompanying Multimodal Site

	Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

REMAINING ISSUES OF CONCERN
N/A

ATTACHMENTS
1. Staff Report Maps and Aerials **2. Boundary Survey** **3. Conditional Traffic Study Waiver** **4. Concurrency Deferral Form** **5. Zoning Disclosure Affidavit** **6. Exhibit B - Schedule of Permitted and Prohibited Uses** **7. Neighborhood Workshop Summary** **8. Affidavit of Publishing** **9. Ordinance ZL-26-02**

AERIAL



Parcel ID #(s) Multiple

Project Name: Gettel Bradenton Inc - SR 64 Rezone
Project #: ZL-26-02
Accela #: PLN2602-0134

S/T/R: 33 34S 18E
Acreage: 1.14
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: CEA, CHH, CPA
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 7 / 2026

Feet
0 840 1,680

AERIAL



Parcel ID #(s) 1111300859

Project Name: Gettel Bradenton Inc - SR 64 Rezone
Project #: ZL-26-02
Accela #: PLN2602-0134

S/T/R: 33 34S 18E
Acreage: 1.14
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: CEA, CHH, CPA
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 7 / 2026

Feet
0 90 180

AERIAL



Parcel ID #(s) Multiple

Project Name: Gettel Bradenton Inc - SR 64 Rezone
Project #: ZL-26-02
Accela #: PLN2602-0134

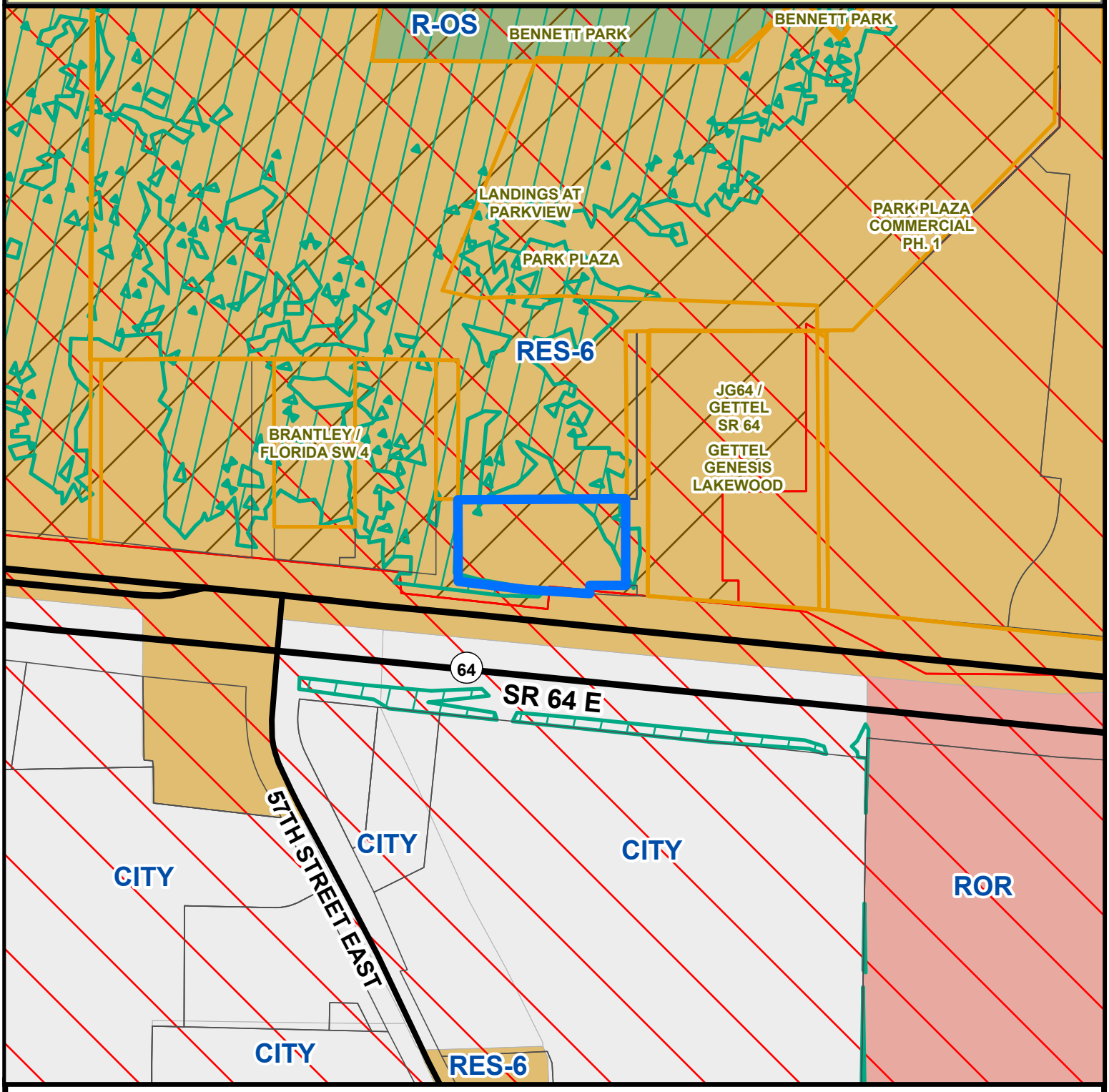
S/T/R: 33 34S 18E
Acreage: 1.14
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: CEA, CHH, CPA
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 3 / 2026

Feet
0 40 80

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Gettel Bradenton Inc - SR 64 Rezone
Project #: ZL-26-02
Accela #: PLN2602-0134

S/T/R: 33 34S 18E
Acreage: 1.14
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: CEA, CHH, CPA
Special Areas: NONE

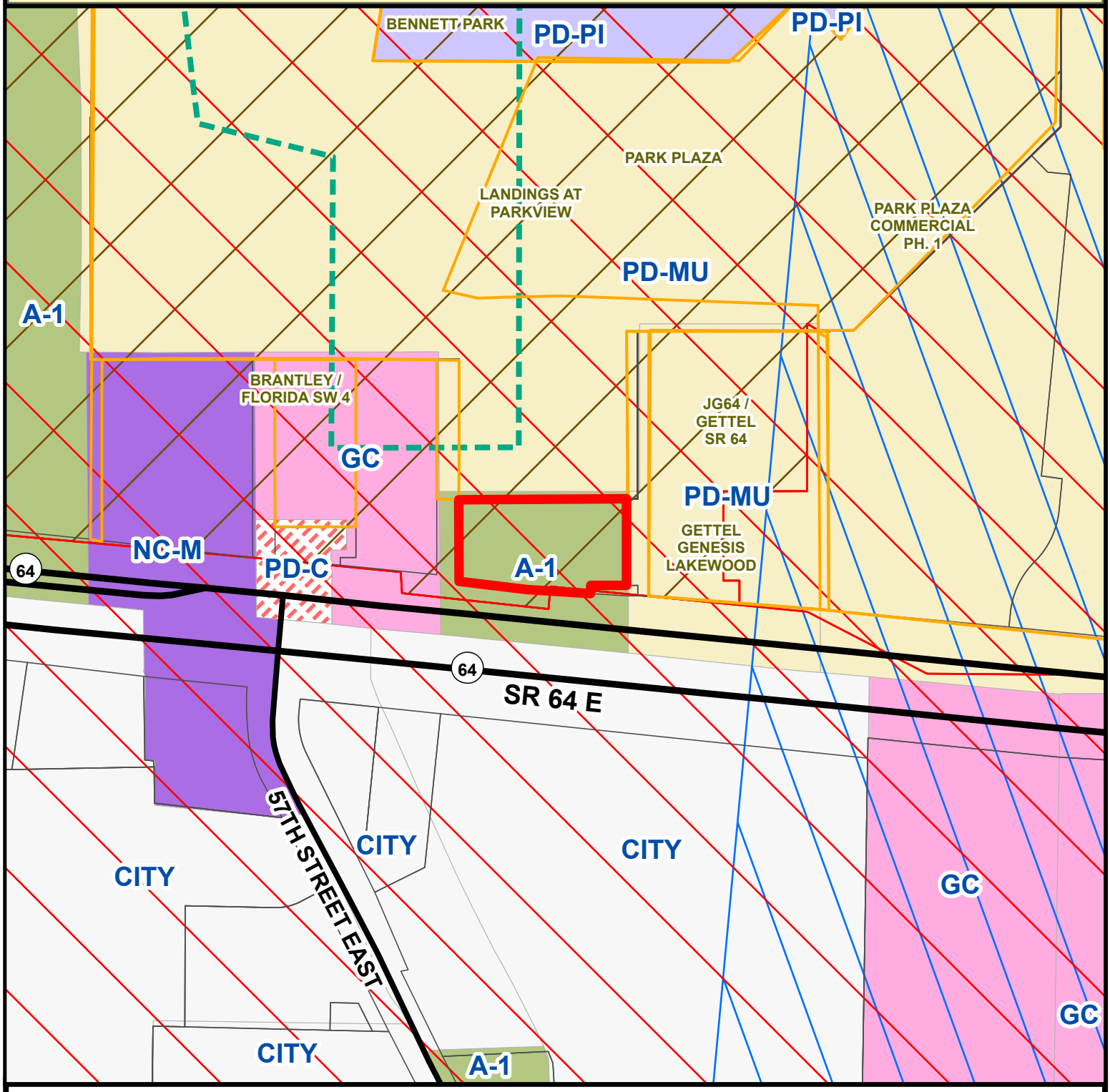
CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

CHHA
Coastal Planning Area
Coastal Evacuation Area

Manatee County
Staff Report Map
Map Prepared 3 / 2026

Feet
0 140 280

ZONING



Parcel ID #(s) Multiple

Project Name: Gettel Bradenton Inc - SR 64 Rezone
Project #: ZL-26-02
Accela #: PLN2602-0134

S/T/R: 33 34S 18E
Acreage: 1.14
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: CEA, CHH, CPA
Special Areas: NONE

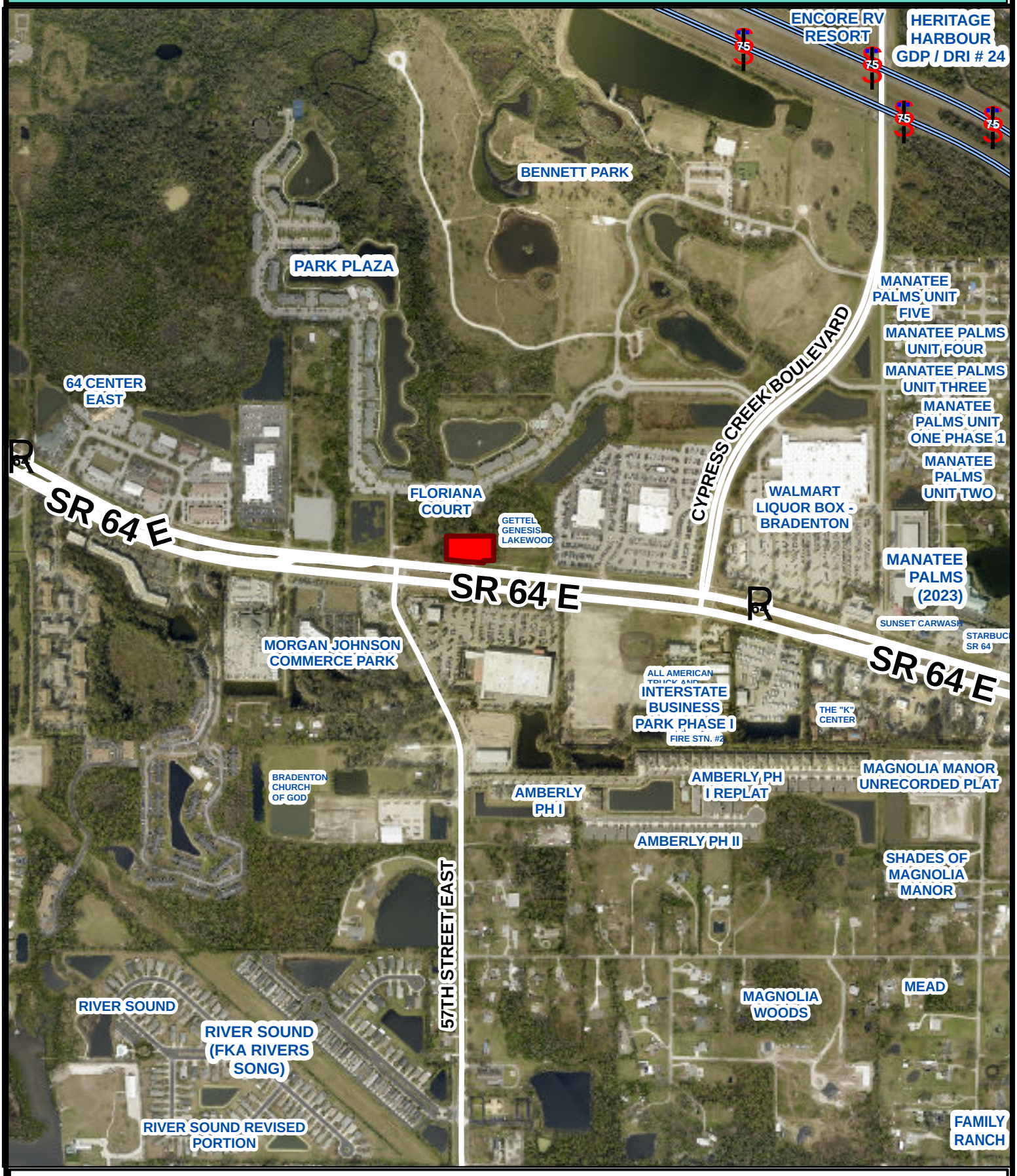
CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

- Coastal High Hazard - Zoning
- Coastal Planning Area
- Coastal Evacuation Area
- Entranceways

Manatee County
Staff Report Map
Map Prepared 7 / 2026

Feet
0 140 280

PROPOSED LOCATION OF GETTEL BRADENTON SR 64



0 750 1,500

Feet

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

Manatee County Zoning Ordinance

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.

WHEREAS, Gettel Bradenton, Inc. (the "Applicant") filed an application to rezone approximately 1.14 acres of an approximately 11.37 acre parcel described in Exhibit "A", attached hereto, (the "Property") 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; and

WHEREAS, the applicant also filed a Schedule of Permitted and Prohibited Uses Exhibit "B" attached hereto; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held public hearings on August 13, 2026, and September 17, 2026, to consider the rezone with Conditions and the Schedule of Permitted and Prohibited Uses applications, and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

of Manatee County, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission of the County, 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 concerned the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance for 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.

B. The Board of County Commissioners, after due public notice, held public hearings on September 3, 2026, and October 8, 2026, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at the public hearing.

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

Section 2. REZONE / LIMITED. The rezone is hereby approved upon the property, subject to the following Conditions:

A. DESIGN AND LAND USE

1. The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit "B".

2. All applicable federal and state permits shall be obtained prior to commencement of development.

B. 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 1% Annual Chance Flood Hazard.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling (This applies to PDR/PDC projects).

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

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated 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).

4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the western 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 systems.

C. TRANSPORTATION

1. The applicant indicated that the project area will be used to store additional vehicles for vehicle sales center. The transportation analysis for this Project was based on the representations from the Applicant that the infrastructure on the proposed rezoned portion (1.14 acres) will not be open to vehicular traffic from the public. In the event the infrastructure on the Rezoned Parcel is open to vehicular traffic from the public or if the building footprint on the parcel is extended due to this use, the County may require the Applicant to submit additional traffic studies.

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

Section 3. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County, Ordinance No. 15-17, the Manatee County Land Development Code, is hereby amended by changing the zoning district classification of the property described in Exhibit “A”, incorporated by reference herein, for 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.

and the Clerk of the Circuit Court, as clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 8th day of October 2026.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court

BY: _____
Deputy Clerk

Exhibit "A"

Legal Description

LOTS 14, 15, 16, 17, 18, 19, 20, 22, 23 AND 24, BLOCK 3, FLORIANA COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 162, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 158.00 FEET NORTHERLY OF THE SURVEY LINE OF STATE ROAD 64 (ARCADIA). SECTION 1305, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST LINE OF SAID SECTION 27 AT A POINT 1037.83 FEET S 0°05'08" W OF A 1/2" IRON PIPE MARKING THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27, SAID POINT BEING ON SAID SURVEY LINE; THENCE S 61°44'52" E 402.28 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE CONCA VE TO THE NORTHERLY HAVING A RADIUS OF 2864.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1130.83 FEET THROUGH A CENTRAL ANGLE OF 22°37'00" TO THE END OF SAID CURVE; THENCE S 84°21'52" E 2662.57 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 5729.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1021.67 FEET THROUGH A CENTRAL ANGLE OF 10°13'00" TO THE END OF SAID CURVE; THENCE S 74°08'52" E 323.26 FEET ALONG SAID SURVEY LINE TO THE EAST LINE OF SAID SECTION 27, AT A POINT 601.98 FEET N 0°15'08" E OF 3/4" IRON PIPE MARKING THE SE CORNER OF SAID SECTION 27 .

TOGETHER WITH:

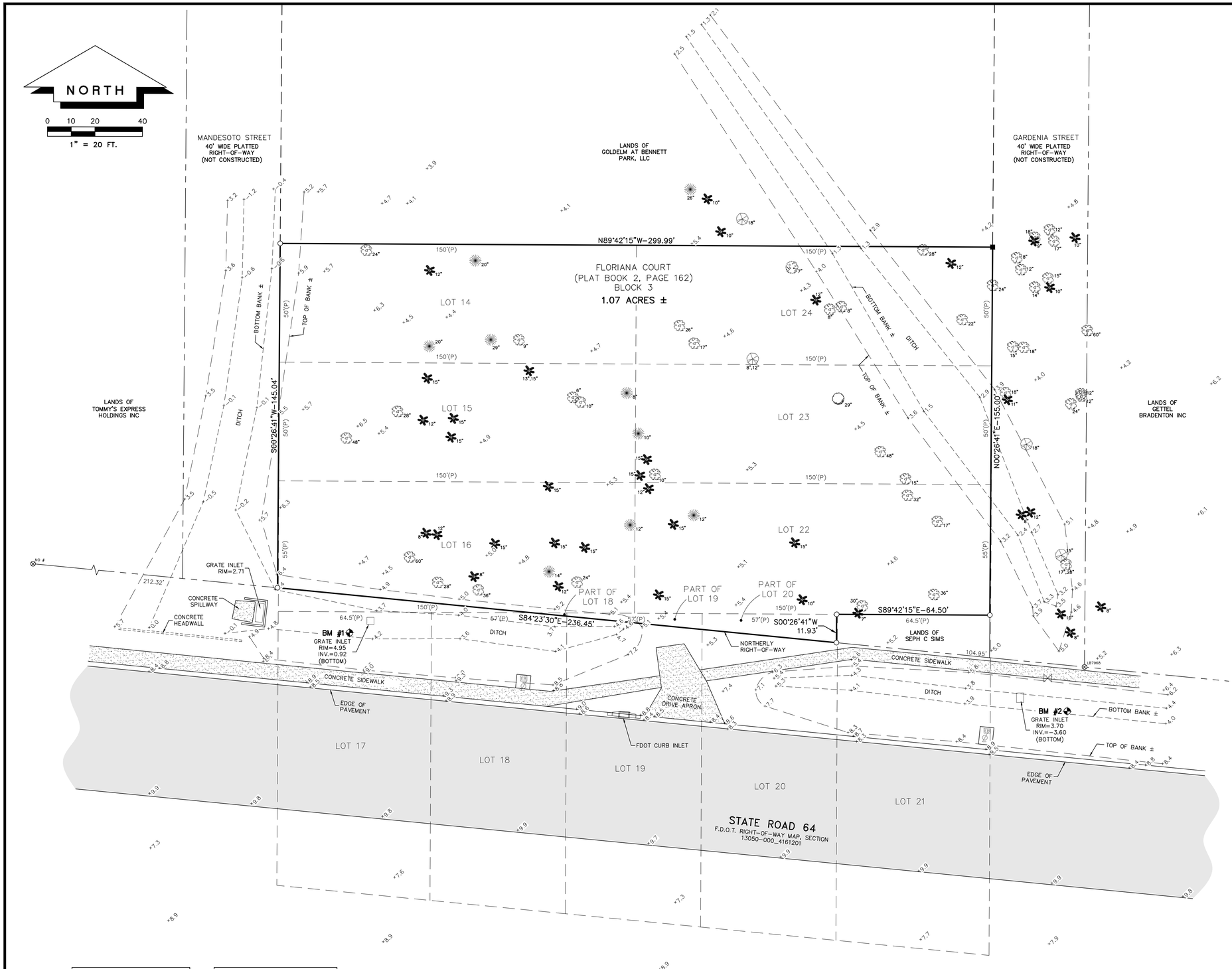
A PORTION OF A RIGHT OF WAY VACATION AS PER RESOLUTION R-25-175, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 64 A

258.00 FEET WIDE PUBLIC RIGHT OF WAY AS DEPICTED AND RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE HIGHWAY RIGHT OF WAY MAP (PROJECT NUMBER 13050-000-4161201), DATED JULY 20, 2006, ORIGINALLY ARCADIA ROAD PER SAID RIGHT OF WAY MAP AND THE WESTERLY RIGHT OF WAY LINE OF GARDENIA STREET, A 40 FOOT WIDE PUBLIC RIGHT OF WAY, AS DEPICTED AND RECORDED IN FLORIANA COURT, A SUBDIVISION IN PLAT BOOK 2, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.00°18' 40"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.23 FEET TO THE NORTHEAST CORNER OF LOT 21, BLOCK 3, SAID SUBDIVISION; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.00°18' 40"E., ALONG THE EASTERLY LINE OF LOTS 22-24 SAID SUBDIVISION A DISTANCE OF 155.00 FEET; THENCE S.89°41'33"E., A DISTANCE OF

20.00 FEET; THENCE S.00°18'40"W., A DISTANCE OF 155.00 FEET; THENCE N.89°41'20"W., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY, TOTAL PARCEL CONTAINING 49,797 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.



DESCRIPTION: (AS PREPARED BY CERTIFYING SURVEYOR)

LOTS 14 THROUGH 20 AND LOTS 22 THROUGH 24, BLOCK 3, FLORIANA COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 162, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT PORTION THEREOF LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 64, AS SHOWN ON F.D.O.T RIGHT-OF-WAY MAP SECTION 13050-00_4161201, BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

CONTAINING 1.07 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (2011) AS ESTABLISHED BY UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (FRPN), WHICH HAS PROVIDED A BEARING OF S84°23'30"E, FOR THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 64.
2. SUBJECT PROPERTY LIES IN FLOOD ZONE "AE" (EL 8) PER FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL 12081C0326F, EFFECTIVE DATE: AUGUST 10, 2021.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT, THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. THE LEGAL DESCRIPTION AS RECORDED IN OFFICIAL INSTRUMENT NO. 202141144655 IS CUMBERSOME AND DIFFICULT TO FOLLOW, THEREFORE AN NEW DESCRIPTION WAS PREPARED BY THE SIGNING SURVEYOR. BOTH DESCRIPTIONS DESCRIBE THE SAME PROPERTY WITH NO GORES, GAPS OR OVERLAPS.
5. THE TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS BASED ON VISIBLE IMPROVEMENTS ONLY, THEREFORE EXCEPTION IS MADE HEREIN REGARDING THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT MARKED OR KNOWN AT THE TIME OF THIS SURVEY.
6. ELEVATIONS SHOWN HEREON IS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD 1988). ORIGIN BENCKMARK (BM) IS A CITY OF BRADENTON BM "COB 1060 2010" WITH A PUBLISHED ELEVATION OF 7.56 FEET NAVD 1988.
7. BENCHMARKS SHOWN ON THIS SURVEY HAVE BEEN PLACED ON THE BEST AVAILABLE FEATURES, EITHER NATURAL OR ARTIFICIAL. IT IS THE RESPONSIBILITY OF THE USER TO CONFIRM THE POSSIBILITY OF MOVEMENT AND/OR RELIABILITY OF SAID FEATURE AT THE TIME OF USE.

LEGEND:

±	= MORE OR LESS		
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION		
NAVD 1988	= NORTH AMERICAN VERTICAL DATUM OF 1988		
◆	= BENCH MARK		
⊗	= 5/8" CAPPED IRON ROD (CIR) FOUND, NUMBER NOTED		
■	= 4"x4" CONCRETE MONUMENT (CM) FOUND, NUMBER NOTED		
+	= ANGLE POINT, NO CORNER FOUND OR SET		
○	= 5/8" CAPPED IRON ROD (CIR) SET, LB8423		
⋈	= GATE VALVE		
⌀	= UTILITY POLE		
EB	= ELECTRIC BOX		
×3.1	= EXISTING GROUND ELEVATION		
22"	= OAK TREE/SIZE NOTED	7"	= CITRUS TREE/SIZE NOTED
15"	= PINE TREE/ SIZE NOTED	12"	= PALM TREE/SIZE NOTED
14"	= MAPLE TREE/SIZE NOTED	12"	= UNKNOWN VARIETY OF TREE/SIZE NOTED

BENCHMARK:
(1988 NAVD)

BENCHMARK #1

CENTER OF GRATE OF GRATE INLET IN BOTTOM OF DITCH, APPROXIMATELY 40 FEET EAST AND 10 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION = 4.95

BENCHMARK:
(1988 NAVD)

BENCHMARK #2

CENTER OF GRATE ON GRATE INLET IN BOTTOM OF DITCH, APPROXIMATELY 32 FEET SOUTH AND 13 FEET EAST OF THE SOUTHEAST PROPERTY CORNER.
ELEVATION = 3.70

SURVEY FOR:
GETTEL BRADENTON, INC.

Boundary & Topographic Survey

IN SECTION 27, TOWNSHIP 34 S., RANGE 18 E.,
MANATEE COUNTY, FLORIDA

APRIL 3, 2025
DATE OF FIELD SURVEY

KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5116

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8103.
SURVEY VALID ONLY TO THE DATE OF FIELD SURVEY SHOWN HEREON.
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

GANNETT FLEMING | TRANSYSTEMS
503 8TH AVENUE WEST
PALMETTO, FLORIDA 34221
PHONE 941.722.4561

JOB NO. P315250034 SCALE 1" = 20 FT. DRAWN BY: T.BALL CHECKED BY: KCK SHEET: 1 OF 1

SKETCH OF DESCRIPTION

Section 27 , Township 34 South, Range 18 East

LEGAL DESCRIPTION:

LOTS 14, 15, 16, 17, 18, 19, 20, 22, 23 AND 24, BLOCK 3, FLORIANA COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 162, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THAT PART LYING WITHIN 158.00 FEET NORTHERLY OF THE SURVEY LINE OF STATE ROAD 64 (ARCADIA). SECTION 1305, SAID SURVEY LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE WEST LINE OF SAID SECTION 27 AT A POINT 1037.83 FEET S 0°05'08" W OF A 1/2" IRON PIPE MARKING THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 27, SAID POINT BEING ON SAID SURVEY LINE; THENCE S 61°44'52" E 402.28 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHERLY HAVING A RADIUS OF 2864.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1130.83 FEET THROUGH A CENTRAL ANGLE OF 22°37'00" TO THE END OF SAID CURVE; THENCE S 84°21'52" E 2662.57 FEET ALONG SAID SURVEY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 5729.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 1021.67 FEET THROUGH A CENTRAL ANGLE OF 10°13'00" TO THE END OF SAID CURVE; THENCE S 74°08'52" E 323.26 FEET ALONG SAID SURVEY LINE TO THE EAST LINE OF SAID SECTION 27, AT A POINT 601.98 FEET N 0°15'08" E OF 3/4" IRON PIPE MARKING THE SE CORNER OF SAID SECTION 27.

TOGETHER WITH:

A PORTION OF A RIGHT OF WAY VACATION AS PER RESOLUTION R-25-175, AS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS IN MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 64 A 258.00 FEET WIDE PUBLIC RIGHT OF WAY AS DEPICTED AND RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION STATE HIGHWAY RIGHT OF WAY MAP (PROJECT NUMBER 13050-000-4161201), DATED JULY 20, 2006, ORIGINALLY ARCADIA ROAD PER SAID RIGHT OF WAY MAP AND THE WESTERLY RIGHT OF WAY LINE OF GARDENIA STREET, A 40 FOOT WIDE PUBLIC RIGHT OF WAY, AS DEPICTED AND RECORDED IN FLORIANA COURT, A SUBDIVISION IN PLAT BOOK 2, PAGE 162, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N.00°18'40"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 18.23 FEET TO THE NORTHEAST CORNER OF LOT 21, BLOCK 3, SAID SUBDIVISION; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.00°18'40"E., ALONG THE EASTERLY LINE OF LOTS 22-24 SAID SUBDIVISION A DISTANCE OF 155.00 FEET; THENCE S.89°41'33"E., A DISTANCE OF 20.00 FEET; THENCE S.00°18'40"W., A DISTANCE OF 155.00 FEET; THENCE N.89°41'20"W., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY,

TOTAL PARCEL CONTAINING 49,797 SQUARE FEET OR 1.14 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF GARDENIA STREET, HAVING A BEARING OF N00°25'11"W.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KYLE E. CROSS, P.S.M.
4. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.
5. THIS SKETCH IS NOT A SURVEY.
6. THIS LEGAL DESCRIPTION AND SKETCH IS CERTIFIED TO MANATEE COUNTY.
7. BEARINGS ARE SHOWN HEREON ARE PLANE COORDINATE FOR THE FLORIDA WEST ZONE (NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT)

REVISIONS:

ATWELL
866.850.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

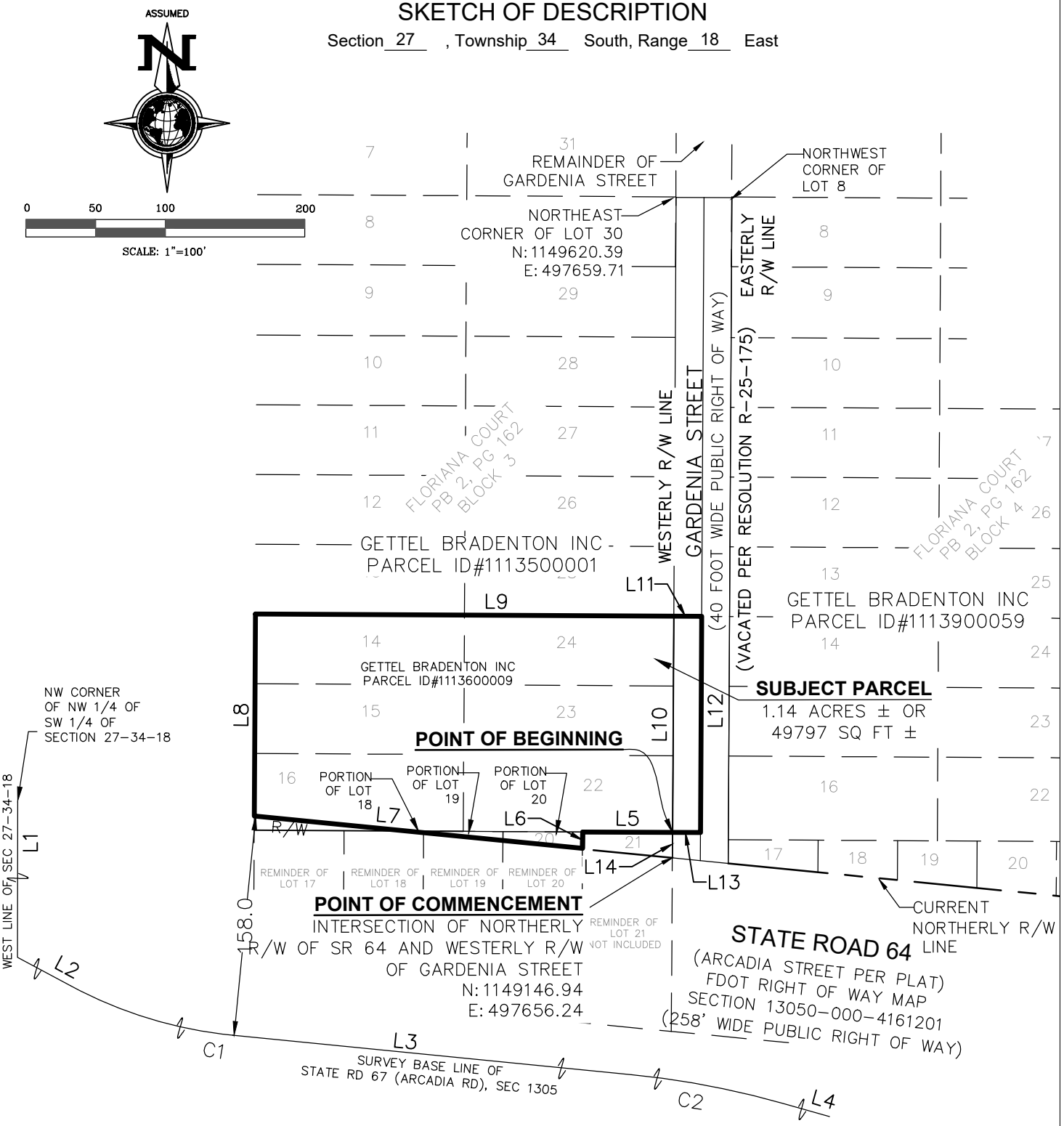
KYLE E. CROSS PSM No. 7176

SHEET 1 OF 3	Scale: 1"= NONE	Drawn by: AG	FB/PG: NONE	DATE: 08/17/2026
				JOB: 26009928

Drawing name: H:\Land_Projects\Gardenia Street Sketch and Description (RW Vacation)\dwg\2026 08 07 Gardenia Street S&D portion of west half for zoning Updated.dwg 1 Aug 26, 2026 3:16pm by: aghysbrecht

SKETCH OF DESCRIPTION

Section 27 , Township 34 South, Range 18 East



REVISIONS:

ATWELL
866.850.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

SHEET 2 OF 3	Scale: 1"= 100'	Drawn by: AG	FB/PG: NONE	DATE: 08/17/2026
				JOB: 26009928

Drawing name: H:\Land_Projects\Gardenia Street Sketch and Description (RW Vacation)\dwg\2026 08 07 Gardenia Street S&D portion of west half for zoning Updated.dwg 2 Aug 26, 2026 2:58pm by: aghysbrecht

SKETCH OF DESCRIPTION

Section 27 , Township 34 South, Range 18 East

Parcel Line Table		
Line #	Length	Direction
L1	1037.83'	S0°05'08"W
L2	402.28'	S61°44'52"E
L3	2662.57'	S84°21'52"E
L4	323.26'	S74°08'52"E
L5	64.51'	S89°41'20"E
L6	11.78'	N0°18'40"E
L7	236.57'	S84°21'52"E
L8	144.82'	S0°18'40"W
L9	300.00'	N89°41'20"W
L10	155.00'	N0°18'40"E
L11	20.00'	S89°41'33"E
L12	155.00'	S0°18'40"W
L13	20.00'	N89°41'20"W
L14	18.23'	N0°18'40"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1130.83	2864.79	022°37'00"	S73°03'22"E	1123.51
C2	1021.67	5729.58	010°13'00"	N79°15'22"W	1020.31

REVISIONS:

ATWELL
866.850.4200 www.atwell-group.com
CERTIFICATE OF AUTHORIZATION LB 0007832
6813 STATE ROAD 70 EAST, BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 896-9938 FAX

SHEET 2 OF 3	Scale: 1"= 100'	Drawn by: AG	FB/PG: NONE	DATE: 08/17/2026
				JOB: 26009928

Drawing name: H:\Land_Projects\Gardenia Street Sketch and Description (RW Vacation)\dwg\2026 08 07 Gardenia Street S&D portion of west half for zoning Updated.dwg 3 Aug 26, 2026 2:59pm by: aghysbrecht

Nafis Anwari

From: Nafis Anwari <nafis.anwari@mymanatee.org>
Sent: Tuesday, April 7, 2026 4:32 PM
To: Concurrency Compliance
Cc: Susan Barfield; Teree Sutton
Subject: CONDITIONAL Traffic study waiver for PLN2602-0134 Gettel Bradenton Inc - SR 64 Rezone

Good afternoon,

Project name: Gettel Bradenton Inc - SR 64 Rezone
Project number: ZL-26-02
Record number: PLN2602-0134

Please take this email as a CONDITIONAL traffic study waiver for the above-mentioned project. The applicant is proposing to rezone 1.09 Acres of parcel from Suburban Agriculture (A-1) to General Commercial Limited (GC/L). The applicant indicated that the parcel will be used to store additional vehicles for a vehicle sales center. The project is located generally in the northwest quadrant of Morgan Johnson Road and SR 64.

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

Disclaimer: This CONDITIONAL Traffic Study Waiver is based solely on the information provided for the Gettel Bradenton Inc - SR 64 Rezone (PLN2602-0134). 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, intersections and the access points. It does not cover the review of traffic engineering elements, such as visibility triangles, driveway spacings, road signs, road markings, etc.

CONDITION:

The applicant indicated that the parcel will be used to store additional vehicles for vehicle sales center. Any infrastructure developed on this parcel cannot be open to the general public. If it is open to the public, it may trigger additional traffic studies.

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.

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: **1111300859** Property Size (**acres** or sq. ft.): **+/-1.09 ac**

Section: **27** Township: **34S** Range: **18E** TAZ: **NA**

Print Name(s) of all Property Owners:

Gettel Bradenton Inc.

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

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

   LEGAL DESCRIPTION

   PARCE ID: 1111300859 – See Attached for Description

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.

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

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

Marshall J Robinson
(Signature)

5/4/26
(Date)

(Signature)

(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 4th day of May (month), 2026 (year), by Marshall Robinson (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

JASMINE VICTORIA GARRIDO
Notary Public - State of Florida
Commission # HH 622116
My Comm. Expires Dec 27, 2028
Bonded through National Notary Assn.

Jasmine Garrido
Signature of Notary Public – State of Florida

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

1111300859

A PORTION OF THE SE 1/4 OF SEC 27, TWN 34, RNG 18, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 27; TH S 00 DEG 45 MIN 20 SEC W ALG THE W LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2644.22 FT TO THE W 1/4 COR OF SD SEC 27; TH S 89 DEG 29 MIN 41 SEC E ALG THE S LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2706.32 FT TO THE CENTER OF SD SEC 27; TH S 00 DEG 16 MIN 42 SEC W ALG THE W LN OF THE SE 1/4 OF SD SEC 27, A DIST OF 436.64 FT; TH S 89 DEG 42 MIN 41 SEC E, A DIST OF 1007.29 FT; TH S 00 DEG 17 MIN 19 SEC W, A DIST OF 243.37 FT; TH S 45 DEG 27 MIN 00 SEC W, A DIST OF 73.60 FT TO THE POB; TH S 44 DEG 33 MIN 23 SEC E, A DIST OF 41.65 FT; TH S 84 DEG 22 MIN 46 SEC E, A DIST OF 41.93 FT; TH S 05 DEG 37 MIN 14 SEC W, A DIST OF 542.80 FT; TH S 82 DEG 04 MIN 46 SEC E A DIST OF 37.75 FT; TH S 05 DEG 34 MIN 08 SEC W, A DIST OF 56.69 FT TO THE PC OF A CURVE TO THE RIGHT, HAVING A RAD OF 150.00 FT, A C/A OF 39 DEG 04 MIN 50 SEC WHOSE CHORD BEARS S 25 DEG 06 MIN 33 SEC W, AND A CHORD DIST OF 100.34 FT; TH ALG THE ARC OF SD CURVE, AN ARC DIST OF 102.31 FT TO THE PRC OF A CURVE TO THE LEFT, HAVING A RAD OF 159.00 FT, A C/A OF 39 DEG 04 MIN 50 ARC OF SD CURVE, AN ARC DIST OF 108.45 FT TO THE END OF SD CURVE; TH S 05 DEG 34 MIN 08 SEC W, A DIST OF 22.13 FT TO A PT ON THE N R/W LN OF SR 64; TH N 84 DEG 22 MIN 46 SEC W ALG SD N R/W LN, A DIST OF 340.49 FT; TH N 00 DEG 26 MIN 14 SEC E PAR WITH AND 10 FT W OF THE E LN OF FLORIANA COURT SUB REC IN PB 2/162, A DIST OF 498.12 FT; TH S 89 DEG 42 MIN 15 SEC E A DIST OF 56.64 FT; TH N 45 DEG 27 MIN 00 SEC E, A DIST OF 447.07 FT TO THE POB; [INSERT "LESS THAT PART INCL IN THE PLATTED R/W OF FLORIANA COURT SUB"], (OR 2523/688); SUBJ TO AND TOG WITH EASMNT REC IN OR 2523/0693 DESC AS FOLLOWS: A PORTION OF THE SW 1/4 OF SEC 27, TWN 34, RNG 18, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 27; TH S 00 DEG 45 MIN 20 SEC W ALG THE W LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2644.22 FT TO THE W 1/4 COR OF SD SEC 27; TH S 89 DEG 29 MIN 41 SEC E ALG THE S LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2706.32 FT TO THE CENTER OF SD SEC 27; TH S 00 DEG 16 MIN 42 SEC W ALG THE W LN OF THE SE 1/4 OF SD SEC 27, A DIST OF 436.64 FT; TH S 89 DEG 42 MIN 41 SEC E, A DIST OF 1007.29 FT; TH S 00 DEG 17 MIN 19 SEC W, A DIST OF 243.37 FT; TH S 45 DEG 27 MIN 00 SEC W, A DIST OF 73.60 FT; TH S 44 DEG 33 MIN 23 SEC E A DIST OF 41.65 FT; TH S 84 DEG 22 MIN 46 SEC E, A DIST OF 41.93 FT; TH S 05 DEG 37 MIN 14 SEC W, A DIST OF 542.80 FT; TH S 82 DEG 04 MIN 46 SEC E, A DIST OF 19.73 FT TO THE POB; TH CONT S 82 DEG 04 MIN 46 SEC E, A DIST OF 18.02 FT; TH S 05 DEG 34 MIN 08 SEC W, A DIST OF 56.69 FT TO THE PC OF A CURVE TO THE RIGHT, HAVING A RAD OF 150.00 FT, A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS S 25 DEG 06 MIN 33 SEC W, AND A CHORD DIST OF 100.34 FT; TH ALG THE ARC OF SD CURVE AN ARC DIST OF 102.31 FT TO THE PRC OF A CURVE TO THE LEFT, HAVING A RAD OF 159.00 FT A C/A OF 39 DEG 04 MIN 50 SEC WHOSE CHORD BEARS S 25 DEG 06 MIN 33

SEC W, AND A CHORD DIST OF 106.36 FT; TH ALG THE ARC OF SD CURVE, AND ARC DIST OF 108.45 FT TO THE ENDS OF SD CURVE; TH S 05 DEG 34 MIN 08 SEC W, A DIST OF 22.13 FT TO A PT ON THE N R/W LN OF SR 64; TH N 84 DEG 22 MIN 46 SEC W ALG SD N R/W LN, A DIST OF 18.00 FT; TH N 05 DEG 34 MIN 08 SEC E, A DIST OF 22.12 FT, TO THE PC OF A CURVE TO THE [REPLACE "LEFT" WITH "RIGHT"] HAVING A RAD OF 177.00 FT A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS N 25 DEG 06 MIN 33 SEC E, AND A CHORD DIST OF 118.40 FT; TH ALG THE ARC OF SD CURVE, AND ARC DIST OF 120.73 FT TO THE PRC OF A CURVE TO THE [REPLACE "RIGHT" WITH "LEFT"], HAVING A RAD OF 132.00 FT, A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS N 25 DEG 06 MIN 33 SEC E, A CHORD DIST OF 88.30 FT; TH ALG THE ARC OF SD CURVE, AND AN ARC DIST OF 90.04 FT TO THE END OF SD CURVE; TH N 05 DEG 34 MIN 08 SEC E, A DIST OF 57.43 FT TO THE POB; TOG WITH: A PORTION OF THE SW 1/4 OF SEC 27, TWN 34, RNG 18, BEING MORE PARTICUARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 27; TH S 00 DEG 45 MIN 20 SEC W ALG THE W LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2644.22 FT TO THE W 1/4 COR OF SD SEC 27; TH S 89 DEG 29 MIN 41 SEC E ALG THE S LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2706.32 FT TO THE CENTER OF SD SEC 27; TH S 00 DEG 16 MIN 42 SEC W ALG THE W LN OF THE SE 1/4 OF SD SEC 27, A DIST OF 436.64 FT; TH S 89 DEG 42 MIN 41 SEC E, A DIST OF 1007.29 FT; TH S 00 DEG 17 MIN 19 SEC W, A DIST OF 243.37 FT; TH S 45 DEG 27 MIN 00 SEC W, A DIST OF 73.60 FT; TH S 44 DEG 33 MIN 23 SEC E A DIST OF 41.65 FT; TH S 84 DEG 22 MIN 46 SEC E, A DIST OF 41.93 FT; TH S 05 DEG 37 MIN 14 SEC W, A DIST OF 542.80 FT; TH S 82 DEG 04 MIN 46 SEC E, A DIST OF 37.75 FT TO THE POB; TH CONT S 82 DEG 04 MIN 46 SEC E, A DIST OF 18.02 FT; TH S 05 DEG 34 MIN 08 SEC W, A DIST OF 55.95 FT TO THE PC OF A CURVE TO THE RIGHT, HAVING A RAD OF 168.00 FT, A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS S 25 DEG 06 MIN 33 SEC W, AND A CHORD DIST OF 112.38 FT; TH ALG THE ARC OF SD CURVE, AN ARC DIST OF 114.59 FT TO THE PRC OF A CURVE TO THE LEFT, HAVING A RAD OF 141.00 FT; A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS S 25 DEG 06 MIN 33 SEC W, AND A CHORD DIST OF 94.32 FT; TH ALG THE ARC OF SD CURVE, AN ARC DIST OF 96.17 FT; TH S 05 DEG 34 MIN 08 SEC W, A DIST OF 22.15 FT TO A PT ON THE N R/W LN OF SR 64; TH N 84 DEG 22 MIN 46 SEC W ALG SD N R/W LN, A DIST OF 18.00 FT; TH N 05 DEG 34 MIN 08 SEC E, A DIST OF 22.13 FT TO A PC OF A CURVE TO THE RIGHT, HAVING A RAD OF 159.00 FT, A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS N 25 DEG 06 MIN 33 SEC E, AND A CHORD DIST OF 106.36 FT; TH ALG THE ARC OF SD CURVE, AN ARC DIST OF 108.45 FT TO THE PRC OF A CURVE TO THE LEFT, HAVING A RAD OF 150 FT, A C/A OF 39 DEG 04 MIN 50 SEC, WHOSE CHORD BEARS N 25 DEG 06 MIN 33 SEC E AND A CHORD DIST OF 100.34 FT; TH ALG THE ARC OF SD CURVE, AN ARC DIST OF 102.34 FT, TO THE END OF SD CURVE; TH N 05 DEG 34 MIN 08 SEC E, A DIST OF 56.69 FT TO THE POB; TOG WITH EASMNT FOR INGRESS/EGRESS REC IN OR 2557/3347 AND DESC AS FOLLOWS: A PORTION OF THE SE

1/4 OF SEC 27, TWN 34, RNG 18, BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 27; TH S 00 DEG 45 MIN 20 SEC W ALG THE W LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2644.22 FT TO THE W 1/4 OF SD SEC 27; TH S 89 DEG 29 MIN 41 SEC E ALG THE S LN OF THE NW 1/4 OF SD SEC 27, A DIST OF 2706.32 FT TO THE CENTER OF SD SEC 27; TH S 00 DEG 16 MIN 42 SEC W ALG THE W LN OF THE SE 1/4 OF SD SEC 27, A DIST OF 436.64 FT; TH S 89 DEG 42 MIN 41 SEC E, A DIST OF 1007.29 FT; TH S 00 DEG 17 MIN 19 SEC W, A DIST OF 243.37 FT; TH S 45 DEG 27 MIN 00 SEC W, A DIST OF 73.60 FT; TH S 44 DEG 33 MIN 23 SEC E, A DIST OF 41.65 FT; TH S 84 DEG 22 MIN 46 SEC E, A DIST OF 41.93 FT; TH S 05 DEG 37 MIN 14 SEC W, A DIST OF 10.75 FT TO THE POB; TH S 84 DEG 22 MIN 46 SEC E, A DIST OF 52.45 FT; TH S 05 DEG 37 MIN 14 SEC W, A DIST OF 534.16 FT; TH N 82 DEG 04 MIN 46 SEC W, A DIST OF 30.02 FT; TH N 05 DEG 37 MIN 14 SEC E, A DIST OF 467.31 FT; TH N 84 DEG 22 MIN 46 SEC W, A DIST OF 22.45 FT; TH N 05 DEG 37 MIN 14 SEC E, A DIST OF 65.65 FT TO THE POB; TOGETHER WITH THE FOLLOWING PARCEL DESC AS FOLLOWS: LOTS 14 & 24 BLK 3 FLORIANA COURT, TOGETHER WITH THAT PART OF VAC GARDENIA ST INCLUDED IN RESOL R-25-175 LYING E OF AND ADJ TO ABOVE DESC PARCEL PER INST#202541131520 DESC AS FOLLOWS: COM AT INTERSECTION OF NLY R/W LN OF ST RD 64, A 258 FT WIDE PUBLIC R/W AS DEPICTED AND REC IN FL DOT STATE HWY R/W MAP (PROJECT # 13050-000-4161201), DTD JULY 20, 2006, ORIGINALLY ARCADIA RD PER SD R/W MAP AND WLY R/W LN OF GARDENIA ST, A 40 FT WIDE PUBLIC R/W, AS DEPICTED AND REC IN FLORIANA COURT, A SUBDIVISION IN PB 2, PG 162, SD PT BEING POB; TH N 00 DEG 25 MIN 11 SEC E, ALG SD WLY R/W LN, A DIST OF 473.46 FT TO NE COR OF LOT 30, BLK 3, SD SUB; TH S 89 DEG 45 MIN 04 SEC E, A DIST OF 40.0 FT TO INTERSECTION WITH ELY R/W LN OF SD GARDENIA ST, SD PT ALSO BEING NW COR OF LOT 8, BLK 4, SD SUB; TH S 00 DEG 25 MIN 11 SEC W, ALG SD ELY R/W LN, A DIST OF 477.30 FT TO INTERSECTION WITH SD NLY R/W LN; TH N 84 DEG 15 MIN 34 SEC W, ALG SD NLY R/W LN, A DIST OF 40.17 FT TO POB, BEING AND LYING WITHIN A PORTION OF GARDENIA ST, A 40 FT WIDE PUBLIC R/W AS DEPICTED AND REC IN FLORIANA COURT, A SUB IN PB 2, PG 162, AND IN THE S 1/2 OF SEC 27, TWN 34S, RNG 18E; ALSO TOGETHER WITH THE FOLLOWING PARCEL DESC AS FOLLOWS: LOTS 15,16,17,18,19,20,22,23 BLK 3 FLORIANA COURT LESS LOT 17, & A PORTION OF LOTS 16,18,19,20 LYING WITHIN 158.00 FT NLY OF SURVEY LN OF ST RD 64 SECTION 1305 SD SURVEY LN DESC: BEG ON W LN OF SD SEC 27 AT A PT 1037.83 FT; S 0 DEG 05 MIN 08 SEC W OF A 1/2 INCH IRON PIPE MARKING NW COR OF NW1/4 OF SW1/4 OF SEC 27, SD PT BEING ON SD SURVEY LN; TH S 61 DEG 44 MIN 52 SEC E 402.28 FT ALG SD SURVEY LN TO THE BEG OF A CURVE CONCAVE TO THE NLY HAVING A RADIUS OF 2864.79 FT; TH SELY ALG SD CURVE 1130.83 FT THRU A C/A OF 22 DEG 37 MIN 00 SEC TO THE END OF SD CURVE; TH S 84 DEG 21 MIN 52 SEC E 2662.57 FT ALG SD SURVEY LN TO THE BEG OF A CURVE CONCAVE TO THE SLY HAVING A RADIUS OF 5729.58 FT; TH SELY ALG SD CURVE 1021.67 FT THRU A C/A OF 10

DEG 13 MIN 00 SEC TO END OF SD CURVE; TH S 74 DEG 08 MIN 52 SEC E 323.26 FT ALG SD SURVEY LN TO THE E LN OF SEC 27 AT A PT 601.98 FT N 0 DEG 15 MIN 08 SEC E OF A 3/4 INCH IRON PIPE MARKING THE SE COR OF SEC 27 AS DESC OR 1145 P 3638 PRMCF, TOGETHER WITH THAT PART OF VAC GARDENIA ST INCLUDED IN RESOL R-25-175 LYING E OF AND ADJ TO ABOVE DESC PARCEL PER INST#202541131520 DESC AS FOLLOWS: COM AT INTERSECTION OF NLY R/W LN OF ST RD 64, A 258 FT WIDE PUBLIC R/W AS DEPICTED AND REC IN FL DOT STATE HWY R/W MAP (PROJECT # 13050-000-4161201), DTD JULY 20, 2006, ORIGINALLY ARCADIA RD PER SD R/W MAP AND WLY R/W LN OF GARDENIA ST, A 40 FT WIDE PUBLIC R/W, AS DEPICTED AND REC IN FLORIANA COURT, A SUBDIVISION IN PB 2, PG 162, SD PT BEING POB; TH N 00 DEG 25 MIN 11 SEC E, ALG SD WLY R/W LN, A DIST OF 473.46 FT TO NE COR OF LOT 30, BLK 3, SD SUB; TH S 89 DEG 45 MIN 04 SEC E, A DIST OF 40.0 FT TO INTERSECTION WITH ELY R/W LN OF SD GARDENIA ST, SD PT ALSO BEING NW COR OF LOT 8, BLK 4, SD SUB; TH S 00 DEG 25 MIN 11 SEC W, ALG SD ELY R/W LN, A DIST OF 477.30 FT TO INTERSECTION WITH SD NLY R/W LN; TH N 84 DEG 15 MIN 34 SEC W, ALG SD NLY R/W LN, A DIST OF 40.17 FT TO POB, BEING AND LYING WITHIN A PORTION OF GARDENIA ST, A 40 FT WIDE PUBLIC R/W AS DEPICTED AND REC IN FLORIANA COURT, A SUB IN PB 2, PG 162, AND IN THE S 1/2 OF SEC 27, TWN 34S, RNG 18E; ALSO TOGETHER WITH THE FOLLOWING PARCEL DESC AS FOLLOWS: LOTS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 2 7, 28, 29, 30 BLK 4 FLORIANA COURT; TOGETHER WITH THAT PART OF VACATED HIBERNIA ST LYING E & ADJACENT TO ABOVE DESC PARCEL PER RESO# R-23-084 REC IN INST#202341087096; LESS THAT PART OF LOTS 17, 18, 19 FOR RD R/W PER OR 1138/3906 PRMCF CONTAINING 19244 SF M/L AND THAT PART OF LOTS 20, 21 FOR RD R/W PER OR 1149/3931 PRMCF CONTAINING 13099 SF M/L, LYING WITHIN 158.00 FT NLY OF SURVEY LN OF SR 64 SEC 1305 DESC AS FOLLOWS: BEG ON W LN OF SEC 27 AT A PT 1037.83 FT S 0 DEG 05 MIN 08 SEC W OF 1/2 INCH IRON PIPE MARKING NW COR OF NW1/4 OF SW1/4 OF SEC 27, SD PT BEING ON SD SURVEY LN; TH S 61 DEG 44 MIN 52 SEC E 402.28 FT ALG SD SURVEY LN TO BEG OF CURVE CONCAVE TO THE NLY HAVING A RADIUS OF 2864.79 FT; TH SELY ALG SD CURVE 1130.83 FT THRU C/A OF 22 DEG 37 MIN 00 SEC TO END OF CURVE; TH S 84 DEG 21 MIN 52 SEC E 2662.57 FT ALG SD SURVEY LN TO BEG OF CURVE CONCAVE TO THE SLY HAVING A RADIUS OF 5729.58 FT; TH SELY ALG SD CURVE 1021.67 FT THRU C/A OF 10 DEG 13 MIN 00 SEC TO END OF CURVE; TH S 74 DEG 08 MIN 52 SEC E 323.26 FT ALG SD SURVEY LN TO E LN OF SEC 27, AT A PT 601.98 FT; N 0 DEG 15 MIN 08 SEC E OF 3/4 INCH IRON PIPE MARKING SE COR OF SEC 27, CONTAINING 19244 SF M/L, ALSO TOGETHER WITH THAT PART OF VAC GARDENIA ST INCLUDED IN RESOL RES-25-175 LYING W OF AND ADJ TO ABOVE DESC PARCEL PER INST#202541131520 DESC AS FOLLOWS: COM AT INTERSECTION OF NLY R/W LN OF ST RD 64, A 258 FT WIDE PUBLIC R/W AS DEPICTED AND REC IN FL DOT STATE HWY R/W MAP (PROJECT 13050-000-4161201), DTD JULY 20, 2006, ORIGINALLY ARCADIA

RD PER SD R/W MAP AND WLY R/W LN OF GARDENIA ST, A 40 FT WIDE PUBLIC R/W, AS DEPICTED AND REC IN FLORIANA COURT, A SUBDIVISION IN PB 2, PG 162, SD PT BEING POB; TH N 00 DEG 25 MIN 11 SEC E, ALG SD WLY R/W LN, A DIST OF 473.46 FT TO NE COR OF LOT 30, BLK 3, SD SUB; TH S 89 DEG 45 MIN 04 SEC E, A DIST OF 40.0 FT TO INTERSECTION WITH ELY R/W LN OF SD GARDENIA ST, SD PT ALSO BEING NW COR OF LOT 8, BLK 4, SD SUB; TH S 00 DEG 25 MIN 11 SEC W, ALG SD ELY R/W LN, A DIST OF 477.30 FT TO INTERSECTION WITH SD NLY R/W LN; TH N 84 DEG 15 MIN 34 SEC W, ALG SD NLY R/W LN, A DIST OF 40.17 FT TO POB, BEING AND LYING WITHIN A PORTION OF GARDENIA ST, A 40 FT WIDE PUBLIC R/W AS DEPICTED AND REC IN FLORIANA COURT, A SUB IN PB 2, PG 162, AND IN THE S 1/2 OF SEC 27, TWN 34S, RNG 18E PI#11113.0085/9

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Form D2 - Zoning Disclosure Affidavit

Project name: Gettel Bradenton Inc - SR 64 Rezone

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
Gettel Bradenton, Inc.	100%
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.

Signature: _____

(Applicant): Click or tap here to enter text.
Bob Bisplinghoff, VP CED

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of Feb (month), 2026 (year), by Bob Bisplinghoff (name of person acknowledging) who is personally known to me or who has produced driver license (type of identification) as identification.

Notary Public State of Florida
Jamie L Butdorff
My Commission HH 493014
Expires 2/22/2028

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

Applicant Proffered Schedule of Permitted and Prohibited Uses

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
AGRICULTURAL USES											
Agricultural Research Facilities	—	X	X	X	X	P	X	P	P	X	X
~~Agricultural Uses~~	531.1	P	P	~~P~~	X	P	P	P	P	P	X
Agricultural Products Processing Plants	531.1	X	X	X	X	X	X	P	P	X	X
Animal Products Processing Facility	531.1	X	X	X	X	X	X	P	P	X	X
~~Short Term Agricultural Uses~~	531.1	P	P	~~P~~	X	X	X	X	X	X	X
Stables or Equestrian Centers: Private	531.1	X	X	X	X	X	X	X	X	X	X
Stables or Equestrian Centers: Public	531.1	X	X	X	X	X	X	X	X	X	X
~~Tree Farm~~	531.1	P	P	~~P~~	X	P	X	P	P	X	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	~~P~~	X	P	P	P	P	P	P
Breeding Facility (Non-Wild & Exotic)	531.8	X	X	X	X	X	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	~~P~~	X	P	X	P	P	X	X
Farm Worker Housing	531.19	X	X	X	X	X	X	X	X	X	X
~~Pet Service (Kennel) Establishments~~	531.38	X	X	~~P~~	X	P	X	X	X	X	X
Sawmills	531.1	X	X	X	X	X	X	X	P	X	X
Slaughterhouses	531.1	X	X	X	X	X	X	X	SP	X	X
Stockyards and Feedlots	531.1	X	X	X	X	X	X	X	SP	X	X
~~Veterinary Hospitals~~	531.58	X	X	~~SP~~	SP	SP	X	P	P	X	X
COMMERCIAL - RETAIL											
~~Alcoholic Beverage Establishment~~	531.4	X	SP	~~SP~~	SP	SP	X	X	X	X	X
~~Alcoholic Beverage Establishment- 2 COP License~~	531.4	X	P	~~P~~	P	P	X	X	X	X	X

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
~~Auction Houses, Enclosed~~	—	X	X	~~P~~	P	P	X	P	X	X	X
~~Auction Houses, Open~~	531.6	X	X	~~SP~~	SP	SP	X	P	X	X	X
~~Building Materials Sales Establishment~~	531.9	X	X	~~P~~	P	P	X	P	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	P	X	X	X
~~Drive-Through Establishments~~	531.16	X	P	~~P~~	P	P	X	P	X	X	X
~~Food Truck Park~~	531.64	X	P	~~P~~	P	P	X	P	X	X	P
~~Gas Pumps~~	531.51	X	SP	~~P~~	P	P	X	SP	X	X	X
~~Mobile Vending Park~~	531.65	X	P	~~P~~	P	P	X	P	X	X	P
~~Recreational Vehicle/Mobile Home Sales, Rental & Leasing~~	531.43	X	X	~~P~~	P	P	P	P	X	X	X
~~Restaurant~~	531.48	X	P	~~P~~	P	P	X	P	X	X	P
~~Retail Sales, Neighborhood Convenience~~	531.49	X	P	~~P~~	P	P	P	SP(3)	SP(3)	X	P
~~- Medical Marijuana Treatment Center Dispensing Facility~~	531.49	X	P	~~P~~	P	P	P	X	X	X	P
~~Retail Sales, General~~	531.49	X	P	~~P~~	P	P	X	X	X	X	P
~~Service Station~~	531.51	X	SP	~~P~~	P	P	X	P	X	X	X
~~Vehicle Sales, Rental, Leasing~~	531.57	X	X	~~P/SP~~	P/SP	P	X	P	X	X	X
COMMERCIAL - SERVICES											
Bed and Breakfast	531.7	P	P	X	X	X	X	X	X	X	P
Business Services	—	P	P	~~P~~	P	P	X	P	X	X	P
~~- Printing, Medium~~	—	X	X	~~P~~	P	P	X	P	X	X	X
~~- Printing, Small~~	—	P	P	~~P~~	P	P	X	X	X	X	X
~~Car Wash: Full Service~~	531.10	X	SP	~~P~~	P	P	X	P	X	X	X
~~Car Wash: Incidental~~	531.10	X	P	~~P~~	P	P	X	P	X	X	X
~~Car Wash: Self-Service~~	531.10	X	SP	~~P~~	P	P	X	P	X	X	X
~~Clinics~~	—	P	P	~~P~~	P	P	X	X	X	X	P
~~Equipment sales, rental, leasing, storing and repair - heavy~~	531.18	X	X	~~P~~	P	P	X	P	X	X	X
~~- Construction equipment~~	531.18	X	X	~~SP~~	SP	P	X	P	P	X	X

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
~~Equipment sales, rental, leasing, storing and repair - light~~	—	X	X	~~P~~	P	P	X	P	P	X	X
~~Food Catering Service Establishment~~	531.21	X	P	~~P~~	P	P	X	P	X	X	X
~~Free Standing Emergency Department (FSED)~~[4]	531.62	X	X	~~X/P~~[2]	X	X	X	X	X	X	X
~~Funeral Chapel~~	531.22	P	P	~~P~~	P	P	X	X	X	X	X
Funeral Home	531.22	P	P	~~P~~	P	P	X	X	X	X	X
Hospital[1]		X	X	X	X	X	X	X	X	X	P
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	SP	X	P	P	X	X
Intensive Services: Printing, Heavy	—	X	X	X	X	X	X	P	P	X	X
~~Intensive Services: Industrial Service Establishment~~	531.26	X	X	~~SP~~	SP	P	X	P	P	X	X
~~Intensive Services: Sign Painting Service~~	531.26	X	X	~~P~~	P	P	X	P	P	X	X
~~Intensive Services: Taxi-Cab, Limousine Service~~	531.26	X	X	~~P~~	P	P	X	P	X	X	X
~~Intensive Services: All others~~	531.26	X	X	~~SP~~	SP	P	X	P	P	X	X
~~Laboratories, Medical and Dental~~	—	X	X	~~P~~	P	P	X	P	X	X	P
Lodging Places: Boarding House	531.28	P	P	~~P~~	P	P	X	X	X	X	P
Lodging Places: Boatel	531.28	X	X	X	X	X	X	X	X	X	X
~~Lodging Places: Dormitories~~	531.28	X	X	~~P~~	P	X	X	X	X	X	P
~~Lodging Places: Hospital Guest House~~	531.28	P	P	~~P~~	P	P	X	X	X	X	P
~~Lodging Places: Hotel/motel~~	531.28	X	X	~~P~~	P	P	X	P	P	X	P
~~Office, Medical or Professional~~	—	P	P	~~P~~	P	P	P	P	X	X	P
~~Miscellaneous Services: Office~~	—	P	P	~~P~~	P	P	X	P	P	X	P

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
~~- Banking: Bank~~	—	P	P	~~P~~	P	P	X	P	X	X	P
~~- Banking: Bank/Drive-through~~	531.16	P	P	~~P~~	P	P	X	P	X	X	P
~~Personal Service Establishment~~	—	P	P	~~P~~	P	P	X	X	X	X	P
~~- Dry Cleaners: General~~	—	X	P	~~P~~	P	P	X	P	P	X	X
~~- Dry Cleaners: Pick-up~~	—	P	P	~~P~~	P	P	X	X	X	X	X
~~- Rental Service Establishment~~	—	X	X	~~P~~	P	P	X	P	X	X	X
~~Repair Service Establishment~~	—	X	P	~~P~~	P	P	X	P	X	X	X
Recreational Vehicle Parks and subdivisions	531.42	X	X	X	X	X	P	X	X	X	X
~~Vehicle Repair: Major~~	531.56	X	X	~~SP~~	SP	P	X	P	P	X	X
~~Vehicle Repair: Community Serving~~	—	X	SP	~~P~~	P	P	X	P	X	X	X
~~Vehicle Repair: Neighborhood Serving~~	—	X	P	~~P~~	P	P	X	P	X	X	X
~~Veterinary Clinic~~	531.58	P	P	~~P~~	P	P	X	X	X	X	X
Wholesale Trade Establishment	—	X	X	X	X	P	X	P	P	X	X
INDUSTRIAL											
Industrial, Heavy	531.25	X	X	X	X	X	X	X	P/SP	X	X
Firework/Sparkler Manufacturer	531.25	X	X	X	X	X	X	X	SP	X	X
Industrial, Light	531.25	X	X	X	X	X	X	P/SP	P/SP	X	X
Research and Development Activities	—	X	X	X	X	P	X	P	P	X	P
COMMUNITY SERVICE USES											
~~Civic, Social, and Fraternal Organizations/Clubs~~	531.14	P	P	~~P~~	P	P	P	X	X	X	X
Correctional Facilities: Community	—	X	X	X	X	SP	X	SP	SP	X	X
Correctional Facilities: Major	—	X	X	X	X	X	X	SP	SP	X	X
~~Cultural Facilities~~	531.15	P	P	~~P~~	P	P	X	P	P	X	P
~~Emergency Shelters~~	531.45	P/SP	P/SP	~~P/SP~~	P/SP	P/SP	X	X	X	X	X

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
~~Emergency Shelter Home~~	531.45	P/SP	P/SP	~~P/SP~~	P/SP	P/SP	X	X	X	X	X
~~Personal Wireless Service Facilities~~	531.37										
~~Public Community Uses~~	531.39	P	P	~~P~~	P	P	P	P	P	X	X
~~Public Use Facilities~~	531.40	P	P	~~P~~	P	P	P	P	P	P	X
~~Post Offices~~	—	P	P	~~P~~	P	P	P	P	P	X	X
~~Radio, TV, Communications, Microwave Facilities~~	—	P/SP	P/SP	~~P/SP~~	P/SP	P/SP	SP	P/SP	P/SP	SP	X
~~Rehabilitation Center~~	531.44	SP	SP	~~SP~~	SP	SP	X	X	X	X	X
~~Utility Use~~	531.54	P	P	~~P~~	P	P	P	P	P	P	X
Alternative Energy Generation Facility	531.54	X	X	X	X	X	P	P	X	X	X
Utility Use, Heavy	531.54	X	X	X	X	X	X	X	X	X	X
MISCELLANEOUS USES											
~~Flea Markets: Enclosed~~	531.20	X	X	~~P~~	P	P	X	P	X	X	X
~~Flea Markets: Open~~	531.20	X	X	~~P~~	X	P	X	P	X	X	X
~~Intensive Services: Towing Service and Storage Establishment~~	531.26	X	X	~~SP~~	X	SP	X	P	P	X	X
~~Outdoor Advertising Signs~~	—	X	X	~~P~~	P	P	P	P	P	X	X
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	P	P	X	X
~~Parking, Commercial (Principal Use)~~	—	P	P	~~P~~	P	P	X	P	P	X	X
~~Sexually Oriented Businesses~~	~~531.52~~										
Water Dependent Uses	531.60	X	X	X	X	X	X	P	X	X	X
OPEN USE OF LAND - LIGHT											
~~Cemetery: Human and Pet~~	531.11	P	P	~~P~~	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	702	P	P	~~P~~	P	P	P	P	P	P	X
Game Preserve	—	X	X	X	X	X	X	X	X	X	X
OPEN USE OF LAND - HEAVY											
Earthmoving, Major	702	X	X	X	X	X	X	P	P	P	X
Junkyards	531.27	X	X	X	X	X	X	X	SP	X	X
Mining	531.30	X	X	X	X	X	X	X	X	P	X

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
Solid Waste Management Facilities	531.53	X	X	X	X	X	X	SP	SP	SP	X
Landfills	531.53	X	X	X	X	X	X	X	X	X	X
RECREATION USES											
~~Recreation, High Intensity~~	531.41	X	X	~~SP~~	SP	SP	X	SP	SP	X	X
~~Recreation, Low Intensity~~	531.41	P	P	~~P~~	P	P	P	P	P	X	P
~~Recreation, Medium Intensity~~	531.41	X	SP	~~P~~	P	P	X	X	X	X	P
~~Recreation, Passive~~	531.41	P	P	~~P~~	P	P	P	P	P	X	P
Recreation, Rural	531.41	X	X	X	X	X	X	P	P	P	X
~~Environmental Land Preserves, Public and Private~~	531.17	P	P	~~P~~	P	P	X	P	P	X	X
RESIDENTIAL USES											
~~Assisted Living Facility, Small[1]~~	531.45	P	P	~~P~~	P	P	X	X	X	X	P
~~Assisted Living Facility, Large[1]~~	531.45	P	P	~~P~~	P	P	X	X	X	X	X
~~Community Residential Homes~~	531.45	P	P	~~P~~	P	X	X	X	X	X	X
~~Group Housing~~	531.23	X	P	~~P~~	P	X	X	X	X	X	P
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	X
Mobile Home Parks	531.32	X	X	X	X	X	X	X	X	X	X
Mobile Home Subdivisions	531.32	X	X	X	X	X	X	X	X	X	X
~~Nursing Homes[1]~~	531.35	P	P	~~P~~	P	X	X	X	X	X	P
~~Recovery Home, Large~~	531.45	SP	P	~~P~~	P	P	X	X	X	X	X
~~Recovery Home, Small~~	531.45	P	P	~~P~~	P	P	X	X	X	X	X
~~Residential Treatment Facilities~~	531.46	SP	SP	~~SP~~	SP	SP	X	X	X	X	X
~~Residential Use: Duplexes~~	531.47	X	P	~~P~~	X	P	X	X	X	X	P
~~Residential Use: Single Family, Attached Dwellings (3 to 9 units)~~	531.47	X/P[2]	X/P[2]	~~P~~	P	P	X	P	X	X	P

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
~~Residential Use: Single Family, Detached Dwellings~~	531.47	P	P	~~P~~	X	P	X	P	X	X	P
Residential Use: Single Family, Semi-Detached Dwellings	531.47	X	X	X	X	X	X	P	X	X	P
~~Residential Use: Multiple Family Dwellings~~	531.47	P	X/P[2]	~~P~~	P	X/P	X	P	X	X	X
~~Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)~~	531.47	X/P[2]	X/P[2]	~~P~~	P	X/P	X	X	X	X	X
Residential Use: Waterfront Structures (Multi-Family)	531.47	X	X	X	X	X	X	X	X	X	X
Residential Use: Waterfront Structures (Residential other than multi-family)	531.47	P	X	X	X	X	P	P	X	X	X
RESIDENTIAL SUPPORT USES											
~~Adult Day Care Center~~	—	P	P	~~P~~	P	P	X	X	X	X	X
~~Child Care Center, Large~~	531.12	P	P	~~P~~	P	P	X	P	P	X	P
~~Child Care Center, Small~~	531.12	P	P	~~P~~	P	P	SP	P	P	X	P
~~Child Care Center, (Accessory)~~	511.2	P	P	~~P~~	P	P	X	P	P	X	P
~~Churches /Places of Worship~~	531.13	P	P	~~P~~	P	P	P/SP	P	P	X	P
Environmental Education Facilities	—	P	X	X	X	X	X	X	X	X	X
Family Day Care Home	—	P	X	X	X	X	X	X	X	X	X
Schools, College/Universities	531.50	X	X	X	X	X	X	X	X	X	P
~~Schools, Elementary~~	531.50	P	P	~~P~~	P	P	X	P	P	X	P
~~Schools, High and Middle~~	531.50	SP	SP	~~SP~~	SP	SP	X	SP	SP	X	P

Land Use	See Sec. #	PR	NC	GC	MX	HC	RVP	LM	HM	EX	MP-I
~~Schools of Special Education~~	531.50	P	P	~~P~~	P	P	X	P	P	X	P
~~Schools, Public~~	531.50	P	P	~~P~~	P	P	P	P	X	P	P
TRANSPORTATION USES											
Aircraft Landing Field	531.2	X	X	X	X	X	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	X	X	X	X	X	X
~~Bus and Train Passenger Station~~	—	P	P	~~P~~	P	P	P	P	P	X	X
Hazardous Waste Transfer Facility	—	X	X	X	X	X	X	SP	SP	X	X
Heliport	531.24	X	X	X	X	X	X	X	P	X	X
~~Helistop~~	531.24	SP	SP	~~SP~~	SP	SP	X	P	P	P	X
Intensive Services: Motor Pool Facilities	531.27	X	X	X	X	X	X	SP	P	X	X
Intermodal Terminal	—	X	X	X	X	X	X	SP	P	X	X
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	X	X	P	P	X	X
Bus RR/Maintenance Facility		X	X	X	X	X	X	P	P	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	X	X	X	P	X	X
WAREHOUSING											
~~Mini Warehouses, Self-storage~~	531.31	X	SP	~~P~~	P	P	X	P	X	X	X
Warehouses	531.59	X	X	X	X	P	X	P	P	X	

P = Permitted (see Section 315); SP = Special Permit (see Section 316); P = Permitted; X = Not Permitted; P/SP = Special Permit required as specified in Chapter 5 or elsewhere in this Code.

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

[2] The code on the right applies to sites along a designated Urban Corridor and subject to meeting the requirements of Section 902, e.g., X/P means the use is not permitted on lands outside an urban corridor, but is permitted on lands within an urban corridor. The code on the right also applies to sites that meet the Commercial Locational Criteria (see Comprehensive Plan) and are developed with a mix of residential and commercial uses. The commercial component shall encompass one thousand five hundred (1,500) square feet or twenty-five (25) percent of the building ground floor, whichever is greater.

[3] Allowed only in conjunction with, and subordinate to, an office or industrial park.

[4] FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

NOTES:• Uses may be further restricted or modified by the overlay district regulations and the Commercial Locational Criteria contained in the Comprehensive Plan. • Waterfront structures shall meet the use and dimensional standards contained in Section 402.14, PDW—Planned Development Waterfront, but may not necessarily require a rezone to PD.

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Manatee County Government
Development Services Department

RE: Gettel RZ | Neighborhood Workshop Summary – LDC Sec. 312.6

Alyssa,

Please accept this correspondence as my neighborhood workshop summary for **Gettel RZ, PLN2602-0134**, in accordance with **Manatee County Land Development Code Section 312.6.C**.

I held the neighborhood workshop virtually via Microsoft Teams on **June 22, 2026, beginning at 6:00 p.m.** I opened the meeting at 6:00 p.m. and remained available for attendance. No members of the public were present when the meeting began.

At approximately **6:40 p.m.**, **Earl Schmitt** and **Stacey Chappelear**, residents of **5750 Amberly Drive**, joined the meeting. They apologized for joining late and explained that they primarily had one question regarding drainage. Our discussion lasted approximately five minutes. No other members of the public attended the workshop.

I explained that the rezoning request is intended to allow the subject property is to be used for overflow parking associated with the adjacent and commonly owned Gettel Genesis dealership development and the Gettel-owned Hyundai dealership.

The only question raised during the workshop was about drainage. Mr. Schmitt and Ms. Chappelear asked how the project would affect drainage on or near their property. In response, I used Manatee County GIS/aerial mapping to identify the location of the subject property in relation to their residence on Amberly Drive. I explained that the rezoning request addresses the land use entitlement for the proposed overflow parking use, and that detailed drainage, stormwater, engineering, and construction plan review will occur through the separate Final Site Plan and Construction Plan review process. I further explained that the project will be required to comply with applicable Manatee County stormwater requirements as part of that review.

I also briefly explained the scheduled Planning Commission and Board of County Commissioners hearing process and provided my contact information in case Mr. Schmitt or Ms. Chappelear had any additional follow-up questions.

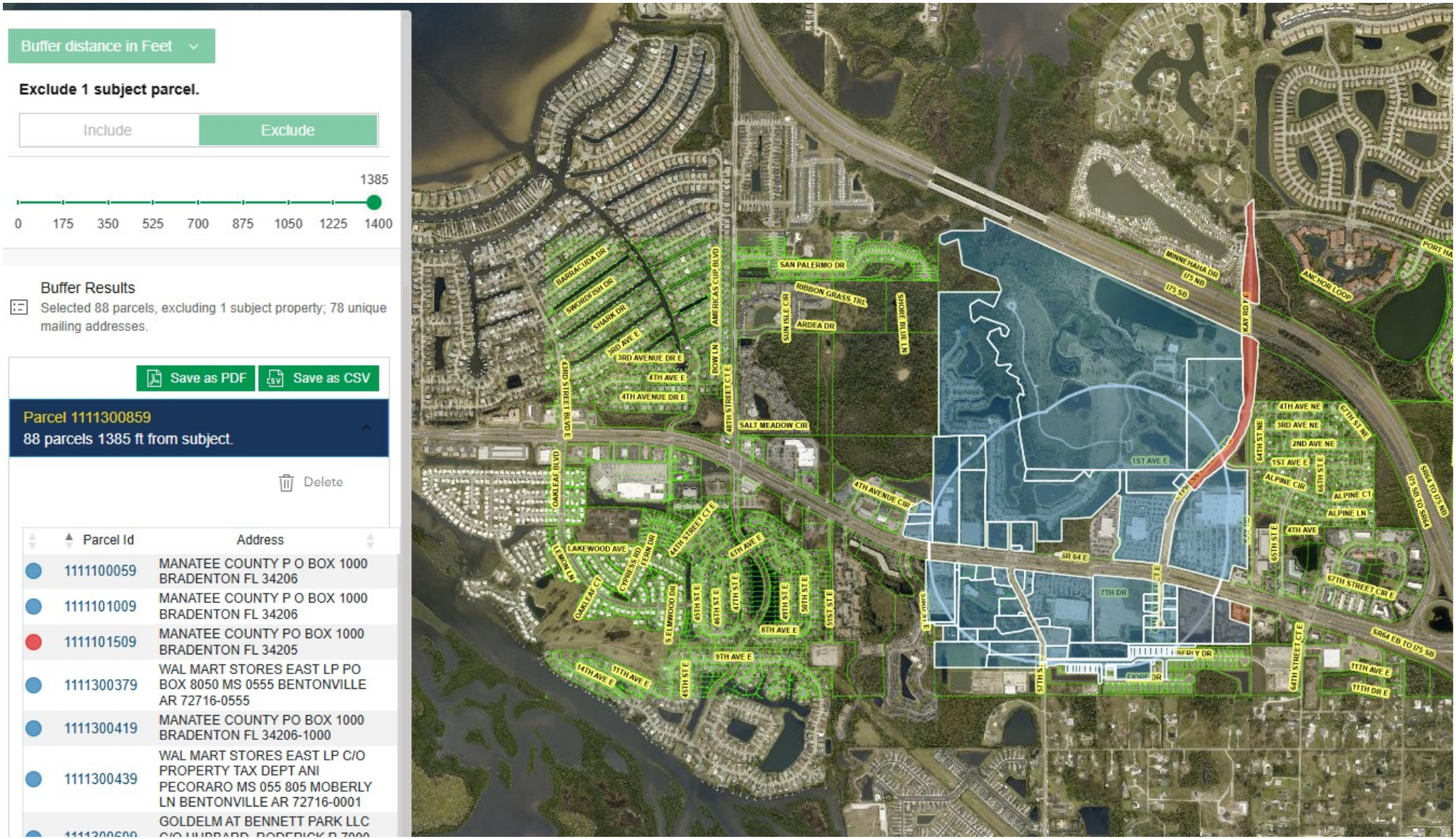
Mr. Schmitt and Ms. Chappelear stated that they had no opposition to the rezoning request. No objections, additional concerns, or suggested revisions were raised during the workshop.

Based on the limited attendance and the limited scope of the discussion, there are no additional neighborhood workshop issues to summarize beyond the drainage question described above.

The workshop notice, mailed notice materials, and attendance/sign-in information are being provided for the official record, as applicable.

Thank you,

Marshall J Robinson July 1, 2026
Marshall Robinson
Land Planner – Grimes Galvano P.L.


Buffer distance in Feet
Exclude 1 subject parcel.
Include
Exclude
1385
0 175 350 525 700 875 1050 1225 1400
Buffer Results
Selected 88 parcels, excluding 1 subject property; 78 unique mailing addresses.
Save as PDF
Save as CSV
Parcel 1111300859
88 parcels 1385 ft from subject.
Delete
Parcel Id
Address
1111100059 MANATEE COUNTY P O BOX 1000 BRADENTON FL 34206
1111101009 MANATEE COUNTY P O BOX 1000 BRADENTON FL 34206
1111101509 MANATEE COUNTY PO BOX 1000 BRADENTON FL 34205
1111300379 WAL MART STORES EAST LP PO BOX 8050 MS 0555 BENTONVILLE AR 72716-0555
1111300419 MANATEE COUNTY PO BOX 1000 BRADENTON FL 34206-1000
1111300439 WAL MART STORES EAST LP C/O PROPERTY TAX DEPT ANI PECORARO MS 055 805 MOBERLY LN BENTONVILLE AR 72716-0001
GOLDELM AT BENNETT PARK LLC
SAN PALERMO DR
RIBBON GRASS TRL
ARDEA DR
SUN ISLE CIR
SHORE BLUE LN
BARRACUDA DR
SWORDFISH DR
SHARK DR
3RD AVE E
3RD AVENUE DR E
4TH AVE E
4TH AVENUE DR E
AMERICAS CUP BLVD
BOW LN
48TH STREET CT E
SALT MEADOW CIR
3RD STREET BLVD E
OAKLEAF BLVD
LEMON LN
LAKEWOOD AVE
OAKLEAF CT
CYPRESS RD
FERN DR
44TH STREET CT E
6TH AVE E
S ELMWOOD DR
45TH ST E
46TH ST E
47TH ST E
49TH ST E
50TH ST E
51ST ST E
6TH AVE E
9TH AVE E
14TH AVE E
11TH AVE E
45TH ST E
MINNEHAHA DR
I75 NB
I75 SB
KAY RD E
ANCHOR LOOP
4TH AVE NE
3RD AVE NE
2ND AVE NE
1ST AVE E
64TH ST NE
67TH ST NE
66TH ST E
ALPINE CIR
ALPINE CT
ALPINE LN
4TH AVE
65TH ST E
SR64 TO I75 NB
I75 SB TO SR64
4TH AVENUE CIR
SR 64 E
7TH DR
67TH STREET CIR E
SR64 EB TO I75 SB
REPPY DR
57TH ST E
64TH STREET CT E
11TH AVE E
11TH DR E

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

5520 SR 64 LLC
C/O FIRST AMERICAN TITLE INSURANCE CO
2340 DREW ST STE 300
CLEARWATER FL 33765

60TH STREET COURT EAST 714 LLC
714 60TH STREET CT E
BRADENTON FL 34208-6265

703 60TH STREET COURT EAST LLC
3532 FRUITVILLE RD
SARASOTA FL 34237

ADORNETTO, MARK A
ADORNETTO, LAURIE
5766 AMBERLY DR
BRADENTON FL 34208-4512

ALBERTSON, JAMES L II
ALBERTSON, PATTY M
5738 AMBERLY DR
BRADENTON FL 34208

ALLEN, ROBERT CHARLES
ALLEN, PATRICIA ANNE
ALLEN TRUST DTD 06/23/2022
5774 AMBERLY DR
BRADENTON FL 34208

AMBERLY VILLAS OWNERS ASSOCIATION INC
270 W PLANT ST STE 340
WINTER GARDEN FL 34787

AMBERLY VILLAS OWNERS ASSOCIATION INC
C/O PINNACLE CAM/AVA
2904 HYDE PARK
SARASOTA FL 34239

AMBERLY VILLAS OWNERS ASSOCIATION INC
310 PEARL AVE
SARASOTA FL 34243

BAUER, DEANNE C
BAUER, DEANNE SEHR SELF DECLARATION
5311 CICERONE ST
SARASOTA FL 34238-2139

BENNETT, SCOTT
BENNETT, ARSEIA
BENNETT FAMILY TRUST DTD 04/12/2022
5762 AMBERLY DR
BRADENTON FL 34208

BOLTON, COLLETTE ANN
BOLTON, MICHAEL KENNETH
5953 AMBERLY DR
BRADENTON FL 34208

BRADEN PROPERTIES LLC
5301 4TH AVE CIR E
BRADENTON FL 34208

BRADEN RIVER INDUSTRIES INC
6425 28TH AVE E
BRADENTON FL 34208-6409

BRADENTON TIRE LLC
4601 PONCE DELEON BLVD
CORAL GABLES FL 33146

BURNS & HENAULT INC
710 60TH STREET CT STE C
BRADENTON FL 34208-6248

BW REAL ESTATE HOLDINGS LLC
531 E COMMERCIAL BLVD
FORT LAUDERDALE FL 33334

BW REAL ESTATE HOLDINGS LLC
531 E COMMERCIAL BLVD
OAKLAND PARK FL 33334

CITY OF BRADENTON
101 OLD MAIN ST
BRADENTON FL 34205-7865

COAST DEVELOPMENT OF BRADENTON INC
6425 28TH AVE E
BRADENTON FL 34208-6409

CORNTHWAIT, JUSTIN THOMAS
812 57TH ST E
BRADENTON FL 34208-6202

DIMOVSKI, MARTIN
5989 AMBERLY DR
BRADENTON FL 34208

DONOVAN, PATRICIA ANN
5758 AMBERLY DR
BRADENTON FL 34208

DRAKE, ARICA NOELLE
5770 AMBERLY DR
BRADENTON FL 34208

EAST MANATEE FIRE RESCUE DISTRICT
3200 LAKEWOOD RANCH BLVD
BRADENTON FL 34211

ESCAPE 20 LLC
2750 NE 185TH ST #202
AVENTURA FL 33180

FJL INVESTMENTS INC
7936 HYDE PARK AVE
NORTH PORT FL 34287

FLORIO, ERNEST ROLLAND JR
FLORIO, DANIELE
213 21ST STREET NE
BRADENTON FL 34208

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

GARCIA, MARISOL
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BRADENTON FL 34208-4548

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

GERZENY FAMILY PARTNERSHIP LLP
440 BAYSHORE DR
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GETTEL ENTERPRISES, INC
2523 STICKNEY POINT RD
SARASOTA FL 34231

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C/O HUBBARD, RODERICK R
7000 MAE ANNE AVE OFC
RENO NV 89523

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HAINLINE, DONNA JOANNE
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HALL, DARCY L
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HO, DANNY
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PO BOX 105842
ATLANTA GA 30348-5842

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HUDSON FAMILY TRUST DTD 9/16/25
1008 57TH ST E
BRADENTON FL 34208-6206

JAMES, ROBERT L
JAMES, ROBERT L REVOCABLE TRUST
6252 GREATWATER DR
WINDERMERE FL 34786-5609

JG 64 LLC
6423 14TH ST W
BRADENTON FL 34207-5330

KEANE, SHERRIL A
5973 AMBERLY DR
BRADENTON FL 34208

KOLBERG, DARRYL E
KOLBERG, MARY M
5969 AMBERLY DR
BRADENTON FL 34208-4535

MAKI, DONALD
O'BRIEN, KATHLEEN
5734 AMBERLY DR
BRADENTON FL 34208

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206-1000

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34205

MANATEE COUNTY
P O BOX 1000
BRADENTON FL 34206

MCCARVER, JOHM WILLIAM
MCCARVER, CARMEN EDNACOT
MCCARVER TRUST DTD 12/19/2025
5742 AMBERLY DR
BRADENTON FL 34208

MEARES FOUR LLC
14525 SHADY HILLS RD
SPRING HILL FL 34610

MIETUS, JOSEPH
MIETUS, MARY
MIETUS, JOHN
MIETUS, HATTIE
ADDRESS UNKNOWN

MILLER, TIMOTHY W
5957 AMBERLY DR
BRADENTON FL 34208

ORTIZ, JOSE
ORTIZ, MERCEDES
6001 AMBERLY DR
BRADENTON FL 34208-4545

PALACIOS, CINDY J
PALACIOS, JUAN C
6005 AMBERLY DR
BRADENTON FL 34208

PARKS, RICHARD A
PARKS, JANET S
5420 SR 64 E
BRADENTON FL 34208-5516

PARKS, RICHARD A
PARKS, JANET S
PARKS, THOMAS RALPH JR
5420 SR 64 E
BRADENTON FL 34208-5516

PFAB, TRACEY J
PFAB, LAVERNE
2701 MAJESTIC AVENUE
MC KINNEY TX 75071

POPE, GEORGE W
POPE, LYNETTE EILEEN
5519 SR 64 E
BRADENTON FL 34208-5517

POTILLO PROPERTIES LLC
4501 MANATEE AVE W UNIT 113
BRADENTON FL 34209

RHODEN, CARMEN L
RHODEN, JOHN E
5961 AMBERLY DR
BRADENTON FL 34208

RIVER'S EDGE DEVELOPMENT ASSOCIATES LLC
1767 LAKEWOOD RANCH BLVD #312
BRADENTON FL 34211

ROGERS FAMILY LIMITED
PARTNERSHIP LTD THE
10 SARASOTA CENTER BLVD
SARASOTA FL 34240

ROWAN, DANIEL
ROWAN, GEORGINE
700 E CALLE DE CIBOLA
TUCSON AZ 85718

RYAN, WAYNE D
RYAN, PATRICIA C
RYAN TRUST DTD 01/14/2026
5949 AMBERLY DR
BRADENTON FL 34208

SCHMITT, EARL
CHAPPELEAR, STACEY
5750 AMBERLY DR
BRADENTON FL 34208

SHEBA LLC
6321 DANIELS PKWY STE 200
FORT MYERS FL 33912

SIMS, SEPH C
12700 ROME RD
MANITOU BEACH MI 49253

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION
PO BOX 1249
BARTOW FL 33831-1249

SUNCOAST EXECUTIVE STORAGE LLC
2015 ROSE ST
SARASOTA FL 34239

TB& J RE HOLDINGS LLC
PO BOX 1567
FORT MYERS FL 33902

TEALLOW, GERALD M
TEALLOW, LINDA L
TEALLOW, GERALD M & LINDA L REVOCABLE
5224 18TH AVE E
BRADENTON FL 34208-6102

THEER, JEANETTE J
THEER, JEANETTE J TRUST DTD 05/03/2017
5945 AMBERLY DR
BRADENTON FL 34208

TOOMEY, JAMES K
TOOMEY, LORIANN M
6425 28TH AVE E
BRADENTON FL 34208-6409

TX 64 LLC
2311 N TAMIAMI TRL
NOKOMIS FL 34275

WAL MART STORES EAST LP
C/O PROPERTY TAX DEPT
ANI PECORARO MS 055
805 MOBERLY LN
BENTONVILLE AR 72716-0001

WAL MART STORES EAST LP
PO BOX 8050 MS 0555
BENTONVILLE AR 72716-0555

WASSERMANN, JOSHUA RUDOLPH
5746 AMBERLY DR
BRADENTON FL 34208

WILSON, JASON P
5941 AMBERLY DR
BRADENTON FL 34208

WIN CHEVROLET PROPERTIES LLC
24777 CRENSHAW BLVD
TORRANCE CA 90505

GRIMES GALVANO
Grimes Hawkins Gladfelter & Galvano, P.L.
Attorneys at Law | Est. 1922

June 22, 2026

Gettel Rezone (A-1 to GC/L)

Re: Public Hearings – PLN2602-0134

Dear Neighbor,

You are invited to attend a neighborhood workshop to discuss a proposed rezone of property located on the north side of SR 64 E, directly across from the Home Depot and adjacent to the west side of the Gettel owned car dealership. The landowner, Gettel Bradenton, Inc., has filed an application to rezone approximately 1.09 acres from A-1 (Suburban Agriculture) to GC/L (General Commercial/Limited). The application to rezone the subject property will be scheduled for public hearings to be heard by the Planning Commission and Board of County Commissioners.

The request to rezone the subject property to GC/L is to allow the 1.09 acres of land to be used by the Gettel dealership to park vehicle inventory. The requested GC/L zoning will limit the allowable uses of the subject property to parking only.

The proposed rezone will be scheduled for public hearings with the Manatee County Planning Commission and Board of County Commissioners. Manatee County has not scheduled the public hearing dates for the rezone but requires neighborhood engagement prior to the hearings. Please join us to discuss the proposed rezone. Once the public hearings are scheduled, another mailer will be sent out to property owners within 500 feet of the subject property boundary with details provided for the upcoming public hearings. Please see the meeting details below to access and attend the virtual neighborhood workshop.

Meeting Details	
Date:	June 22, 2026
Time:	6:00 PM to 7:00 PM EST
Click on Link OR Enter web address on your web browser **Join:** https://teams.microsoft.com/meet/283261048796185?p=7k5zJLJfzwaoEzr2u6 **Meeting ID:** 283 261 048 796 185 **Passcode:** Yh9wc7x9	

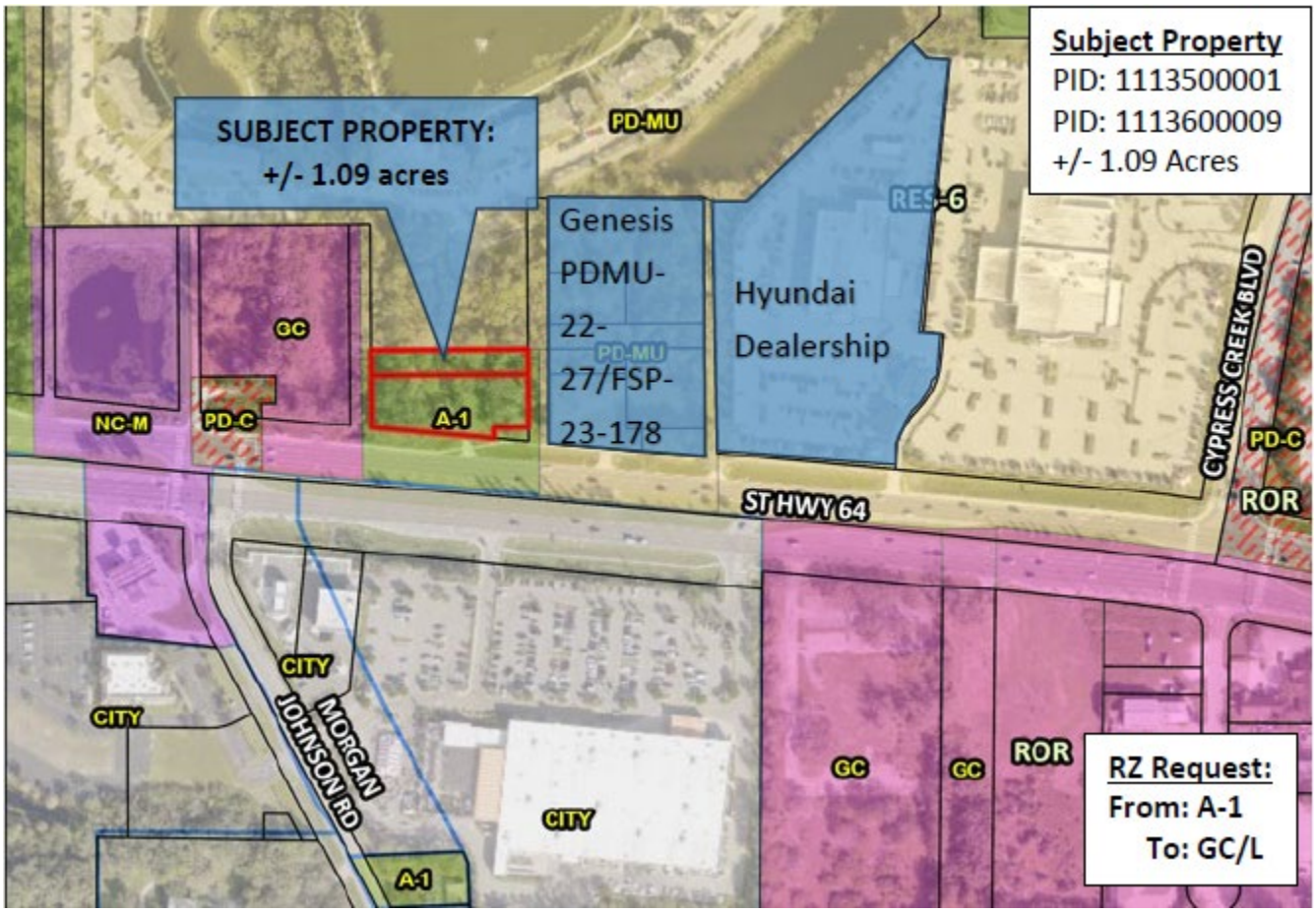
50 Central Avenue, Suite 920
Sarasota, FL 34236
(941) 748-0151

Mail to:
1023 Manatee Avenue West
Bradenton, FL 34205
(941) 748-0151

420 Columbia Drive, Suite 100
West Palm Beach, FL 33409
(561) 462-1401

www.grimesgalvano.com

We encourage your attendance and participation. Your input is an important part of the development process, and we look forward to hearing from you. If you are unable to attend but have questions or comments, please feel free to contact me at (941) 782-9911 or via email.



Sincerely,

Marshall J Robinson

Marshall Robinson
Grimes Galvano
mrobinson@grimesgalvano.com

Spectrum
Neighborhood Workshop
PLN2602-0134 / ZL-26-02
Gettel Rezone
Rezone of approximately 1.09 acres from A-1 (Suburban Agriculture) to GC/L (General Commercial/Limited) Zoning District to be used by dealership to park inventory.
MYMANATEE.ORG/NEWPROJECTS
Neighborhood Workshop Meeting:
June 22, 2026 6:00PM - 7:00PM
Join Teams:
https://teams.microsoft.com/meet/283261048796185?p=7k5zJLJfzwaoEzr2u6
Teams ID for this Meeting: 283 261 048 796 185
Passcode: Yh9wc7x9
Contact: (941) 782-9911 / Mrobinson@grimesgalvano.com


Neighborhood Workshop
PLN2602-0134 / ZL-26-02
Gettel Rezone
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Teams ID for this Meeting: 283 261 048 796 185
Passcode: Yh9wc7x9
Contact: (941) 782-9911 / Mrobinson@grimesgalvano.com

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

GETTEL GENESIS OF LAKEWOOD

PROJECT TEAM

OWNER: GETTEL BRADENTON, INC

PLANNER: MARSHALL ROBINSON – GRIMES GALVANO

ENGINEER: MARC FELIPE TOLLIVER, P.E. – GFT INFRASTRUCTURE, INC.

TRAFFIC: MICHAEL YATES – PALM TRAFFIC

ATTORNEY: CALEB J. GRIMES, ESQUIRE – GRIMES GALVANO

Board of County Commissioners

October 8, 2026

REZONE REQUEST

SITE ACREAGE OF REZONE: +/- 1.14 AC

CURRENT FLUC: RES-6

CURRENT ZONING: A-1 (SUBURBAN AGRICULTURE)

PROPOSED ZONING: GC/L (GENERAL COMMERCIAL / LIMITED)

LIMITED SCHEDULE OF PERMITTED AND PROHIBITED USES (EXHIBIT “B”)

APPLICATION HISTORY

R.O.W. VACATION:
BOCC APPROVAL OCTOBER 21, 2025

LOT ASSEMBLAGE:
PAO COMBINED JANUARY 9, 2026

PRE-APPLICATION MEETING:
JULY 19, 2026

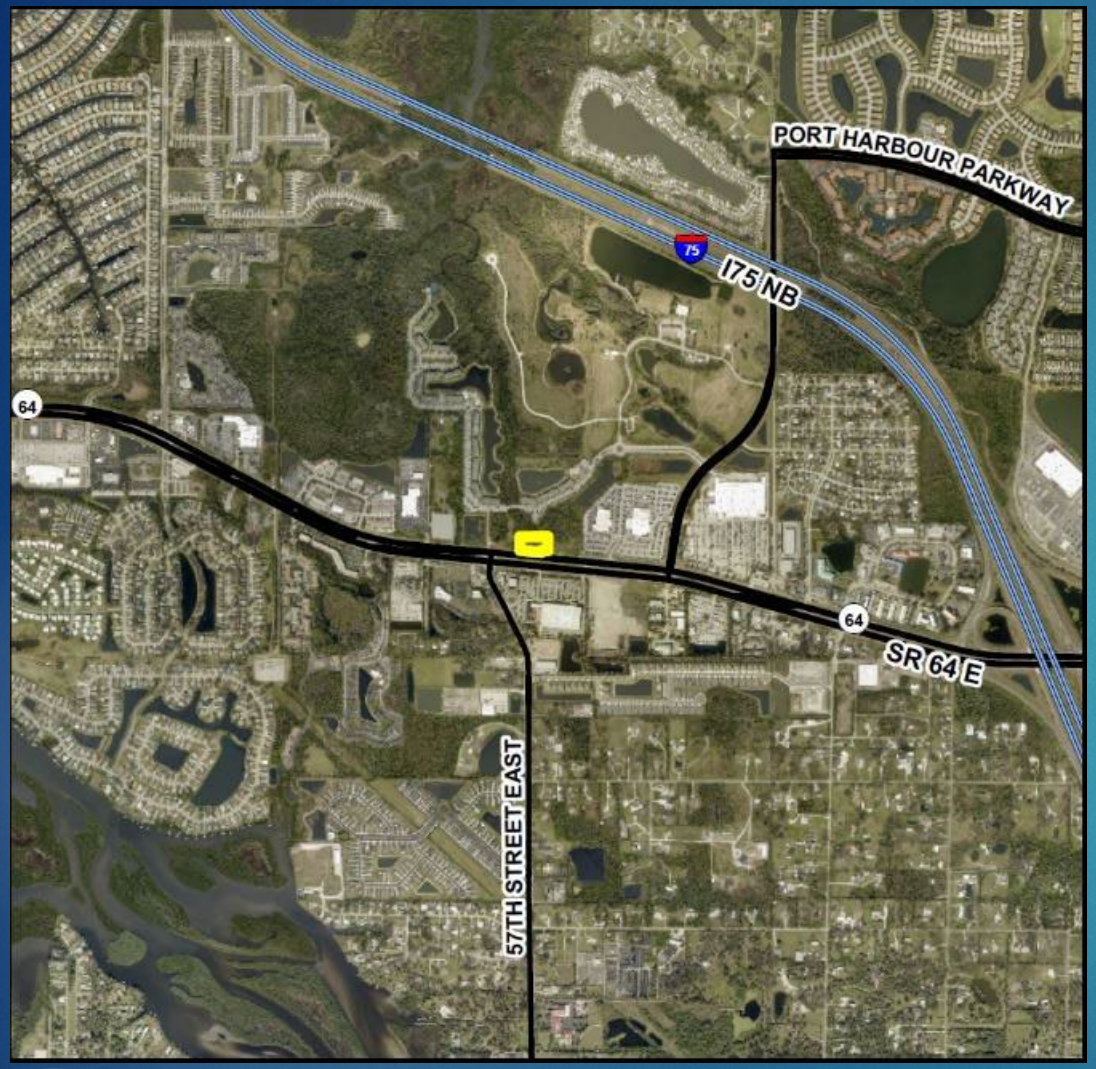
FORMAL SUBMITTAL:
MARCH 6, 2026

VIRTUAL NEIGHBORHOOD WORKSHOP:
JUNE 22, 2026

STAFF REVIEW COMPLETED:
AUGUST 2026

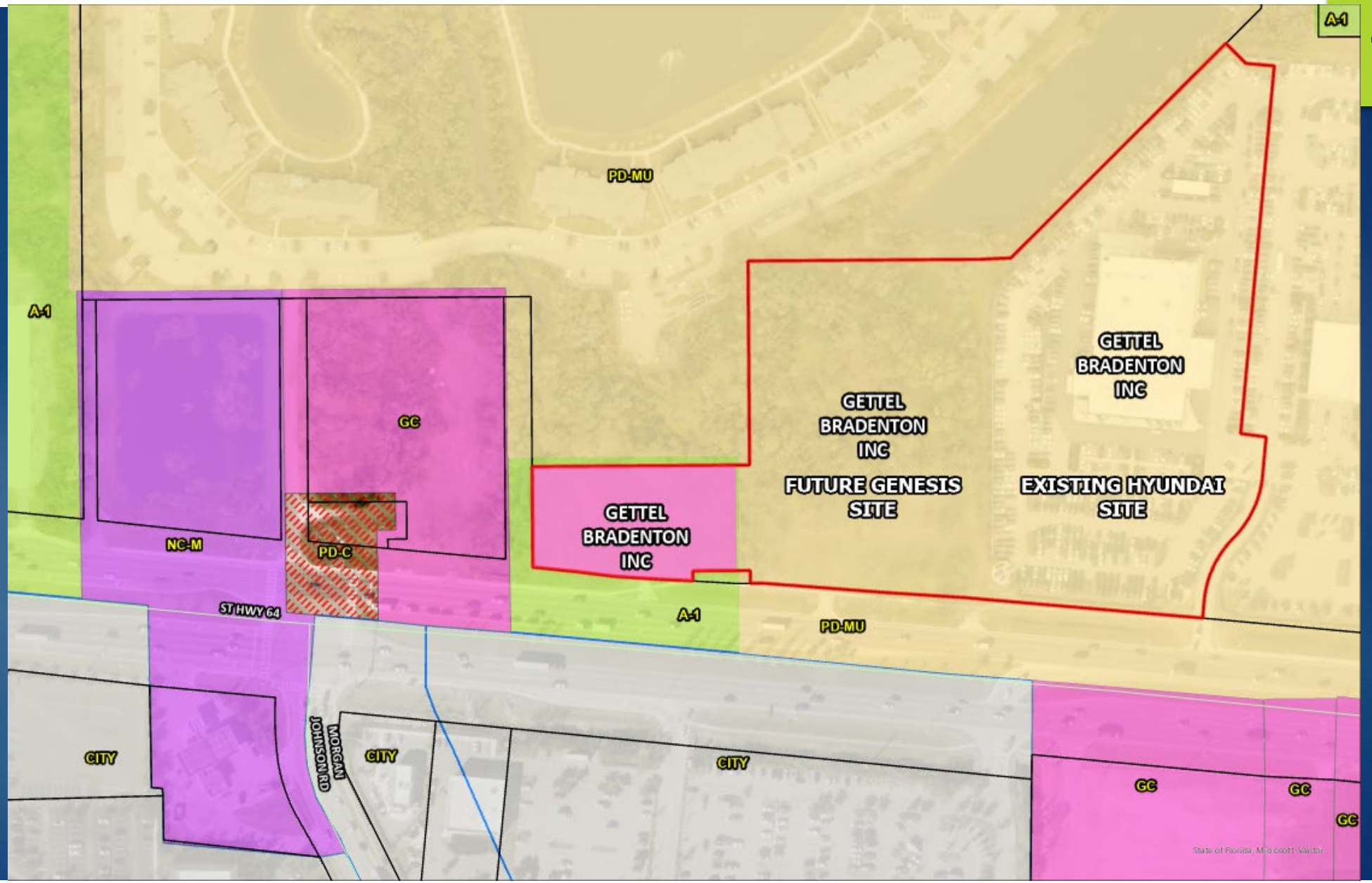
PUBLIC HEARINGS:
PC: SEPTEMBER 17, 2026 (Approved 6-0)

BOCC: OCTOBER 8, 2026





SUBJECT PROPERTY LOCATION: SR 64 E


A-1
PD-MU
A-1
GC
NC-M
PD-C
ST HWY 64
GETTEL
BRADENTON
INC
GETTEL
BRADENTON
INC
FUTURE GENESIS
SITE
GETTEL
BRADENTON
INC
EXISTING HYUNDAI
SITE
A-1
PD-MU
CITY
MORGAN
JOHNSON RD
CITY
CITY
GC
GC
GC



NEARYBY DEVELOPMENT

LANDSCAPE BUFFER REQUIREMENTS

BOUNDARY	PROPOSED USE	ADJACENT CONDITION	REQUIRED BUFFER WIDTH	REQUIRED SCREENING	CODE SECTION
North	Outdoor Storage	Multi-Family Residential	10 FT	8-ft solid fence or wall; canopy trees 30 ft. O.C.	LDC Sec. 701.4 & Figure 7-4; Sec. 531.36
West	Outdoor Storage	Unimproved Public Right-of-way	10 FT	8-ft solid fence or wall screening outdoor storage from the ROW pursuant to Sec. 531.36	LDC Sec. 701.4 & Figure 7-2; Sec. 531.36
South	Outdoor Storage	SR 64 E. Right-of-Way	10 FT Roadway Buffer	8-ft solid fence or wall screening outdoor storage from the right-of-way	LDC Sec. 701.4 & Figure 7-2; Sec. 531.36
East	Outdoor Storage	Future Genesis Dealership / PD-MU — Common Ownership	Internal Project Boundary — To Be Addressed Through Unified FSP/Construction Plan	Common ownership; both parcels to be incorporated into one unified FSP/Construction Plan. Internal buffer/screen applicability to be addressed during FSP review.	LDC Sec. 701.4; Sec. & Sec. 531.36, as applicable

GC Dimensional Requirements

GC (GENERAL COMMERCIAL)	
Maximum Density[2]	NA (LIMITED)
Maximum Non-Residential FAR	NA (LIMITED)
Max. Building Size (sq. ft.) for non-residential uses	NA (LIMITED)
Min. Landscaped Open Space (%)	15%
LOT STANDARDS	
Min. Lot Size (sq. ft.)	7,500 SF
Minimum Width (ft.)	75 FT
MINIMUM SETBACKS (ft.)	
Front[12]	25
Side	10
Rear	15
Non-residential use adjacent to single family residential zoning	20
Waterfront[7]	NA
BUILDING HEIGHT	
Max. Height (max. stories)[9]	NA (LIMITED)

QUESTIONS?

Gettel Bradenton Rezone

ZL-26-02
PLN2602-0134

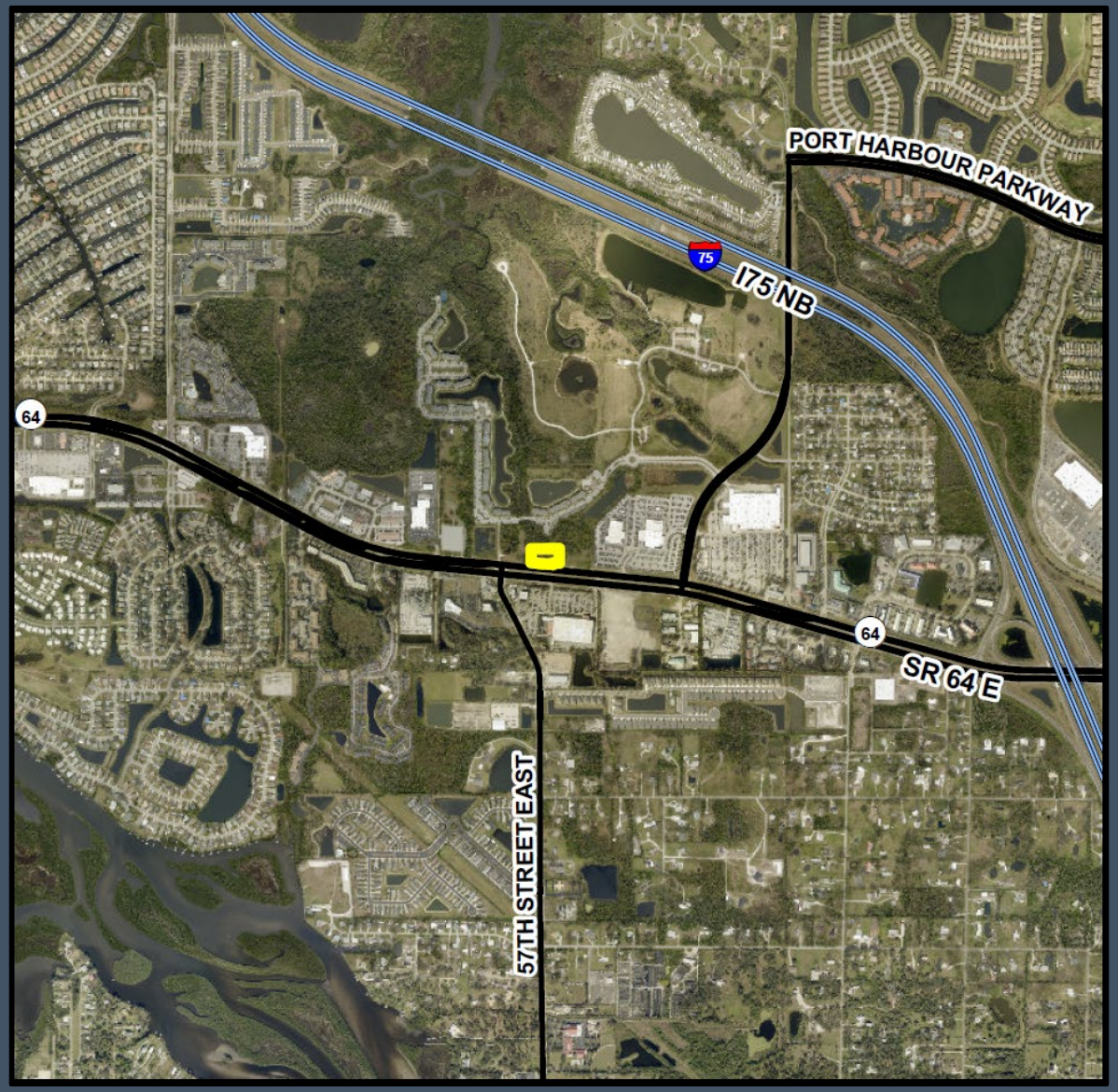
Alyssa Grove
Planner
Planning Commission
September 17, 2026

Manatee County FLORIDA

Site Location

General Location:
Located on the north side of SR 64 East, west of Cyprus Creek Boulevard and east of Morgan Johnson Road (aka 57th Street East) in unincorporated Bradenton

Project Area:
1.14 acres of approximately 11.37-acre parcel



Source: Manatee County

Request

- **Proposed Rezone:** Suburban Agriculture (A-1) to General Commercial/Limited (GC/L)
- **Entitlements/Density:** N/A
- **Access:** Determined at FSP (Internal and/or SR 64)
- **Schedule of Uses:** Provided, limited to outdoor storage
- **Conditions of Approval:** Yes

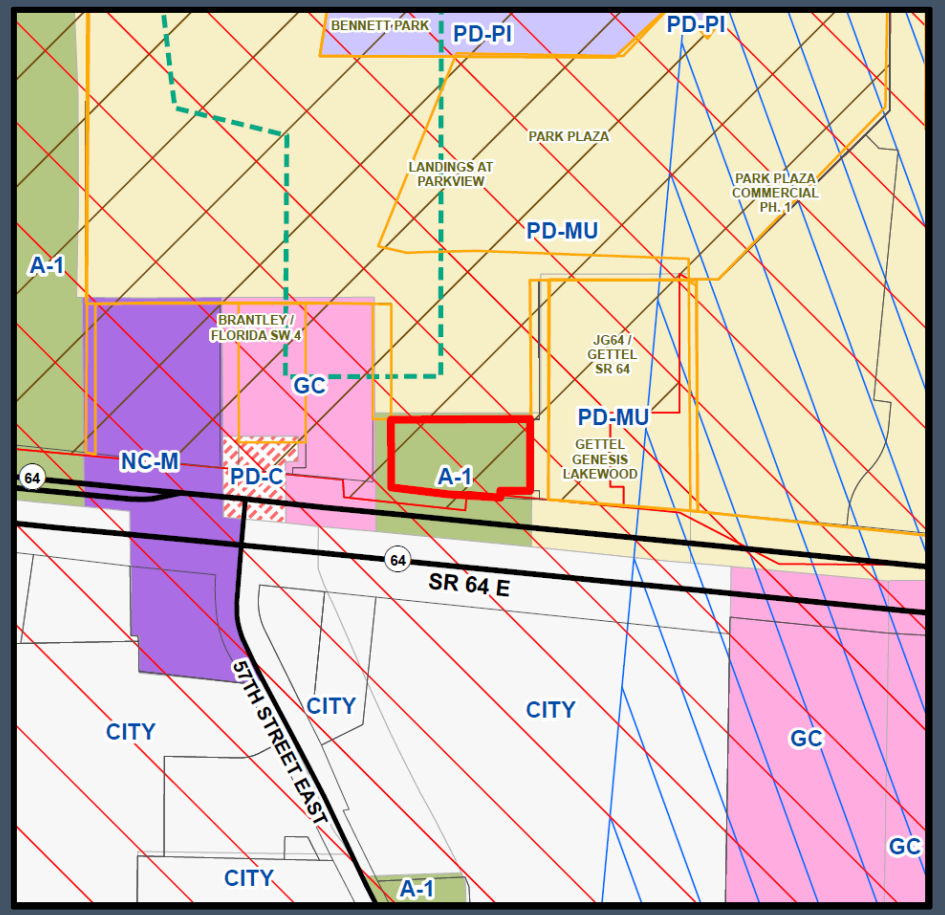


Source: Manatee County

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Zoning District

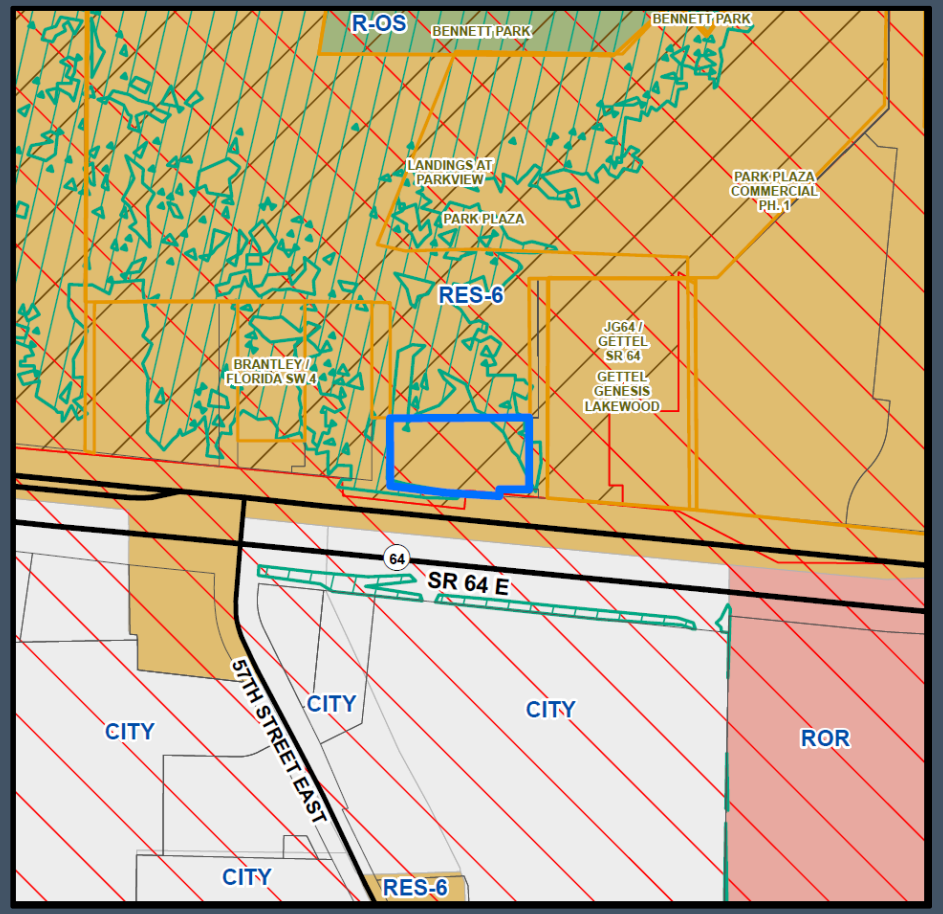
Existing Zoning District	**Proposed Zoning District**
▪ Suburban Agriculture (A-1) ▪ Since LDC adoption	▪ General Commercial Limited (GC/L)



Source: Manatee County

Future Land Use Category

- Residential-6 (RES-6)
  - Since adoption of Comprehensive Plan



Source: Manatee County

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History

- Site has been historically vacant
- October 21, 2025, the ROW easement was vacated, and acreage was given to surrounding parcels
- January 9, 2026, the project area was combined with the adjacent eastern parcels to create the entire 11.37-acre parcel

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Neighborhood Workshop

- **Location:** Virtual
- **Date:** June 22, 2026
- **Summary of Issues and Concerns**
  - Question of drainage, which will be addressed in FSP

Overlays & Special Areas

Overlays	Impact on Development
Coastal Planning Area	▪ Prohibited uses: new mobile home developments, acute care medical facilities, new wastewater treatment plants ▪ Minimum open space: ▪ Non-residential: 30% vs. 15% ▪ Other requirements regarding environmental habitat protection, water quality and hurricane preparedness/evacuation

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Public Facilities

- **Potable Water Infrastructure**
  - There are existing County facilities near the project.
- **Wastewater Infrastructure**
  - There are existing County facilities near the project.
- **Reclaimed Water Infrastructure**
  - There are existing County facilities near the project.

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Floodplain and Stormwater

- Entire property located within the FEMA 1% Annual chance Flood Hazard Area
- NOAA Atlas 14 rainfall data shall be used for stormwater modeling



Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS *(W/O PROJECT)*	FUTURE LOS *(WITH PROJECT)*
SR 64	3052	D	C	F	F

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The ordinance to repeal transportation concurrency (ORD 24-44) was adopted on August 8, 2024.

Consistency with Comprehensive Plan

- **Policy 2.1.1.4.** (Promote development where there is public facility)
- **Policy 2.1.2.2. & 2.1.2.4.** (Limit urban sprawl)
- **Policy 2.1.2.7** (Compatibility and appropriate timing)
- **Policy 2.2.1.12.** (RES-6)

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Compliance with the Land Development Code

- **Section 321.6** (Neighborhood Workshops)
- **Section 342.4** (Zoning Map Amendments)
- **Section 403.8** (Coastal Overlay Districts)
- **Section 531.36** (Outdoor Storage – Principal Use)

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Positive Aspects	Negative Aspects and Proposed Mitigating Measures
▪ Rezone for development that will be a low trip generator ▪ Rezone would assist the expansion of an existing commercial development	▪ GC zoning allows for a wide range of commercial uses not previously permitted under A-1 ▪ **Mitigating Measure:** Applicant proffered a schedule of uses that limits the use to outdoor storage

Notable Conditions of Approval

- Design and Land Use
  - The uses approved for this project shall be limited to those voluntarily proffered by the applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit “B”.
- Transportation
  - The applicant indicated that the project area will be used to store additional vehicles for vehicle sales center. The transportation analysis for this Project was based on the representations from the Applicant that the infrastructure on the proposed rezoned portion (1.14 acres) will not be open to vehicular traffic from the public. In the event the infrastructure on the Rezoned Parcel is open to vehicular traffic from the public or if the building footprint on the parcel is extended due to this use, the County may require the Applicant to submit additional traffic studies

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Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- At time of the Final Site Plan submittal, staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.

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Planning Commission

- **Recommendation of Approval**
  - 6-0

Thank you!

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