Manatee County Ordinance

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 76 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.

WHEREAS, I-75/SR 64 Development, LLC – Life Storage Largo I, LLC (the "Applicants") filed an application for a revised 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 76 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 approximately 6.20 acres 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, as described in Exhibit "A", attached hereto, (the "Property"); 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 a public hearing on September 17, 2026, to consider the revised General Development Plan and 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 revised General Development Plan and Schedule of Permitted and Prohibited Uses 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 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, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on October 8, 2026, regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance 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. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved to increase 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 76 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 approximately 6.20 acres 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, upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. The uses and total square footage will be subject to review and approval with the Final Site Plan(s) submitted for development, including but not limited to, LDC Section 900-Entranceway and any applicable subsections of LDC Section 531 – Specific Use Criteria.

2. The uses approved for this project shall be as voluntarily proffered by the applicant and are attached to this Ordinance as Exhibit "B" (Schedule of Uses) and made a part hereof by reference.

3. All roof mounted HVAC mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings. Details of screening shall be submitted with Final Site Plan.

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

5. Final Site Plan review and approval are required for any proposed amenities. Any structures and/or uses shall comply with all applicable Land Development requirements (i.e., parking, structure height, signage).

6. The dumpster shall be screened with a 6-foot-high wall constructed with building materials matching the principal building on site.

7. Prior to Preliminary/Final Site Plan approval, a hurricane evacuation plan shall be reviewed and approved by the Manatee County Public Safety Department in compliance with Land Development Code Section 403.8.H.

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

B. UTILITY ENGINEERING

1. Connection to the County potable water, wastewater, and reclaimed water are required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, lift station upgrades, and construction of off-site extensions of utility lines (water, sewer, reclaim), and upgrading off-site utility lines previously approved and installed by Life Storage @ Bradenton phases shall be rationally related and proportional to the impact that this development has on utilities and the cost of which is the responsibility of the applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered, and permitted by the applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the Development Services review process for the project.

C. ENVIRONMENTAL

1. No wetland impacts are being approved with this GDP.

2. Since a threatened and endangered species survey has not been conducted since 2022, the developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval for this site. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.

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

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

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

   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - A description of the methodology used to secure and protect the well during construction. At a minimum, protection must include a silt fence and chain-link fencing installed no closer than three (3) feet from the wellhead; and
   - The final disposition of the well - used, capped, or plugged.

6. The additional trees to be removed from the GDP modification 8 trees that are 24-inch DBH or greater, shall be reflected in Tree Removal and Replacement Matrixes of all FSP's related to this project.

   - 16-30 inch DBH removed = 5 (x 2 ratio requirement) = 10 required to be replaced; 12 proposed
   - 30-inch DBH removed = 3 (x 3 ratio requirement) = 9 required to be replaced; 12 proposed
   - Applicant has committed to 24 4-inch caliper trees being replaced for the 19 trees required.

D. STORMWATER ENGINEERING

1. The following shall be required at Final Design

   a. A full 25-year attenuation on all stormwater ponds within the development

   b. A Drainage Model and Construction Plan demonstrating that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff

   c. Drainage modeling utilizing the Cypress Strand Study (attenuation, water quality and floodplain analysis). The corresponding flood elevations as derived from the Cypress Strand Study shall be utilized as tailwater condition for each storm frequency event modeled.

   d. Flowage Easements and Maintenance-Access Easements for all drainage systems which convey runoff from public right-of-way. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Refer to Appendix A of the Public Works Stormwater Management Design Manual for easement width requirements.

   e. Topographic information shall be provided in North American Vertical Datum (NAVD) and include conversion factor to National Geodetic Vertical Datum (NGVD).

f. TV video inspection for all stormwater pipes (public or private) associated with the proposed development. In addition, laser profile is required for all ADS/HDPE stormwater pipes.

2. NOAA Atlas 14 rainfall data shall be used for stormwater modeling

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

50-year storm event modeling applies to thoroughfare drainage systems only. The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

E. TRANSPORTATION

1. 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. 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 4. 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 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. 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

PARCEL "A"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 1194 87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO MAGNOLIA BOULEVARD A DISTANCE OF 350 FEET, MORE OR LESS TO THE NORTH SIDE OF PINE AVENUE; THENCE WEST ALONG THE NORTH SIDE OF PINE AVENUE TO THE WEST SIDE OF CEDAR STREET; THENCE NORTH 196.68 FEET; THENCE WEST 200 FEET TO THE EAST SIDE OF CYPRESS BOULEVARD; THENCE NORTH ALONG THE EAST SIDE OF CYPRESS BOULEVARD 150 FEET; THENCE EAST 504.87 FEET MORE OF LESS, TO THE POINT OF BEGINNING. THE ABOVE STREETS BEING FURTHER IDENTIFIED ON THE PLAT OF MAGNOLIA MEADOWS, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PARCEL "B"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE NORTH B9 DEGREES 44' EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE RUN S0'38'W A DISTANCE OF 341.81 FEET TO AN IRON PIPE ON THE NORTH LINE OF PINE AVENUE; THENCE RUN N82"06'30"E ALONG CHORD OF A CURVE HAVING A RADIUS OF 1129.95 FEET, AN ARC LENGTH OF 89.75 FEET; A CHORD LENGTH OF 89.70 FEET ALONG NORTH LINE OF SAID PINE AVENUE; THENCE RUN N85'41'01"E ALONG THE CHORD OF CURVE HAVING A RADIUS OF 469.22 FEET, AN ARC LENGTH OF 120.03 FEET; A CHORD DISTANCE OF 119.70 FEET ALONG THE SAID NORTH LINE OF PINE AVENUE; THENCE RUN N0"38'E, A DISTANCE OF 150 FEET; THENCE RUN S77'09'E, A DISTANCE OF 300.00 FEET TO AN IRON PIPE ON THE WEST LINE OF PALM DRIVE; THENCE RUN N0'38'E ALONG THE WEST LINE OF SAID PALM DRIVE. A DISTANCE OF 107.07 FEET; THENCE RUN N07'15'10"W ALONG SAID WEST LINE OF PALM DRIVE 67.84 FEET; THENCE RUN N0"38'W ALONG SAID WEST LINE OF PALM DRIVE 8.20 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 64 AND 1-75 INTERCHANGE; THENCE RUN N71'05'11"W ALONG THE SOUTH LINE OF SAID STATE ROAD 64 AND 1-75 INTERCHANGE, A DISTANCE OF 449.60 FEET; THENCE RUN S0'38'W A DISTANCE OF 90.80 FEET TO AN IRON PIPE ON THE NORTH LINE OF SECTION 35; THENCE RUN S89'44'W ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 65.0 FEET TO THE POINT OF BEGINNING.

Exhibit "B" Schedule of Uses – Wisdom Hotel and Retail Development/I-75/SR 64 Development, Inc. PDC-18-14(G)(R2)*

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	–	X	X	~~P~~	P	X	P	X	P	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Agricultural Products Processing Plants~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	P	P
~~Animal Products Processing Facility~~	~~531.1~~	X	X	X	X	P	X	X	SP	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	~~P~~	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	~~P~~	P	P	P	X	P	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	~~P~~	X	X	X	X	P	X	X	X	P	P
~~Farm Worker Housing~~	~~531.19~~	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
~~Sawmills~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	P
~~Slaughterhouses~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	X
~~Stockyards and Feedlots~~[4]	~~531.1~~	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Auction Houses, Enclosed~~	–	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
~~Auction Houses, Open~~	~~531.6~~	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Lumberyard~~	~~531.9~~	X	X	~~X~~	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Dispensing Facility														
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	–	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	–	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	–	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X

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Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	–	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	–	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital [1]		X	X	X	X	X	P	X	P	X	X	X	X	X
~~Intensive Services: Exterminating and Pest Control~~	~~531.26~~	X	X	X	X	X	X	X	P	P	X	P	X	P
~~Intensive Services: Printing, Heavy~~	–	X	X	X	X	P	X	X	X	X	X	X	X	P
~~Intensive Services: Industrial Service Establishment~~	~~531.26~~	X	X	P	P	P	X	X	P	X	X	X	X	P
~~Intensive Services: Sign Painting Service~~	~~531.26~~	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	–	X	P	P	P	P	P	X	P	X	X	X	X	X
~~Lodging Places: Boarding House~~	~~531.28~~	P	X	X	X	X	X	X	P	X	X	X	X	X
~~Lodging Places: Boatel~~	~~531.28~~	X	X	X	X	X	X	P	P	X	X	X	X	X

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~~Lodging Places: Dormitories~~	~~531.28~~	P	X	~~X~~	X	X	P	X	P	X	X	X	X	X
~~Lodging Places: Hospital Guest House~~	~~531.28~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	–	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	–	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	–	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	–	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	–	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	–	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	–	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	~~531.42~~	X	X	~~P~~	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	–	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	–	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
~~Asphalt/Concrete Processing~~, Manufacturing, or Recycling ~~Plants~~ [4]	–	X	X	~~X~~	X	P	X	X	X	X	X	X	X	X

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Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
~~Cultural Facilities~~	~~531.15~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
~~Emergency Shelters~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Emergency Shelter Home~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Personal Wireless Service Facilities~~	~~531.37~~	See Section 531.37												
~~Public Community Uses~~	~~531.39~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Public Use Facilities~~	~~531.4~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Post Offices~~	--	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Radio, TV, Communications, Microwave Facilities~~	--	X	X	~~P~~	P	P	P	X	P	X	X	X	X	P
~~Utility Use~~	~~531.54~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
~~Flea Markets: Enclosed~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
~~Flea Markets: Open~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 04/25/2019

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	–	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	–	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	~~702~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	–	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	~~531.53~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
~~Environmental Land Preserves, Public and Private~~	~~531.17~~	P	P	~~P~~	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 04/25/2019

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

~~Recreation, Passive~~	~~531.41~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes [1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

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Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	–	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	–	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	–	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
~~Bus and Train Passenger Station~~	–	P	X	~~P~~	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	–	X	X	X	X	P	P	X	P	X	X	X	X	X

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Last Revised 04/25/2019

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
~~Helistop~~	~~531.24~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	–	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	–	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

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

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to 3,000 square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 04/25/2019

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. PDC_18_14(G)(R2), 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

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- Quasi-Judicial-Jay Stearman, Planner I - District 5

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 76 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).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

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

Action Requested

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 standards for review in the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-18-14(G)(R2); APPROVE an amended General Development Plan with Conditions of Approval A.1-A.8; B.1; C.1-C.6; D.1-D.2; and E.1, 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, 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 standards for review in the Manatee County Land Development Code, as conditioned herein, I move to DENY Manatee County Zoning Ordinance Number PDC-18-14(G)(R2); and DENY the amended General Development Plan.

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

Applicable Advisory Board
PLANNING COMMISSION ACTION:
On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended adoption. Member Bower was absent.

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

Public Comments:
Dana Stump addressed concerns regarding the traffic study and flooding in the area surrounding the proposed project.
Nothing was entered into the record.

Background Discussion
• Request
The current request is to amend Ordinance PDC-18-14(Z)(G) , revising the previously approved General Development Plan (GDP) to increase the total maximum permitted Floor Area Ratio to 0.75 from 0.46, remove a 6,500 square foot retail commercial building and to reduce the room count from a 200-room hotel to a development consisting of one 124-room hotel and one 132,000 square foot self-storage facility

o Specific Approval:
None

o Conditions:
There are multiple existing conditions from the previously approved GDP, several of which have been updated. Additional conditions from the Design and Land Use, Environmental, Stormwater Engineering, and Transportation sections have been added to the ordinance.

• General Information
o Location:
Located at the southeast corner of SR 64 and 64th Street Court East.
o Acreage:

6.20 acres.

o Density/Intensity:

 Density: N/A

 Intensity:

Permitted: 1.0 FAR (270,072 sq. ft.)

Proposed: 0.75 (201,000 sq. ft.)

• Neighborhood Workshop

A virtual neighborhood workshop was held on December 10, 2025. The applicant provided a summary of the meeting; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

• Future Land Use Category

Retail/Office/Residential (ROR)

• Land Use History

o May 2019, Comprehensive Plan Amendment (PA-18-07), adopted by Ordinance 19-20, amended the Future Land Use Category (FLUC) from RES-3 to Retail/Office/Residential (ROR).

o August 2019, approved rezone [PDC-18-14(Z)(G)] for the Wisdom Hotel and Retail Development (PLN1806-0090), changed the zoning designation from Suburban Agriculture (A-1) to Planned Development Commercial (PDC) with a GDP.

oJuly 2023, Preliminary Site Plan/Final Site Plan (PDC-18-14(P)/FSP-23-15) was approved administratively for the development of a three-story mini-warehouse/self-storage facility.

- Subsequently, Permit BLD2211-0999 for new commercial construction of 131,373 square feet of self-storage was issued, with a Certificate of Occupancy issued on April 17, 2025.

o A previous GDP amendment was proposed in 2024 [PDC-18-14(G)(R)] but was withdrawn by the applicant in June of 2026.

• Surrounding Areas

- o North: Commercial/retail uses (car wash and fast-food restaurant)
- o South: Residential (A-1 zoning)
- o East: Residential, Assisted Living Facility (small)
- o West: Vacant land, hotel use within City of Bradenton

• Conclusion

The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended adoption. Member Bower was absent.

PUBLIC COMMENT AND CORRESPONDENCE:

September 17, 2026 – Planning Commission

Public Comments:

Dana Stump addressed concerns regarding the traffic study and flooding in the area surrounding the proposed project.

Nothing was entered into the record.

Attorney Review
Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded by email to Matter #FY25/26-0312 on August 25,2026.

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

Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Board of County Commissioners: October 8, 2026

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 76 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.

Planning Commission:	**9/17/2026**
Board of County Commissioners:	**10/8/2026**

ALTERNATIVE MOTIONS

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDC-18-14(G)(R2); APPROVE an amended General Development Plan with Conditions of Approval A.1-A.8; B.1; C.1-C.6; D.1-D.2; and E.1, 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, 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 standards for review in the Manatee County Land Development Code, as conditioned herein, I move to DENY Manatee County Zoning Ordinance Number PDC-18-14(G)(R2); and DENY the amended General Development Plan.

PLANNING COMMISSION ACTION:

On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended adoption. Member Bower was absent.

- **PUBLIC COMMENT AND CORRESPONDENCE:**

September 17, 2026 – Planning Commission

Public Comments:

Dana Stump addressed concerns regarding the traffic study and flooding in the area surrounding the proposed project.

Nothing was entered into the record.

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

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PDC-18-14(G)(R2) / PLN2607-0083
PROJECT NAME	Life Storage & Hotel at Bradenton f/k/a Wisdom Hotel and Retail Development
SECTION / TOWNSHIP / RANGE(S)	35 / 34S / 18E
PARCEL(S) *See Aerial Map (Zoomed) on Page 4*	Parcel A: PID 1462310242 (3.10 acres) Parcel B: PID 1462310002 (3.10 acres)
ACREAGE	6.20 acres
ADDRESSES	911 and 921 64th Street Court East (Manatee County)
GENERAL LOCATION	Southeast corner of SR 64 and 64th Street Court East
OWNER	Life Storage Largo I, LLC
APPLICANT / AGENT	John Cavoli representing Cavoli Engineering, Inc.
FUTURE LAND USE CATEGORY	Retail/Office/Residential (ROR)
ZONING DISTRICT	Planned Development Commercial (PDC)
PROPOSED USES	• 132,000 square foot 3-story self-storage facility • 124-room hotel • No changes to the previously approved Schedule of Uses
INTENSITY *Floor Area Ratio (FAR)*	**Maximum permitted**: 1.0 FAR (270,072 sq. ft.) **Proposed:** • 132,000 sq. ft. of self-storage use • 69,000 sq. ft.[1] of hotel use • TOTAL: 201,000 sq. ft. FAR[1]: 0.75 (201,000 sq. ft./270,072 sq. ft.) [1]Calculated over total gross acreage of the entire development site per LDC Section 401.3.B.1
OVERLAYS/SPECIAL AREAS	Coastal Planning Area (CPA), Entranceway (ENT)
SPECIFIC APPROVAL REQUEST	No Specific Approvals requested. There are no proposed changes to the previously approved specific approval request: An alternative to LDC Section 402.11.D.3 for a 20-foot front yard setback adjacent to thoroughfares rather than 30 feet.
NEIGHBORHOOD WORKSHOP	Neighborhood workshop was held virtually on 12/10/2025
CASE MANAGER	Jay Stearman, Planner I

SECTION 2
MAPS & DISCUSSION

History

The property is generally located on the southeast corner of the intersection of SR 64 and 64th Street Court East in unincorporated Manatee County, Florida. The property is located within the Entranceway for I-75 and SR 64 at I-75.

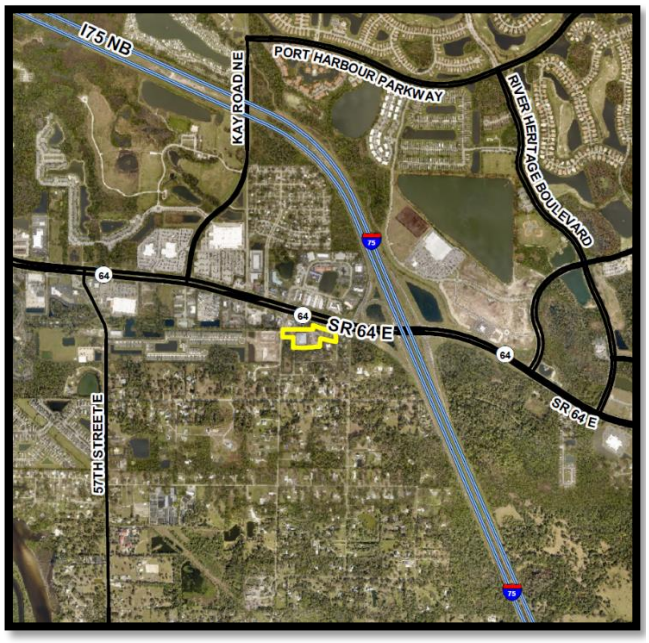
The subject property was zoned Suburban Agriculture (A-1) since July 17, 1990, with the adoption of the Land Development Code (LDC). Historical aerial imagery indicates the property was previously developed with a single-family residence and may have been used for agricultural activities.

Under the 1989 Comprehensive Plan, the property was designated Residential – 3 (RES-3) which allows 3 dwelling units per acre (DU/GA). On May 2, 2019, the Board of County Commissioners (BCC) approved a Comprehensive Plan Amendment (PA-18-07), adopted by Ordinance 19-20 and effective June 2, 2019, amending the Future Land Use Category (FLUC) from RES-3 to Retail/Office/Residential (ROR).

On August 1, 2019, the Board of County Commissioners approved a rezone [PDC-18-14(Z)(G)] for the Wisdom Hotel and Retail Development (PLN1806-0090), changing the zoning designation from Suburban Agriculture (A-1) to Planned Development Commercial (PDC). The approval included a General Development Plan (GDP) for lodging and commercial/retail uses, associated infrastructure, and a Schedule of Uses.

On July 3, 2023, a Preliminary Site Plan/Final Site Plan (PDC-18-14(P)/FSP-23-15) was approved administratively for the development of a three-story mini-warehouse/self-storage facility. With that PSP/FSP submittal, the self-storage/mini-warehouse use was not proposed within 50 feet of the boundaries of the project, did not propose and increase in height or intensity which exceeded the amount which can be adjusted administratively, and proposed a use which was permitted on the schedule of uses approved by PDC-18-14(Z)(G). Subsequently, Permit BLD2211-0999 for new commercial construction of 131,373 square feet of self-storage was issued, with a Certificate of Occupancy issued on April 17, 2025.

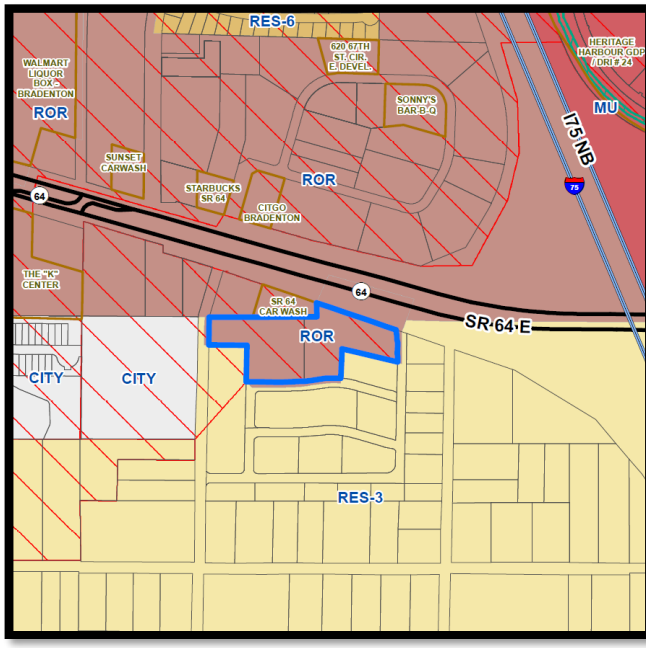
An application to modify the GDP is warranted by the relocation of a hotel and to ensure the project does not exceed the maximum allowable intensity. A previous GDP amendment was proposed in 2024 [PDC-18-14(G)(R)] but was withdrawn by the applicant in 2026.



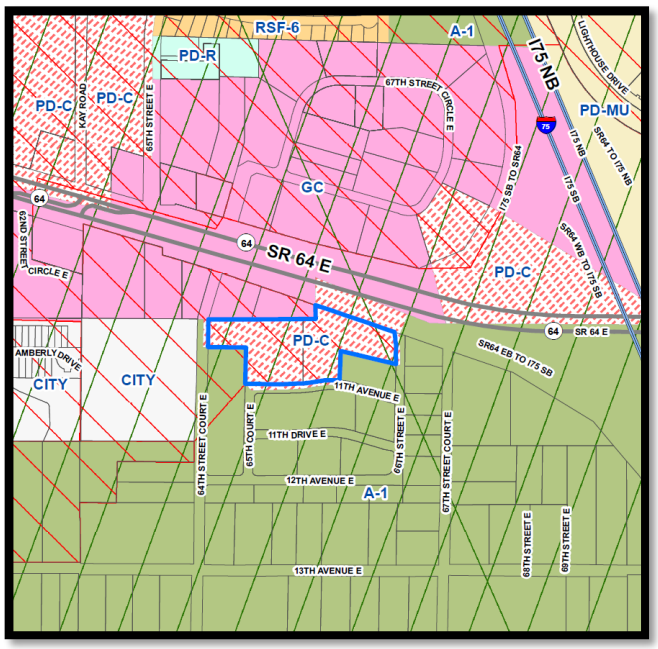
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



Zoning Map

Request

The applicant is requesting to amend a previously approved General Development Plan (PDC-18-14(Z)(G)) to remove a 6,500 square foot retail commercial building and to reduce the room count by 75 from a 200 room hotel and instead proposing a development consisting of one 124-room hotel and one 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).

The table below provides a comparison between the proposed and approved General Development Plans, with particular emphasis on the modifications to the commercial parcel.

COMPARISON TABLE

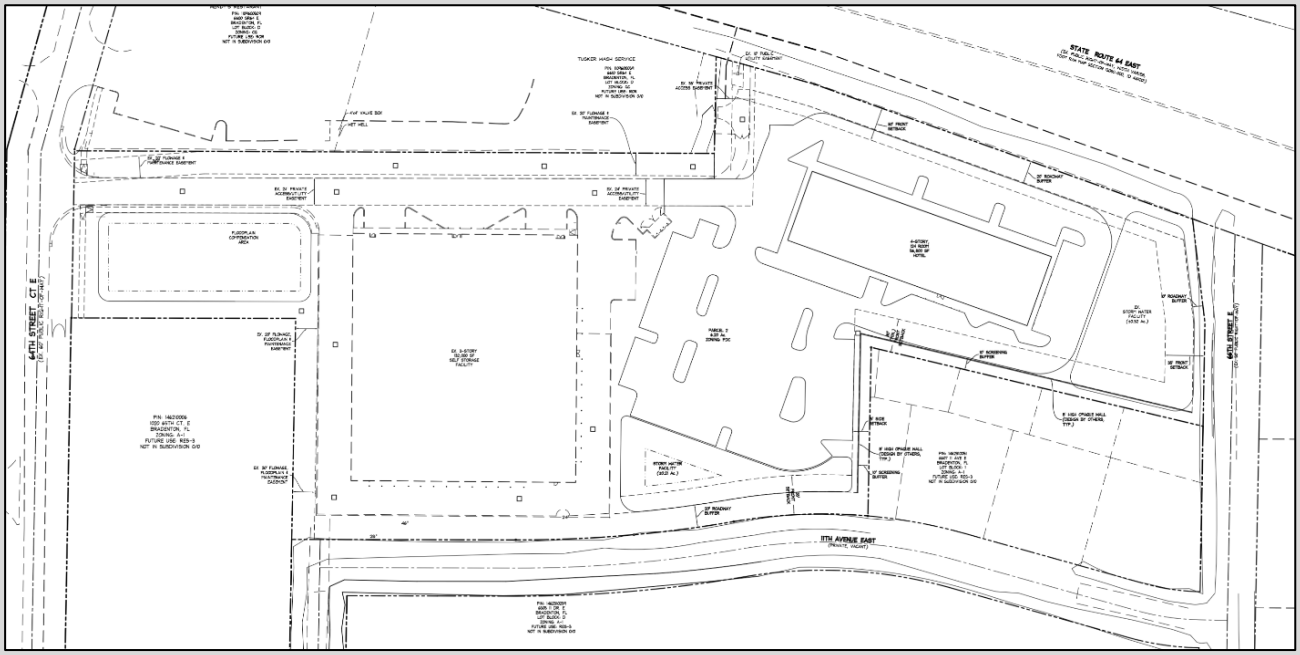
	PDC-18-14(Z)(G)	PDC-18-14(G)(R2)
Residential	N/A	N/A
Nonresidential	• 6,500 sq. ft. retail commercial • 200-room (total) hotel(s) • Restricted uses from PDC Schedule of Uses	• 132,000 sq. ft. self-storage facility • 124-room hotel • No changes to previously approved Schedule of Uses
Intensity (FAR) Calculated over total gross acreage per LDC 401.3.B.1	0.46	0.75
Height (Commercial)	4-stories (hotel), 1 story (retail)	4-stories (hotel), 3-stories (self-storage)
Access	• Main entrance at 64th St Ct. E. at northwest side of project area	• No change to access from previously approved
Open Space (Commercial)	Required: 25% (1.57 acres) Provided: 31% (1.95 acres)	Required: 30% (1.88 acres) Provided: 32% (1.99 acres)
Buffers	• 20-foot roadway buffer along SR 64 (required in Entranceway) • 8-foot where vehicle use area abuts similar uses (northwest of project site) • 15-foot buffer where project abuts residential zoning or uses • 10-foot buffer where hotel (lodging use) abuts residential zoning or uses	• 20-foot roadway buffer along SR 64 • 10-foot roadway buffers along 64th St. Ct. E., 11th Ave. E., 66th St. E. • 20-foot screening buffer between self-storage and single family residential • 15-foot screening buffer between stormwater pond and residential • 10-foot screening buffer between hotel and residential (south and east)
Setbacks (Planned Development Commercial)	• Front: 20 feet (specific approval) • Front: 35 feet (64th St. Ct. E.) • Side: 15 feet • Rear: 20 feet	• Front: 30 feet (SR 64) • Front: 35 feet (64th St. Ct. E.) • Side: 15 feet • Rear: 20 feet

SURROUNDING USES AND ZONING

NORTH	Commercial/retail uses (car wash and fast-food restaurant) / General Commercial (GC) zoning SR 64 right-of-way Commercial/retail uses on north side of SR 64 / GC zoning.
SOUTH	11th Street East right-of-way / A-1 zoning Residential 1- and 2-family homes / A-1 zoning
EAST	66th Street East Residential 1- and 2-family homes / A-1 zoning Assisted Living Facility (small) / A-1 zoning
WEST	Vacant land / A-1 zoning 64th Street Court East Ongoing construction of a hotel west of 64th Street Court East within City of Bradenton

SECTION 3
PROJECT DETAILS

General Development Plan



The GDP shows:

- Two parcels: A self-storage facility parcel on the west side and the hotel parcel on the east side.
  - The self-storage facility completed construction in 2025
- One direct access point to the commercial parcel from the west side from 64th Street Court East
- Three Stormwater facilities are proposed, with the eastern and western ponds already under construction pursuant to the approval of PDC-18-14(P)/FSP-23-15
- Proposed landscape and roadway buffers

SETBACKS (COMMERCIAL) ***Required* / Proposed**	**Commercial** • Front: *30 feet along throughfares* / 30 feet • Front: *35 feet along local roads* / 35 feet • Side: *15 feet* / 15 feet • Rear: *20 feet* / 20 feet No changes are proposed compared to previous approval.
MINIMUM LOT SIZE(S) / LOT TYPE(S)	Not applicable
OPEN SPACE	**Required: 30%** • 20% in the PDC Zoning District • 25% (20% + 5%) in the Entranceway • 30% in the CPA **Provided:** 32% (1.99/6.20 acres)
ACCESS	• Main entrance to the commercial parcel from the west side from 64th Street Court East (no change) • A stub-out/turnaround area at the northwest to provide potential access to abutting commercial parcel

FLOOD ZONE	X-Zone, Panel# 12081C0326F, effective 8/10/2021
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes **Type of Flooding:** Rainfall **Project Subject to flow reduction:** No **Project subject to OFW:** No **Watershed/Basin:** Manatee River Below Dam **Project located within Floodplain and/or Floodway:** The project area is outside of 1% annual chance floodplain delineation pursuant to the effective FIRM. **Drainage Easements/Access Easements required for existing system(s):** Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way (ROW).
UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing County 6-inch water main on the west side of 64th St. Ct. E. • Existing County 36-inch water main on the south side of SR 64 **WASTEWATER INFRASTRUCTURE** • Existing County 12-inch force main on the south side of 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
20-foot roadway buffer along SR 64 E.	20 feet	Yes	Meet Code Standards: Entranceway LDC Section 900
10-foot roadway buffer (64th St. Ct. E., 11th Ave. E.)	20 feet	Yes	Exceeds Code Standards by 10 feet
10-foot roadway buffer (66th St. W.)	10 feet	Yes	Meets Code Standards
20-foot screening buffer (west)	20 feet	Yes	Meets Code Standards
15-foot screening buffer (southwest)	15 feet	Yes	Meets Code Standards
10-foot screening buffer (south, east)	10 feet	Yes	Meets Code Standards

SIDEWALKS

Standards Required	Design Proposal	Compliance	Comments
5-foot sidewalk along 64th St. Ct. E.	5 feet	Yes	
Internal sidewalks			To be determined at time of Final Site Plan

TRANSPORTATION

Major Transportation Facilities:
The site is located south of SR 64 and east of 64th Street Court East

SR 64 is an existing 6-lane road with a 50-mph posted speed. It is designated as a 6-lane arterial roadway in the Comprehensive Plan's Future Traffic Circulation Plan with a planned ROW width of 200 feet, or as determined by Florida Department of Transportation (FDOT).

64th Street Court East is a local road.

Transportation Link Capacity Analysis:
The applicant is seeking approval of a GDP Amendment to allow for the construction of 132,000 square feet of self-storage and 124 hotel rooms. The applicant prepared an analysis of the currently approved GDP land uses compared to the proposed GDP land uses. Based on the data provided in the Trip Generation Comparison, Transportation Planning and Traffic Engineering staff concur with the conclusion that the gross and net new vehicular daily trips under the proposed land use are projected to be lower than the currently adopted land use.

Access:
As the County is transitioning from repealing transportation concurrency and implementing an Alternative Transportation System (ATS), 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 to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements per PDC-18-14(G)(R2):
Required Open Space: 30% (1.86 acres)
Provided Open Space: 32% (1.99 acres)

Wetlands:
There are no wetlands identified on project site.

Uplands:
Per Environmental Narrative provided by Ardurra (September 2022) the 6.20 acre subject site is comprised of Mixed Hardwoods (FLUCFCS 438; 5.89 acres), Lakes Less than 10 acres (FLUCFCS 524; 0.23 acres), and Streams and Waterways (FLUCFCS 510; 0.16 acre). The Applicant will need to provide an updated Environmental Narrative prior to FSP, consistent with condition C.2.

Preservation of Existing Plant Communities:
Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space (0.66 acres) or 75% of the existing native plant communities (4.42 acres), whichever is less, shall be in the form of preserved native plant communities. Native plant communities were not identified at the time of GDP approval with PDC-18-14(Z)(G).

Endangered Species:
Per the Environmental Narrative provided by Ardurra (September 2022) an on-site assessment was conducted in September 2022 for listed faunal species. The assessment included site visits and data research including the Florida Native Areas Inventory Biodiversity Matrix, Audubon Eagle Watch, and the FWC Eagle Nest Locator. The species that were most likely to have the potential to utilize the project area included Bald Eagle, Wood Stork,

Gopher Tortoise, Eastern Indigo Snake, and Gopher Frog. Based on the 2022 site assessment, no listed wildlife species were identified within or within a regulatory distance of the proposed project site. The applicant verified in June 2024 that since the site was an active construction project for the self-storage facility, that there had been no change in the site conditions and listed species. Due to last assessment being completed in 2024, staff recommend a new biological species survey be conducted before a revised FSP is approved.

Trees and Landscaping:
Tree Removal and Replacement will be reviewed with any final site plan submitted pursuant to this amended General Development Plan, in accordance with LDC Section 700, 701, and 900. The applicant is requesting to preserve fewer than 75% of the trees 24" DBH or greater within the Entranceway (see Condition of Approval C.6).

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (SR 64 E.)	20 feet	20 feet	900 (Entranceway)
Roadway Buffer (64th St. Ct E, 11th Ave. E.)	10 feet	20 feet	701
Roadway Buffer (66th St. E.)	10 feet	10 feet	701
Screening Buffer (west)	20 feet	20 feet	701 (storage, residential)
Screening Buffer (southwest)	15 feet	15 feet	701 (misc., residential)
Screening Buffer (south, east)	10 feet	10 feet	701 (hotel, residential)

LOCATION OF PROPOSED DEVELOPMENT



SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS
LDC SECTION 321.3 – GENERAL DEVELOPMENT PLAN – REVIEW CRITERIA
LDC SECTION 402.6 – GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS
LDC SECTION 402.11 – PDC - PLANNED DEVELOPMENT COMMERCIAL
LDC SECTION 403.8 – COASTAL OVERLAY DISTRICTS (CHHA, CEA, and CPA)
LDC SECTION 531.28 – LODGING PLACES/ HOTELS
LDC SECTION 531.31 – MINI-WAREHOUSES/SELF-STORAGE
LDC SECTION – 900.6 ENTRANCEWAYS – STANDARDS FOR DEVELOPMENT

The following represents an analysis of how the application achieves compliance with LDC Section 312.6, 321.3, 401.5, 402.6, 402.11, 403.8, 531.28, 531.31, and 900. The criteria listed below were used to ensure compliance with the requirement of the LDC and to establish Conditions of Approval (fka stipulations) to be adopted for Planned Development districts.

SECTION 312.6. – Neighborhood Workshops.

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

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time	December 10, 2025, 5:30 pm
Workshop Format	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during the Sufficiency Review process
Citizen Attendees	2 members of the public attended
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	Fencing along 66th St. E., stormwater attenuation and flooding, vagrancy, lighting spillover, and the location of the temporary construction access at 65th Ct. E. and 11th Ave. E.
Mail Notice	• Copy of mail notice provided • Notice mailed to 28 addresses • Mailing distance/radius: 600 feet (No map provided)

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

SECTION 321.3 – GENERAL DEVELOPMENT PLAN – REVIEW CRITERIA.

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See the following sections containing the analysis of applicable LDC Sections, including PDC (Planned Development Commercial), General Design Requirements for All Planned Development Site Plans, Building Height Compatibility, Entranceways, Coastal Planning Area Overlays, and specific standards for the mini-warehouse/self-storage use and proposed hotel.

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

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The approximate 6.20-acre site consists of two adjacent parcels with frontage along State Road 64 to the north (approximately 257 feet), 11th Avenue East to the south (approximately 462 feet), 64th Street Court East to the west (approximately 148 feet) and 66th Street to the east (approximately 175 feet). The site is located to the south of a Wendy's fast-food restaurant with drive-through and a car wash (east of 64th Street West). Based on the Environmental Narrative submitted by the applicant, there are no wetlands on the site. The existing trees will be replaced, and/or a payment made to the tree fund as required by the LDC.

B. Relation to Public Utilities, Facilities, and Services.

Analysis: The site will be served by County water (36-inch water line) and sewer (12-inch force main) via connection to existing facilities along State Road 64. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project. Reclaimed water is not available to the site. Irrigation for landscaping shall use the lowest water quality source available and shall be identified at FSP stage.

C. Relation to Major Transportation Facilities.

Analysis: The site is located on the south side of State Road 64 East and the east side of 64th Street Court East, which are designated as a Principal Arterial and a local road, respectively. State Road 64 is an existing six-lane road with a 50-mph posted speed. It is designated as a six-lane arterial roadway in the Comprehensive Plan's Future Traffic Circulation Plan with a planned ROW width of 200 feet, or as determined by FDOT. This GDP modification is proposed to reduce the number of PM peak hour trips compared to the previously approved GDP, which anticipated 196 net new PM peak hour trip ends.

D. Compatibility.

Analysis: The proposed development is compatible with the commercial development patterns and trends of the nearby area. The site is located near the southeast corner of the signalized intersection of State Road 64 and 64th Street Court East. Where properly screened and buffered, the proposed use of hotel and self-storage can be considered a proper transition between SR 64, I-75, and the residentially used properties (zoned A-1) to the south of the site. Retail development is located to the north and west with a hotel currently under construction immediately west of the property, across 64th Street Court East, within the city limits of Bradenton.

E. Transitions.

Analysis: The site is located along State Road 64 near the I-75 southbound on-ramp. Both I-75 and State Road 64 are designated arterials. The adjacent area has been substantially developed with a mix of residential, commercial/retail, and service uses over the years since the original A-1 Zoning District was established. In the immediate vicinity of the site there are existing fast food and sit-down restaurants, gas

stations, big box retail, auto sales, etc. To the east are large lot single-family residences, an assisted living facility (ALF), and vacant, densely-wooded land adjacent to the I-75 on-ramp. To the west is a 4-story hotel under construction within the City of Bradenton, and to the south are large lot residences on A-1 zoned land. The character of the area has transitioned from vacant and residential to commercial uses that reflect the SR 64 and I-75 corridor demands. Transition between residential areas and the proposed commercial site is provided through adequate setbacks, buffers, and screening including fences, shrubs, and hedges.

F. Design Quality.
Analysis: The GDP does not provide sufficient information to analyze design quality. The project is proposing to use and extend a previously approved access driveway along the north side of the project. The vehicular use area and architectural design shall comply with all PDC standards and Entranceway requirements.

G. Relationship to Adjacent Property.
Analysis: The primary drive aisle and dumpster are located at the north of the project, adjacent to commercially zoned property and out of view of residentially zoned properties. Landscaped buffers are proposed along the perimeters of the development, which in conjunction with proposed setbacks, fencing, buffers, and stormwater pond locations, will provide adequate separation from surrounding uses. The project may serve as a transition from the higher intensity drive-through uses to the north and west of the property to the residential areas to the south and east.

H. Access.
Analysis: The project is proposed with existing site access from 64th Street Court East, which is classified as a local road. The Entranceway standard LDC Section 900.6.B. prohibits projects from gaining access to any road designated as a minor arterial or higher unless inconsistent with state law. The self-storage facility and hotel will use the same access point and are directly connected by a drive aisle.

I. Streets, Drives, Parking, and Service Areas.
Analysis: The GDP does not provide sufficient information to analyze this criterion, however no loading, parking, or service areas are proposed adjacent to the residentially used areas. Minimum vehicular, handicap, and bicycle parking spaces are provided, with 12 spaces located at the hotel parking lot to be provided for the self-storage parking requirement via a joint use parking and access agreement (LDC Section 1005.5). Final parking area design is not required for a GDP, therefore the PSP/FSP shall demonstrate that the site design meets applicable LDC standards and the Manatee County Public Works Standards Manual, Part 3. Highway & Traffic Standards Manual – adopted April 2022.

J. Pedestrian Systems.
Analysis: The GDP does not provide sufficient information to analyze this criterion, however a 5-foot wide sidewalk was shown on the most recently approved FSP running north/south along 64th Street Court East and connecting east/west along the north side of the self-storage building. PSP/FSP shall demonstrate that the site design for pedestrian connections to the proposed hotel meets LDC standards and the Manatee County Public Works Standards Manual – adopted April 2022, Part 3. Highway & Traffic Standards Manual.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no known historic or archaeological resources on the site. If any historic resources are found during time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources.

L. Density/Intensity.
Analysis: The proposed intensity is increasing from a FAR of 0.46 to 0.75. As presented in the Project Summary Table, the proposed FAR of 0.75 is less than the maximum intensity allowed in the FLUC for mixed-use and hotel (1.0 FAR).

132,000 square feet of mini-warehouse/self-storage
+ 69,000 square feet of hotel use
201,000 square feet TOTAL

FAR[1]: 0.75 (201,000 square feet/270,072 square feet of project site)

[1] Calculated over total gross acreage of the entire development site per LDC Section 401.3.B.1

M. Height.
Analysis: The maximum building height for the self-storage facility is limited to three stories and the maximum building height for the hotel is four stories. This is a change from the previously approved GDP which permitted a maximum height of 35 feet for retail uses. The maximum height of four stories for the hotel use is unchanged from the previously approved GDP. The hotel footprint shown on sheet C4 of the proposed GDP shows the building meeting the building height compatibility requirement contained in LDC Section 401.5 by way of a 20-foot increase in the required setback from single-family residential zoning for all floors.

N. Fences and Screening.
Analysis: Landscaped buffers are proposed along all perimeters of the development. Twenty-foot roadway buffers are proposed along State Road 64, 64th Street Court East, and 11th Avenue East, and a 10-foot roadway buffer is shown at the east side of the property along 66th Street East. A 20-foot screening buffer is provided between the self-storage facility and the west-adjacent single-family zoned parcel. A 15-foot screening buffer was proposed and approved with the most recent FSP to buffer the stormwater pond on the western side of the property from the south-adjacent single-family property. Ten-foot screening buffers are proposed at the eastern and southeastern boundaries of the project to separate the hotel use from the adjacent single-family properties.

O. Yards and Setbacks.
Analysis: As previously approved and noted in the proposed GDP, the minimum setbacks comply with or exceed the required minimum setbacks in the PDC Zoning District and Entranceway standards.

P. Trash and Utility Plant Screens.
Analysis: As noted in the GDP Sheet C1 Note #36, solid waste disposal will be collected in onsite dumpsters, for both garbage and recycling, by a licensed waste hauler. The dumpster shown on the GDP is located on the north side of the buildings, by the north-adjacent commercially used properties and out of view of the residentially-zoned properties. Due to their location and the presence of roadway buffer, the proposed dumpster will not be visible from any collector or arterial roadway, in accordance with LDC Section 900.5.C.6 (Entranceway). Additionally, a staff condition of approval has been added to this proposal reading “the dumpster shall be screened with a six-foot-high wall constructed with building materials matching the principal building on site.”

Q. Signs.
Analysis: Signs will be evaluated at time of the PSP/FSP and shall be in accordance with LDC Section 600 and Section 900.6.C – Entranceways.

R. Landscaping.
Analysis: Landscaping will meet or exceed the standards required within LDC Sections 701, 900.5.C, and 900.6. and will be reviewed at time of FSP submittal. Vehicular use area and foundation landscaping will be reviewed for compliance with LDC Section 701 and 900 at time of FSP submittal.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.
Analysis: The site is completely located within a designated Entranceway, State Road 64 and I-75. Please see Section Compliance with the Comprehensive Plan, LDC Section 900. Entranceway for more details on how the project complies with these requirements.

T. Environmental Factors.

1. *Water Conservation.*
   Analysis: As indicated on Sheet C1 of the GDP in Note #29, all irrigation shall use the lowest quality water available. Stormwater reuse, reclaimed water use and grey water irrigation systems, and/or shallow wells and wet retention/detention pond shall be used, where feasible. No County-owned reclaimed water infrastructure currently present at the project location. The Environmental Planning section has provided a condition of approval to this proposal that reads "irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited."

2. *Minimum Open Space Requirements.*
   Analysis: The proposed open space comprises 32% of the project site, satisfying the additional requirements of the Entranceway designation and the Coastal Planning Area (CPA) Overlay, which requires 30%.

3. *Preservation of Existing Plant Communities.*
   Analysis: Per the Environmental Narrative provided, there are no native upland habitats on site, however, the Environmental Planning section has provided a condition of approval to this proposal that reads "pursuant to the September 2022 Environmental Narrative prepared by Ardurra, the developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval."

U. Rights-of-Way and Utility Standards.

Analysis: All ROWs and utilities improvements will be constructed in accordance with the requirements of both the LDC and the Manatee County Part 1 Public Works Utilities Standards Manual (revised) and will be reviewed with the FSP submittal. Although not anticipated at this time, specific deviations from these standards, due to an existing site constraint or dimensional conflict, will be requested in writing for individual approval by the Utilities Department Director.

V. Stormwater Management.

Analysis: Stormwater and floodplain management design and engineering shall be in accordance with LDC Section 801, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control), the Manatee County Part 2 Public Works Stormwater Management Design Standards, and the project specific conditions of approval. Stormwater design and calculations will be reviewed in greater detail with the FSP/Construction Plan submittal.

W. Consistency with Comprehensive Plan.

Analysis: See Section "Compliance with the Comprehensive Plan".

X. Other Factors.

Analysis:

1. **Address views from interstates and major connectors:** The four-story hotel will likely be visible from Southbound traffic on Interstate-75. Care should be taken to ensure that the design quality and aesthetics of the building are harmonious with the goals of the Entranceway standards.
2. **Generally require greater open space than permitted in standard districts:** The proposed open space of 32% of the site exceeds the required 15% open space in the standard commercial zoning districts (Neighborhood Commercial Small and Medium, General Commercial, Heavy Commercial, and Mixed Use Zoning Districts) according to LDC Table 4-8: Schedule of Bulk and Dimensional Standards for Office Commercial and Mixed-Use Districts.
3. **Prohibit visible exterior storage:** This factor cannot be evaluated based on the information available at the GDP level, however specific screening buffers have been discussed in this report.
4. **Prohibit parking and loading areas adjacent to interstate and connectors:** The project site does not take immediate access from State Road 64, although a parking area is proposed adjacent to State Road 64 on the northwest side of the project. The roadway buffer on State Road 64 should be properly designed at FSP level to minimize potential visual impacts.

5. **Provide quality construction material and superior design:** This factor cannot be evaluated based on the information available at the GDP level.
6. **Maximize use of buffers and berms:** The proposed buffers comply with all LDC requirements.
7. **Otherwise encourage the establishment of high-quality projects at these critical locations:** This factor cannot be evaluated based on the information available at the GDP level.

SECTION 402.11 - PLANNED DEVELOPMENT COMMERCIAL

A. Intent. PDC districts are intended to permit planned development with carefully located buildings, parking and service areas, and landscaped open space to provide for internal convenience and ease of use and to be compatible with adjacent and surrounding land uses. It is further intended that PDC districts provide a broad range of commercial facilities and services appropriate to the general need of the area served. PDC districts shall be consistent with Comprehensive Plan requirements regarding permissible uses, maximum floor area ratio, maximum project size, intensity, locational requirements and other applicable standards.
Analysis: The property has already been approved with commercial uses which are permissible uses per the Comprehensive Plan and is less intense than the maximum intensity allowed for hotel and mixed-use (1.0 FAR). Comprehensive Plan Policy 2.2.1.17.4 states that development or redevelopment within the Retail/Office/Residential Future Land Use Category (ROR) area shall not be required to achieve compliance with the Commercial Locational Criteria.

B. Permitted Uses.
Analysis: Exhibit B Schedule of Permitted and Prohibited Uses previously approved in 2019 (PDC-18-14(Z)(G)) contains the commercial permitted uses in the development, including the proposed lodging use. No changes are proposed to the uses specified in the current request (PDC-18-14(Z)(G)).

C. Permitted Accessory Uses and Structures
Analysis: This project does not propose any uses or structures that would not be considered customarily accessory and clearly incidental to the principal uses.

Standards and Review Criteria.
1. *Intensity.* See provided analysis for section 402.6.L.
2. *Landscaped Open Space and Pervious Area Requirements.* See provided analysis for sections 402.6.R and 402.6.T.
3. *Yards and Setbacks.* See provided analysis for section 402.6.O.

SECTION 403.8 COASTAL OVERLAY DISTRICTS

The subject property lies entirely within the CPA (Coastal Planning Area) overlay, but not the CHHA (Coastal High Hazard Area) or CEA (Coastal Evacuation Area) overlays.

- **The following uses are prohibited in the CPA, which encompasses the CHHA.**
  (a) New mobile home developments.
  (b) Acute care medical facilities, such as hospitals, nursing homes, and assisted living facilities.
  (c) New wastewater treatment plants. Expansions may only be allowed if it can be demonstrated that they will not adversely affect coastal receiving waters.
  Analysis: None of these uses are proposed on the project site.
- **All developments within the Coastal Planning Area District shall be required to remove nuisance exotic plant species.**
  Analysis: Note #29 on sheet C1 of the GDP states that tree removal/replacement and landscaping shall be completed in accordance with this section.
- **New residential projects shall have thirty-five (35) percent landscaping/open space, and new non-residential projects shall have thirty (30) percent landscaping/open spaces, unless a stricter standard is required elsewhere in this LDC. All such open space shall be improved and maintained by the developer/homeowner's association.**

Analysis: The project meets the required 30% of open space for non-residential development within the CPA.

- A condition of approval has been added requiring a Hurricane Evacuation Plan to be submitted at the PSP/FSP stage, ensuring public safety.

SECTION 531.28. - LODGING PLACES.

B. **Hotels**

1. **All hotels within an HM Zoning District shall be located in the exterior of the project and facing the exterior, not the interior of the site.**
   Analysis: Not applicable.
2. **Such hotels shall be located on roads designated as collector or higher, unless the site is located within an entranceway.**
   Analysis: The subject property is located within the SR 64 at I-75 Entranceway.
3. **All hotels within the HM district shall provide a twenty (20) foot wide buffer meeting the requirements of Chapter 7 of the LDC.**
   Analysis: Not applicable.

SECTION 531.31. - MINI-WAREHOUSES/SELF-STORAGE.

A. Lot Dimensions
Analysis: The lot is of adequate width and depth to meet applicable setbacks regulations.

B. Setbacks. No main or accessory building shall be located within 20 feet of any property line unless a more restrictive setback is required. Sufficient space and drive aisles shall be provided to allow emergency vehicles including fire apparatus to maneuver between and around structures without having to back up.
Analysis: The self-storage facility is located more than 20 feet from any property line. Drive aisle design and spacing was previously and will be reviewed for compliance at time of FSP submittal.

C. Storage. The storage of toxic, lethal, flammable, hazardous contraband, rubbish, explosives, animals, radioactive substances, underground storage tanks, or the like thereof shall be considered unsafe and not allowed to be stored.
Analysis: Compliance with this section is a condition for issuance of a Certificate of Occupancy.

D. Limitation. The use of any mini-warehouse as an office space or combination office space and retail/wholesale space without specific development approvals is not allowed.
Analysis: The permitted uses for this project include the office and retail uses shown on Exhibit B, Schedule of Permitted and Prohibited Uses.

E. Screening. **Screening shall be provided in accordance with Section 701 and limited to the fence option. No alternative berm screening shall be allowed. Elevations of proposed screening fences shall be provided with each submittal for site plan approval. If there are separations between buildings, these areas shall be screened with a minimum 6-foot high concrete block or masonry wall. All required landscaping, per Section 701 shall be located within the 20-foot setback area.**
Analysis: The self-storage facility will be screened with a 6-foot high metal fence and landscape buffer in accordance with LDC Section 701 according to the most recently approved FSP. There are no separations between self-storage buildings as the facility is located within one structure.

F. Landscaping. Foundation planting in the amount of forty (40) square feet per one thousand (1,000) feet of gross floor area shall be provided.
Analysis: Foundation landscaping meeting this requirement was shown on the approved FSP from 2023.

G. Outdoor Storage. Outdoor storage of motor vehicles, recreational vehicles, boats and other similar items shall be allowed as an accessory use to mini-warehouse facilities in the GC, MX, HC, LM, VIL,

and PI districts if the following standards are met and the outdoor storage is approved as part of their site plan approval.
Analysis: The subject property does not lie within any of the above mentioned zoning districts, therefore outdoor storage uses will be governed by an approved zoning ordinance and GDP.

SECTION – 900.6 ENTRANCEWAYS STANDARDS FOR DEVELOPMENT

The entirety of the project area lies within the State Road 64 at I-75 Entranceway. The proposed GDP demonstrates compliance with the following applicable standards:

A. Landscaping and Buffers
Analysis:

1. Landscaping: Existing native vegetation was not identified during initial GDP approval and is therefore not applicable to this project. Required landscape buffers are shown on the site plan. Note #29 on sheet C1 of the GDP indicates landscaping shall be in accordance with LDC Section 900.

2. Required Buffer: The project meets the required 20-foot-wide roadway buffer along State Road 64 which is designated as principal arterial.

3. Buffer Landscaping: Compliance with this section will be determined at time of FSP review. The previously approved FSP demonstrated compliance with this section.

4. Landscaping Easements: Compliance with this section will be determined at time of FSP review. The previously approved FSP demonstrated compliance with this section.

B. Access. Unless inconsistent with state law, no project shall gain direct access to any road designated as a minor arterial or higher, but such project shall make use of frontage roads, cross-access easements, or consolidated driveways to access through local roads or lower classified thoroughfare facilities.
Analysis: The primary access point to the project is connected to a lower classified thoroughfare as required by this section. No new access points are considered for this GDP amendment. Public access easements will be dedicated in order to provide access to county-owned backflow preventer and lift station located at the north of the project.

1. Frontage Road Requirements: A frontage road is not proposed for this project.

2. Cross Access Easements: The amendment provides internal access between the self-storage facility and the future hotel.

C. Signs:
Analysis: Note #30 on Sheet C1 of the GDP indicates that all signs shall be in accordance with LDC Section 900. Compliance with sign standards in this section as well as Chapter 6 of the LDC will be reviewed at time of FSP submittal.

D. Open space. Properties developing within the entranceways shall provide an additional five (5) percent landscaped open space over the required minimum standards of the zoning district.
Analysis: The project exceeds the 25% open space required from this section, comprising the 20% required for the PDC district and the additional 5% required for projects within the Entranceway.

SECTION 5
COMPLIANCE WITH THE COMPREHENSIVE PLAN

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

Policy 2.1.1.6 – Manatee County shall encourage growth, infill and redevelopment to concentrate within the Urban Service Area (see Map K), recognizing the various character districts identified in the Character Vision Graphic (Map L).
Analysis: While the property is not located in the Urban Service Area (USA), this proposal is an infill project located in a developed area of Manatee County (SR 64 and I-75 entranceway) and lies within the "Suburban Neighborhoods" character district in Map L.

Policy 2.1.2.5 – Permit the consideration of new residential and nonresidential development in areas which are currently undeveloped, which are suitable for new residential or nonresidential uses.
Analysis: This project is compatible with and contiguous to existing development, is proposed to allow the existing structure and permitted use to remain. The site is served by utilities, has adequate road frontage, and is consistent with the surrounding area on the SR 64 commercial corridor.

Policy 2.1.2.7 – Review all proposed development for compatibility and appropriate timing of development.
Analysis: The requested development project is appropriate as it is consistent with the existing development patterns and zoning of nearby properties include GC (General Commercial) to the north and west and on the north side of SR 64, and PDC (Planned Development Commercial) on the north side of SR 64.

Policy 2.2.1.17.2 – Range of Potential Uses for ROR
Analysis: The range of potential uses include neighborhood, community and regional serving commercial uses and lodging. The proposed project includes both commercial and lodging uses in a location that will provide services to both the existing residential uses as well as the traveling public.

Policy 2.2.1.17.3 – Range of Potential Density/Intensity for ROR
Analysis: The project is consistent with the ROR Future Land Use Category in terms of density and intensity requirements –0.75 FAR proposed is less than the 1.0 maximum FAR for mixed-use projects.

Policy 2.6.5.2 – Encourage, in locations which are suited to diverse uses, mixed and multiple use projects to provide for integration and synergy between land uses. Nothing in this policy shall preclude single use or homogenous projects if mixing of uses on a single project, or intrusion of a different use into a homogenous area, will create inappropriate diversity or incompatibilities between adjacent land uses
Analysis: This is a mixed-use project which is proposing two separate commercial uses that are neither inappropriate nor incompatible.

Policy 2.6.5.3 – Encourage, within currently undeveloped areas designated for new growth, and within infill development projects not creating incompatible land use patterns, the vertical integration of uses by mixing of uses within a single structure
Analysis: This infill project does not create a land use pattern which is incompatible with the surrounding area and is a logical expansion of community/regional serving retail uses in this location.

Policy 2.6.5.4 – Maximize the conservation and/or protection of public or private open space, including common open space, through the land development process by requiring that minimum percentages of the upland area on any project be maintained as undisturbed or landscaped areas. Land uses within the Watershed Overlay District shall meet additional requirements required by the Comprehensive Plan. (See also Policy 2.2.2.2.5)
Analysis: Open space for this project is proposed to exceed the minimum open space required.

Policy 2.6.5.5 - Ensure urban infill projects are compatible to their setting and designed to contribute to the overall enhancement of the existing neighborhood. Compatibility consideration will include building massing, vertical character and setbacks within the existing urban neighborhood. Urban neighborhood projects shall preserve the street grid pattern, on street parking and sidewalks characteristic of existing urban neighborhoods
Analysis: This infill site is consistent with the vertical character of the surrounding area and will not be uncharacteristic of the existing area. Days Inn by Wyndam and a Motel 6 are both 3-story hotels and are located on the north side of SR 64, less than 1,000 feet from the subject property.

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- Site design provides 32% open space, exceeding the required 30% open space for the project.
- No State or Federally listed species were observed on site.
- The site design provides a 20-foot roadway buffer along two roads (64th Street Court East and 11th Avenue East), exceeding the required 10-foot roadway buffers.
- The number of trips has decreased in the proposed land use schedule, which will reduce the impact on roadway facilities.
- The proposed development is an infill project.

NEGATIVE ASPECTS AND MITIGATING MEASURES

- The applicant is proposing to preserve fewer than 75% of the trees greater than 24-inches DBH within an Entranceway.
  The applicant has proposed to plant more replacement trees than required by code:
  - 16-30 inch DBH removed = 5 (x 2 ratio requirement) = 10 required to be replaced; 12 proposed
  - 30-inch DBH removed = 3 (x 3 ratio requirement) = 9 required to be replaced; 12 proposed
  - Applicant has committed to 24 4-inch caliper trees being replaced for the 19 trees required.

SECTION 7
CONDITIONS OF APPROVAL
In strikethrough underlined version to supersede all other GDP approvals

A. DESIGN AND LAND USE

1. The uses and total square footage will be subject to review and approval with the Final Site Plan(s) submitted for development, including but not limited to, LDC Section 900-Entranceway and any applicable subsections of LDC Section 531 – Specific Use Criteria.

2. The uses approved for this project shall be as voluntarily proffered by the applicant and are attached to this Ordinance as Exhibit “B” (Schedule of Uses) and made a part hereof by reference.

3. All roof mounted HVAC mechanical equipment shall be screened ~~from view from SR 64, I-75, and adjacent single-family uses to the east and south and shall be in compliance with Section 900 - Entranceways.~~ with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings. ~~Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the buildings.~~ Details of screening shall be submitted with Final Site Plan.

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

5. Final Site Plan review and approval are required for any proposed amenities. Any structures and/or uses shall comply with all applicable Land Development requirements (i.e., parking, structure height, signage).

6. The dumpster shall be screened with a 6-foot-high wall constructed with building materials matching the principal building on site.

7. Prior to Preliminary/Final Site Plan approval, a hurricane evacuation plan shall be reviewed and approved by the Manatee County Public Safety Department in compliance with Land Development Code Section 403.8.H.

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

B. UTILITY ENGINEERING

1. Connection to the County potable water, wastewater, and reclaimed water ~~system is~~ are required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, lift station upgrades, and construction of off-site extensions of utility lines (water, sewer, reclaim), and upgrading off-site utility lines previously approved and installed by Life Storage @ Bradenton phases shall be rationally related and proportional to the impact that this development has on utilities and the cost of which is the responsibility of the applicant. Such off-site extension shall be designed and constructed in accordance with the ~~County's Wastewater System Master Plan~~ applicable County Master Plan. The connection shall be designed, engineered, and permitted by the applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the ~~construction plans~~ Development Services review process for the project.

C. ENVIRONMENTAL

1. No wetland impacts are being approved with this GDP.

2. Since a threatened and endangered species survey has not been conducted since 2022, ~~T~~the developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval for this site. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site. ~~Evaluation of the proposed development site shall contain dates of field review, name and qualifications of individual(s) conducting the field review – including authorized Gopher Tortoise Agents, a statement of the mythology used to conduct the habitat assessment and biological survey, a map indicating where listed species (or nests or burrows) were observed on the site, a list of all species observed on site, and a habitat management plan describing measures proposed by the applicant to ensure nondisturbance, relocation or other acceptable mitigative measures.~~

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

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

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

- Digital photographs of the well along with nearby reference structures (if existing);
- GPS coordinates (latitude/longitude) of the well;
- ~~The methodology used to secure the well during construction (e.g. fence, tape);~~ A description of the methodology used to secure and protect the well during construction. At a minimum, protection must include a silt fence and chain-link fencing installed no closer than three (3) feet from the wellhead; and
- The final disposition of the well - used, capped, or plugged.

6. The additional trees to be removed from the GDP modification 8 trees that are 24-inch DBH or greater, shall be reflected in Tree Removal and Replacement Matrixes of all FSP's related to this project.
   - 16-30 inch DBH removed = 5 (x 2 ratio requirement) = 10 required to be replaced; 12 proposed
   - 30-inch DBH removed = 3 (x 3 ratio requirement) = 9 required to be replaced; 12 proposed
   - Applicant has committed to 24 4-inch caliper trees being replaced for the 19 trees required.

D. STORMWATER ENGINEERING

1. The following shall be required at Final Design
   a. A full 25-year attenuation on all stormwater ponds within the development
   b. A Drainage Model and Construction Plan demonstrating that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff
   c. Drainage modeling utilizing the Cypress Strand Study (attenuation, water quality and floodplain analysis). The corresponding flood elevations as derived from the Cypress Strand Study shall be utilized as tailwater condition for each storm frequency event modeled.
   d. Flowage Easements and Maintenance-Access Easements for all drainage systems which convey runoff from public right-of-way. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Refer to Appendix A of the Public Works Stormwater Management Design Manual for easement width requirements.
   e. Topographic information shall be provided in North American Vertical Datum (NAVD) and include conversion factor to National Geodetic Vertical Datum (NGVD).
   f. TV video inspection for all stormwater pipes (public or private) associated with the proposed development. In addition, laser profile is required for all ADS/HDPE stormwater pipes.

2. NOAA Atlas 14 rainfall data shall be used for stormwater modeling Storm Frequency Cumulative 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.

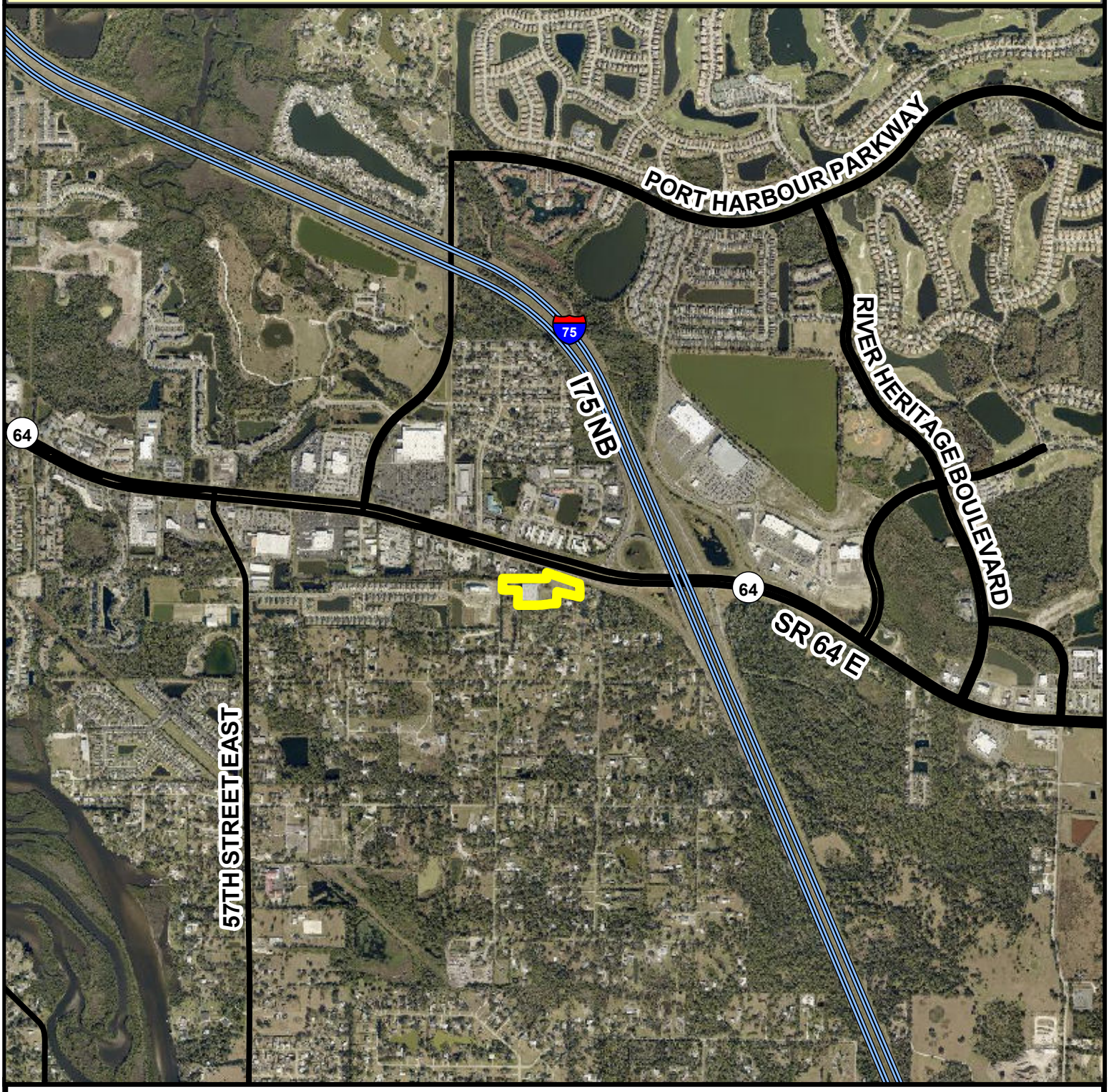
E. TRANSPORTATION

1. 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.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Traffic Study Impact Statement and Acceptance Letter
4. Concurrency Deferral Form
5. Environmental Narrative
6. Schedule of Permitted and Prohibited Uses, Exhibit B
7. Neighborhood Workshop Summary
8. Previous Ordinance PD-18-14(Z)(G)
9. Affidavit of Publishing
10. Ordinance PDC-18-14(G)(R2)
11. Public Comment

AERIAL



Parcel ID #(s) 1462310242, 1462310002

Project Name: Life Storage and Hotel @ Bradenton
Project #: PDC-18-14 (G)(R2)
Accela #: PLN2607-0083

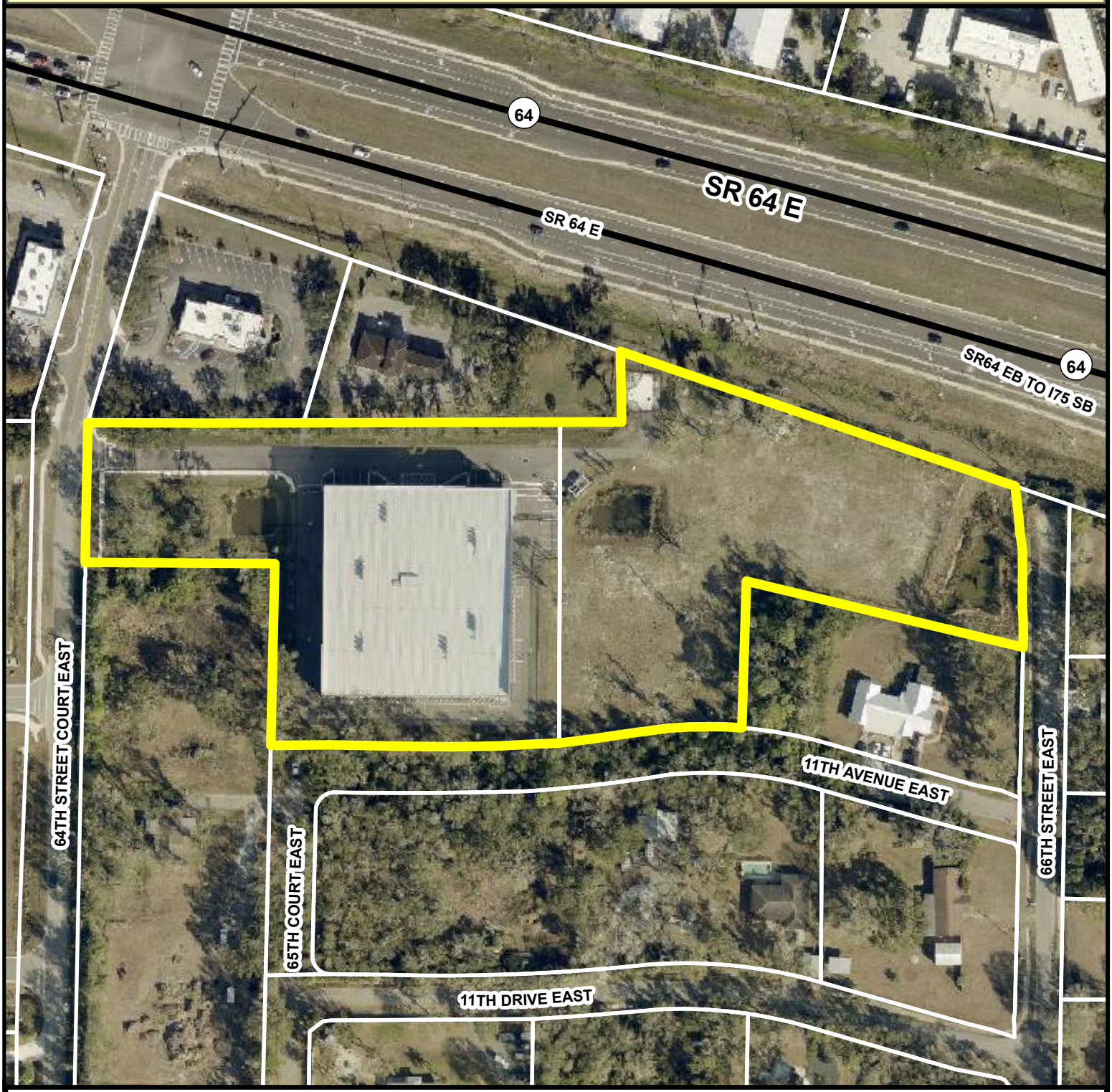
S/T/R: 35 34S 18E
Acreage: 6.28
Existing Zoning: PD-C
Existing FLU: ROR
Overlays: CPA, ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 1,000 2,000

AERIAL



Parcel ID #(s) 1462310242, 1462310002

Project Name: Life Storage and Hotel @ Bradenton
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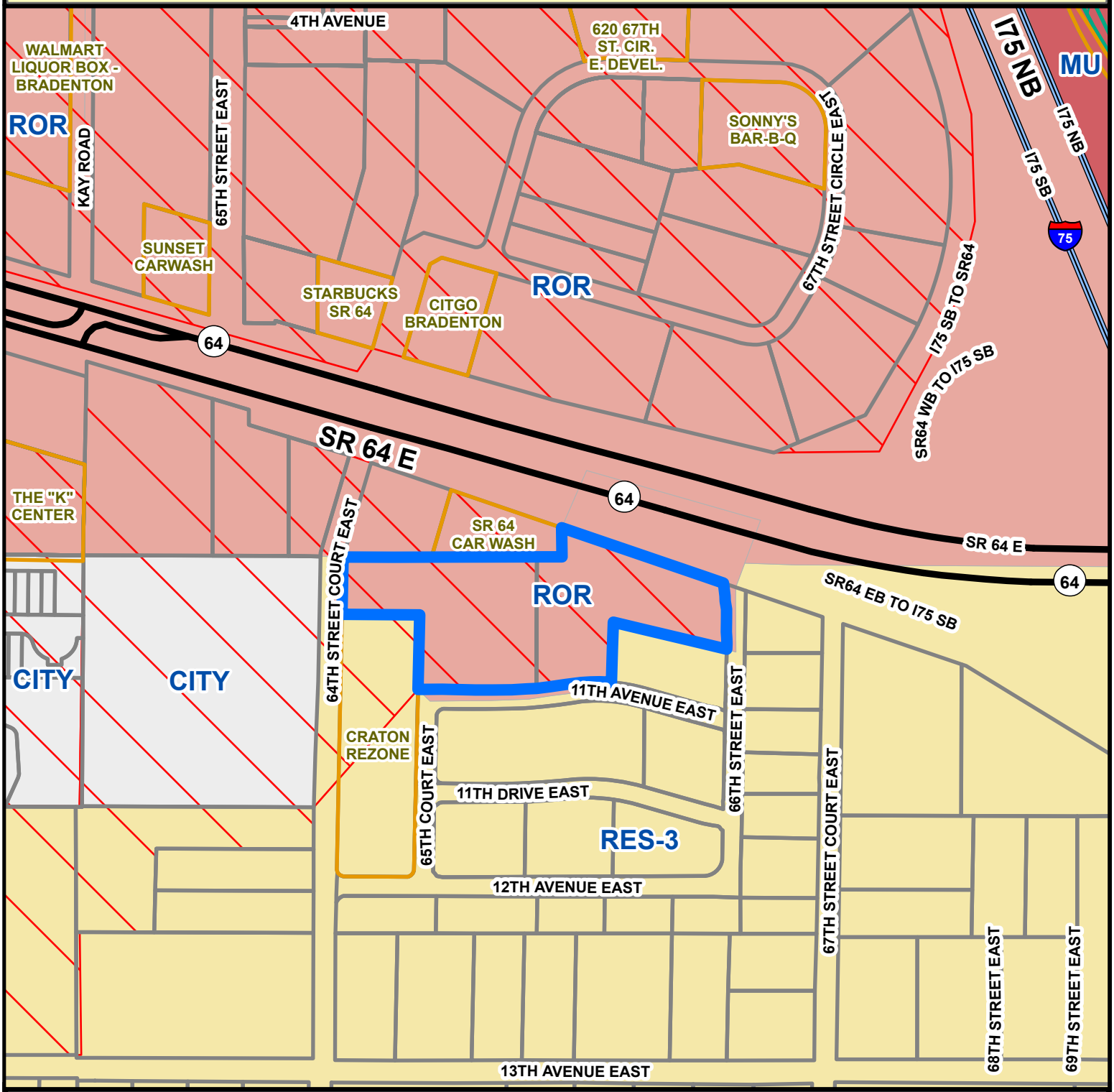
S/T/R: 35 34S 18E
Acreage: 6.28
Existing Zoning: PD-C
Existing FLU: ROR
Overlays: CPA, ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 80 160

FUTURE LAND USE



Parcel ID #(s) 1462310242, 1462310002

Project Name: Life Storage and Hotel @ Bradenton
Project #: PDC-18-14 (G)(R2)
Accela #: PLN2607-0083

Coastal Planning Area

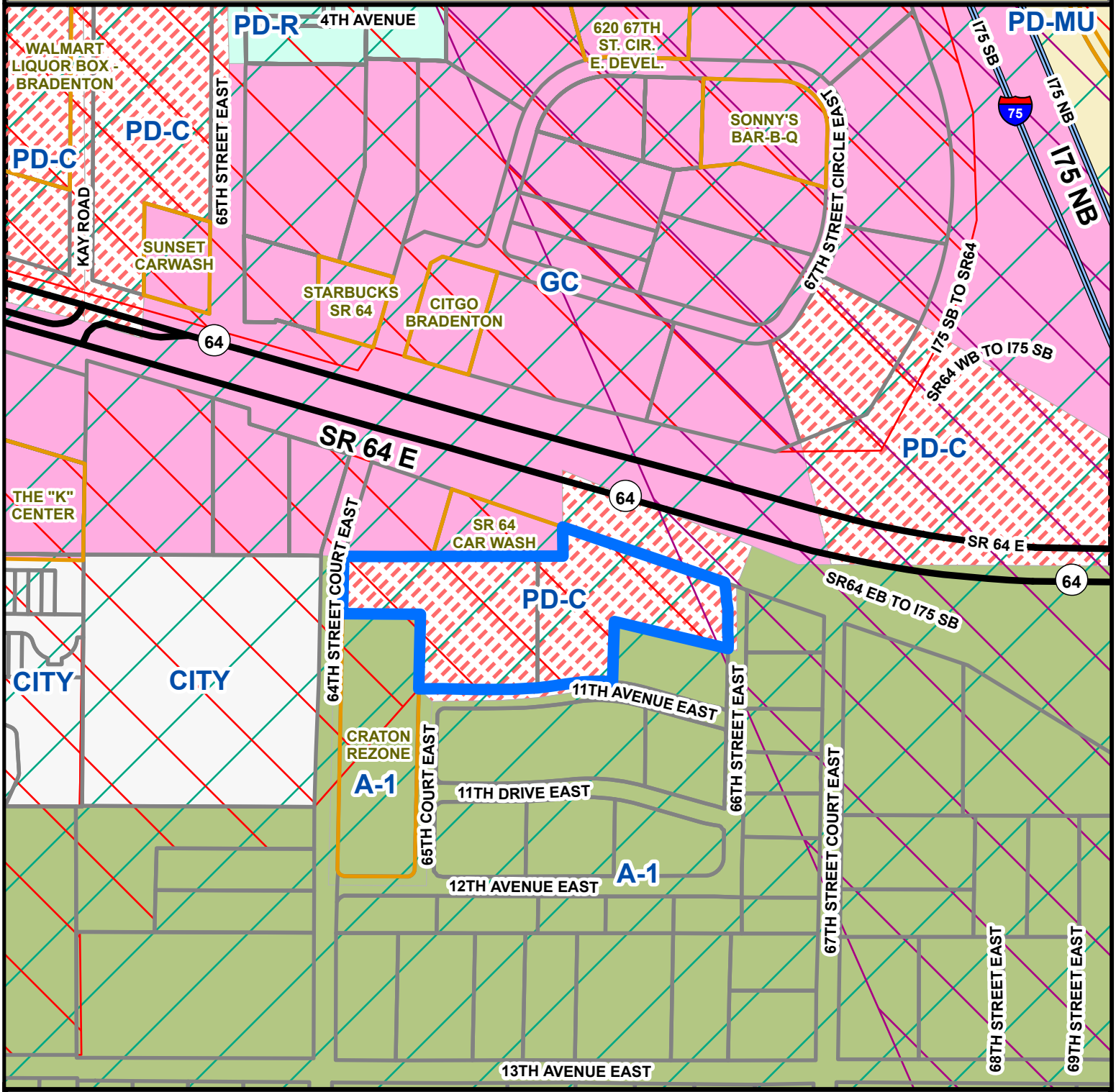
S/T/R: 35 34S 18E
Acreage: 6.28
Existing Zoning: PD-C
Existing FLU: ROR
Overlays: CPA, ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 210 420

ZONING



Parcel ID #(s) 1462310242, 1462310002

Project Name: Life Storage and Hotel @ Bradenton
Project #: PDC-18-14 (G)(R2)
Accela #: PLN2607-0083

S/T/R: 35 34S 18E
Acreage: 6.28
Existing Zoning: PD-C
Existing FLU: ROR
Overlays: CPA, ENT
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Dr. Bob McCann

Coastal Planning Area

Entranceways

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 210 420

Manatee County Ordinance

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 76 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.

WHEREAS, I-75/SR 64 Development, LLC – Life Storage Largo I, LLC (the "Applicants") filed an application for a revised 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 76 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 approximately 6.20 acres 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, as described in Exhibit "A", attached hereto, (the "Property"); 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 a public hearing on September 17, 2026, to consider the revised General Development Plan and 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 revised General Development Plan and Schedule of Permitted and Prohibited Uses 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 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, after considering the testimony, evidence, documentation, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit "A" of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on October 8, 2026, regarding the proposed Ordinance described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed Ordinance 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. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved to increase 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 76 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 approximately 6.20 acres 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, upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. The uses and total square footage will be subject to review and approval with the Final Site Plan(s) submitted for development, including but not limited to, LDC Section 900-Entranceway and any applicable subsections of LDC Section 531 – Specific Use Criteria.

2. The uses approved for this project shall be as voluntarily proffered by the applicant and are attached to this Ordinance as Exhibit "B" (Schedule of Uses) and made a part hereof by reference.

3. All roof mounted HVAC mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, which shall be consistent with the construction materials of the main buildings. Details of screening shall be submitted with Final Site Plan.

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

5. Final Site Plan review and approval are required for any proposed amenities. Any structures and/or uses shall comply with all applicable Land Development requirements (i.e., parking, structure height, signage).

6. The dumpster shall be screened with a 6-foot-high wall constructed with building materials matching the principal building on site.

7. Prior to Preliminary/Final Site Plan approval, a hurricane evacuation plan shall be reviewed and approved by the Manatee County Public Safety Department in compliance with Land Development Code Section 403.8.H.

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

B. UTILITY ENGINEERING

1. Connection to the County potable water, wastewater, and reclaimed water are required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting, lift station upgrades, and construction of off-site extensions of utility lines (water, sewer, reclaim), and upgrading off-site utility lines previously approved and installed by Life Storage @ Bradenton phases shall be rationally related and proportional to the impact that this development has on utilities and the cost of which is the responsibility of the applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered, and permitted by the applicant consistent with Manatee County Public Works Standards and approved by the County Engineer through the Development Services review process for the project.

C. ENVIRONMENTAL

1. No wetland impacts are being approved with this GDP.

2. Since a threatened and endangered species survey has not been conducted since 2022, the developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval for this site. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.

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

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

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

   - Digital photographs of the well along with nearby reference structures (if existing);
   - GPS coordinates (latitude/longitude) of the well;
   - A description of the methodology used to secure and protect the well during construction. At a minimum, protection must include a silt fence and chain-link fencing installed no closer than three (3) feet from the wellhead; and
   - The final disposition of the well - used, capped, or plugged.

6. The additional trees to be removed from the GDP modification 8 trees that are 24-inch DBH or greater, shall be reflected in Tree Removal and Replacement Matrixes of all FSP's related to this project.

   - 16-30 inch DBH removed = 5 (x 2 ratio requirement) = 10 required to be replaced; 12 proposed
   - 30-inch DBH removed = 3 (x 3 ratio requirement) = 9 required to be replaced; 12 proposed
   - Applicant has committed to 24 4-inch caliper trees being replaced for the 19 trees required.

D. STORMWATER ENGINEERING

1. The following shall be required at Final Design

   a. A full 25-year attenuation on all stormwater ponds within the development

   b. A Drainage Model and Construction Plan demonstrating that no adverse impacts will be created to neighboring residents surrounding the site in respect to drainage routing, grading, and runoff

   c. Drainage modeling utilizing the Cypress Strand Study (attenuation, water quality and floodplain analysis). The corresponding flood elevations as derived from the Cypress Strand Study shall be utilized as tailwater condition for each storm frequency event modeled.

   d. Flowage Easements and Maintenance-Access Easements for all drainage systems which convey runoff from public right-of-way. Manatee County is only responsible for maintaining the free flow of drainage through these systems. Refer to Appendix A of the Public Works Stormwater Management Design Manual for easement width requirements.

   e. Topographic information shall be provided in North American Vertical Datum (NAVD) and include conversion factor to National Geodetic Vertical Datum (NGVD).

f. TV video inspection for all stormwater pipes (public or private) associated with the proposed development. In addition, laser profile is required for all ADS/HDPE stormwater pipes.

2. NOAA Atlas 14 rainfall data shall be used for stormwater modeling

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

50-year storm event modeling applies to thoroughfare drainage systems only. The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging.

E. TRANSPORTATION

1. 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. 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 4. 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 5. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 6. 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

PARCEL "A"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 1194 87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO MAGNOLIA BOULEVARD A DISTANCE OF 350 FEET, MORE OR LESS TO THE NORTH SIDE OF PINE AVENUE; THENCE WEST ALONG THE NORTH SIDE OF PINE AVENUE TO THE WEST SIDE OF CEDAR STREET; THENCE NORTH 196.68 FEET; THENCE WEST 200 FEET TO THE EAST SIDE OF CYPRESS BOULEVARD; THENCE NORTH ALONG THE EAST SIDE OF CYPRESS BOULEVARD 150 FEET; THENCE EAST 504.87 FEET MORE OF LESS, TO THE POINT OF BEGINNING. THE ABOVE STREETS BEING FURTHER IDENTIFIED ON THE PLAT OF MAGNOLIA MEADOWS, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PARCEL "B"

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE NORTH B9 DEGREES 44' EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE RUN S0'38'W A DISTANCE OF 341.81 FEET TO AN IRON PIPE ON THE NORTH LINE OF PINE AVENUE; THENCE RUN N82"06'30"E ALONG CHORD OF A CURVE HAVING A RADIUS OF 1129.95 FEET, AN ARC LENGTH OF 89.75 FEET; A CHORD LENGTH OF 89.70 FEET ALONG NORTH LINE OF SAID PINE AVENUE; THENCE RUN N85'41'01"E ALONG THE CHORD OF CURVE HAVING A RADIUS OF 469.22 FEET, AN ARC LENGTH OF 120.03 FEET; A CHORD DISTANCE OF 119.70 FEET ALONG THE SAID NORTH LINE OF PINE AVENUE; THENCE RUN N0"38'E, A DISTANCE OF 150 FEET; THENCE RUN S77'09'E, A DISTANCE OF 300.00 FEET TO AN IRON PIPE ON THE WEST LINE OF PALM DRIVE; THENCE RUN N0'38'E ALONG THE WEST LINE OF SAID PALM DRIVE. A DISTANCE OF 107.07 FEET; THENCE RUN N07'15'10"W ALONG SAID WEST LINE OF PALM DRIVE 67.84 FEET; THENCE RUN N0"38'W ALONG SAID WEST LINE OF PALM DRIVE 8.20 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 64 AND 1-75 INTERCHANGE; THENCE RUN N71'05'11"W ALONG THE SOUTH LINE OF SAID STATE ROAD 64 AND 1-75 INTERCHANGE, A DISTANCE OF 449.60 FEET; THENCE RUN S0'38'W A DISTANCE OF 90.80 FEET TO AN IRON PIPE ON THE NORTH LINE OF SECTION 35; THENCE RUN S89'44'W ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 65.0 FEET TO THE POINT OF BEGINNING.

Exhibit "B" Schedule of Uses – Wisdom Hotel and Retail Development/I-75/SR 64 Development, Inc. PDC-18-14(G)(R2)*

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	~~--~~	X	X	~~P~~	P	X	P	X	P	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Agricultural Products Processing Plants~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	P	P
~~Animal Products Processing Facility~~	~~531.1~~	X	X	X	X	P	X	X	SP	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	~~P~~	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	~~P~~	P	P	P	X	P	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	~~P~~	X	X	X	X	P	X	X	X	P	P
~~Farm Worker Housing~~	~~531.19~~	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
~~Sawmills~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	P
~~Slaughterhouses~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	X
~~Stockyards and Feedlots~~ [4]	~~531.1~~	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Auction Houses, Enclosed~~	~~--~~	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
~~Auction Houses, Open~~	531.6	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Dispensing Facility														
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	--	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	--	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital [1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	--	X	X	X	X	P	X	X	X	X	X	X	X	P
~~Intensive Services: Industrial Service Establishment~~	~~531.26~~	X	X	~~P~~	P	P	X	X	P	X	X	X	X	P
~~Intensive Services: Sign Painting Service~~	~~531.26~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
~~Lodging Places: Hospital Guest House~~	~~531.28~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	--	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	~~531.42~~	X	X	~~P~~	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants [4]	--	X	X	X	X	P	X	X	X	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
~~Cultural Facilities~~	~~531.15~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
~~Emergency Shelters~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Emergency Shelter Home~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Personal Wireless Service Facilities~~	~~531.37~~	See Section 531.37												
~~Public Community Uses~~	~~531.39~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Public Use Facilities~~	~~531.4~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Post Offices~~	~~--~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Radio, TV, Communications, Microwave Facilities~~	~~--~~	X	X	~~P~~	P	P	P	X	P	X	X	X	X	P
~~Utility Use~~	~~531.54~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
~~Flea Markets: Enclosed~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
~~Flea Markets: Open~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	--	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	--	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	~~702~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	~~--~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	~~531.53~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
~~Environmental Land Preserves, Public and Private~~	~~531.17~~	P	P	~~P~~	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 04/25/2019

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

~~Recreation, Passive~~	~~531.41~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes [1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	--	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	--	P	**X**	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	--	P	**X**	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	**X**	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	**P**	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
~~Bus and Train Passenger Station~~	--	P	X	~~P~~	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	--	X	X	X	X	P	P	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
~~Helistop~~	~~531.24~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	--	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	--	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

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

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to 3,000 square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

* The "strike-through" uses are Applicant self-imposed prohibitions.

GENERAL DEVELOPMENT PLAN
FOR
LIFE STORAGE & HOTEL AT BRADENTON

132,000 SF 3-STORY SELF STORAGE &
4-STORY 124 ROOM HOTEL

UTILITY OWNERSHIP MATRIX

	SOURCE:	OWNERSHIP:
DOMESTIC WATER:	COUNTY	PRIVATE
WASTEWATER:	COUNTY	PRIVATE
RECLAIM/IRRIGATION:	WELL	PRIVATE

LAND USE SUMMARY

USE:	NO./UNITS:	SITE PLAN STATUS:
SELF STORAGE	132,000 SF	CONSTRUCTED
HOTEL	124 ROOM	PENDING APPROVAL

GENERAL NOTES:

* A MINIMUM FRONT YARD OF THIRTY (30) FEET SHALL BE ALONG ALL THOROUGHFARE STREETS AND THIRTY-FIVE (35) FEET ALONG ALL LOCAL STREETS;

* ENTRANCEWAY TREE PRESERVATION - SECTION 900.5.C.4. REQUESTING APPROVAL THROUGHOUT THE SITE FOR TREE REMOVAL BEYOND THE PRESERVATION REQUIREMENTS OF 75% OF TREES LARGER THAN 24" IN DIAMETER IN THE ENTRANCEWAY;

LEGAL DESCRIPTION

PARCEL A:
Commencing at the NW Corner of Section 35, Township 34 South, Range 18 East; thence North 89 degrees 44' East along the North line of Section 35 a distance of 1194.87 feet for a Point of Beginning; thence South parallel to Magnolia Boulevard a distance of 350 feet, more or less to the North side of Pine Avenue; thence West along the North side of Pine Avenue to the West side of Cedar Street; thence North 196.68 feet; thence West 200 feet to the East side of Cypress Boulevard; thence North along the East side of Cypress Boulevard 150 feet; thence East 504.87 feet more of less, to the Point of Beginning. The above streets being further identified in Plat of Magnolia Meadows, recorded in Plat Book 10, at Page 20, of the Public Records of Manatee County, Florida

PARCEL B:
Commencing at the NW Corner of Section 35, Township 34 South, Range 18 East of Manatee County, Florida; thence North 89 degrees 44' East along the North line of Section 35 a distance of 1194.87 feet for a Point of Beginning; thence run S00°38'W a distance of 341.81 feet to an iron pipe on the North line of Pine Avenue; thence run N82°06'30"E along chord of a curve having a radius of 1129.95 feet, an arc length of 89.75 feet; a chord length of 89.70 feet, along North line of said Pine Avenue; thence run N85°41'01"E along the chord of curve having a radius of 469.22 feet, an arc length of 120.03 feet; a chord distance of 119.70 feet, along the said North line of Pine Avenue; thence run N00°38'E a distance of 150 feet; thence run S77°09'E a distance of 300.00 feet to an iron pipe on the West line of Palm Drive; thence run N00°38'E along the West line of said Palm Drive a distance of 107.07 feet; thence run N07°15'10"W along said West line of Palm Drive 67.84 feet; thence run N00°38'W along said West line of Palm Drive 8.20 feet to the point of intersection with the South line of State Road 64 and I-75 Interchange; thence run N71°05'11"W along the South line of said State road 64 and I-75 Interchange a distance of 449.60 feet; thence run S00°38'W a distance of 90.80 feet to an iron pipe on the North line of Section 35; thence run S89°44'W along the North line of Section 35 a distance of 65.0 feet to the Point of Beginning.

PROJECT TEAM

OWNER/CLIENT:
LIFE STORAGE LARGO, LLC
214 South Park Avenue, Ste. B
Winter Park, FL 32789
(716) 254-8904

CIVIL ENGINEER:
CAVOLI Engineering, Inc.
63 Sarasota Center Blvd., Unit 101
Sarasota, FL 34240
(941) 927-3647
Fax: (941) 927-3646

SURVEYOR:
Brigham/Allen Land Surveying
807 U.S. Highway 41 Bypass South, Ste. E
Venice, FL 34285
(941) 493-4430
Fax: (800) 447-7402



MANATEE COUNTY

SCALE: N.T.S.
SECTION(S): 35
TOWNSHIP(S): 34S
RANGE: 18E
LATITUDE: 27° 29' 26.15" N
LONGITUDE: 82° 28' 40.45" W

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240
(941) 927-3647
Fax: (941) 927-3646
email: info@cavoliengineering.com

INDEX OF DRAWINGS

	COVER SHEET
C1	GENERAL / CONSTRUCTION NOTES
C2	AERIAL W/ SITE PLAN
C3	EXISTING CONDITIONS / DEMOLITION PLAN
C4	GENERAL DEVELOPMENT PLAN

LEGEND

EX MH	EXISTING MANHOLE	MH #5	PROPOSED MANHOLE
EX F. HYD.	EXISTING FIRE HYDRANT	FF 36.75	PROPOSED FINISH FLOOR ELEVATION
33X 91	EXISTING SPOT GRADE	FH #2	PROPOSED FIRE HYDRANT
	OVERLAND DRAINAGE FLOW DIRECTION	6" PVC WM (TYP)	PROPOSED WATER MAIN SIZE WITH SPECIFICATION (POLYVINYL CHLORIDE PIPE)
	PAVEMENT DRAINAGE FLOW DIRECTION	WM	PROPOSED WATER MAIN
34.00	PROPOSED SPOT GRADE		PROPOSED DOUBLE SANITARY SEWER SERVICE
D.E.	PROPOSED DRAINAGE EASEMENT		PROPOSED SINGLE SANITARY SEWER SERVICE
CB #5	PROPOSED CATCH BASIN		PROPOSED DOUBLE WATER SERVICE
JB	PROPOSED JUNCTION BOX		PROPOSED SINGLE WATER SERVICE
E/W W/ RIP-RAP INV. 29.05	PROPOSED END WALL WITH RIP-RAP AND INVERT	FM	PROPOSED FORCEMAIN
57 LF 36" RCP AT 1.72%	PROPOSED LINEAR FEET OF REINFORCED CONCRETE PIPE AND SLOPE PERCENTAGE	(TYP)	TYPICAL
INV.	PROPOSED INVERT		PROPOSED HANDICAP PARKING SPACE
BM	BENCHMARK	6" CL. MIN.	6" CLEAR MINIMUM
	SEASONAL HIGH/NORMAL WATER LINE		PROPOSED DRAINAGE BASIN
	PROPOSED RIGHT-OF-WAY		PROPOSED EASEMENT (SEE PLANS FOR TYPE)

FOR AGENCY USE:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN F. CAVOLI, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GENERAL NOTES

1. TOTAL SITE ACREAGE: 6.20 Ac. (270,072 SF)
2. SITE ADDRESS: 911 64TH STREET CT. E., BRADENTON, FL. PID#(S): 1462310242, 1462310002;
3. EXISTING ZONING: PDC.
4. PROPOSED ZONING: PDC.
5. ADJACENT ZONING: SEE PLANS
6. EXISTING LAND USE: VACANT (UNPLATTED, ±10.0 Ac.)
7. ADJACENT LAND USE: SEE PLANS
8. FUTURE LAND USE: ROR (6.20 Ac., PID(S)# 1462310002, 1462310242)
9. THE PROJECT LIES WITHIN THE COASTAL PLANNING AREA & ENTRANCEWAY OVERLAY DISTRICTS AND IS SUBJECT TO LDC SECTIONS 403.8 (COASTAL PLANNING AREA) AND LDC SECTION 900 (ENTRANCEWAY OVERLAY).
10. THERE ARE NO KNOWN HISTORIC SITES OR HISTORIC BUILDINGS LOCATED ON THE SITE.
11. THERE ARE NO KNOWN WETLANDS WITHIN OR ADJACENT THE PROJECT BOUNDARIES.
12. FLOOD ZONE: THE SUBJECT SITE IS LOCATED IN FLOOD ZONES 'X' PER FIRM PANEL NO. 12081C 0326F REVISED AUGUST 10, 2021.
13. TOPOGRAPHIC/TREE INFORMATION: SEE PLANS
14. BUILDING ENVELOPE: SEE PLANS
15. BUILDING SETBACKS (TYP.):
    FRONT: 30' (THOROUGHFARE), 35' (PDC, LOCAL ROADS); SIDE: 15'(PDC) REAR: 20'(PDC)
    WATERFRONT: 30' FROM NORMAL WATER LEVEL
16. REQUIRED PARKING:
    WAREHOUSE, MINI (1,044 UNITS): (1 SPACE/5000 GFA + 2 SPACES AT MANAGERS OFFICE): 132,000 SF/5,000 SF = 26 SPACES + 2 = 28 SPACES REQ'D (WAREHOUSE);
    HOTEL (124 UNITS): (1 SPACE/LODGING UNIT): 124 UNITS x 1/SPACE/UNIT + GUEST/EMPLOYEE: (1 SPACE/10 UNITS) = 136 SPACES REQ'D. (HOTEL, 124 SPACES PROVIDED); FOR ONSITE, 12 SPACES PROVIDED FOR OFFSITE VIA OFFSITE PARKING AGREEMENT);
    TOTAL PARKING REQUIRED: 164 SPACES;
    TOTAL PARKING PROVIDED: 152 SPACES - ADDITIONAL 12 SPACES FOR HOTEL USE AVAILABLE THROUGH CROSS PARKING AGREEMENT;
    HANDICAP PARKING REQUIRED/PROVIDED: 6/6 SPACES
    BICYCLE PARKING REQUIRED/PROVIDED: 8/8 SPACES
17. BLOCK DATA AND ORIENTATION: N/A
18. LOT UTILITY EASEMENTS: N/A
19. OTHER EASEMENTS AS SHOWN ON PLANS
20. OPEN SPACE REQUIRED: (CPA = 6.20 Ac./30%) = 1.86 Ac. (MIN.);
    LAKES (EXCLUSIVE OF BUFFERS) = 1.05 Ac. (16.72%);
    PERIMETER / ROADWAY BUFFERS = 0.94 Ac. (14.97%);
    OPEN SPACE PROVIDED = 1.99 Ac./6.20 Ac. = 32.1%;
21. MAXIMUM BUILDING HEIGHT: 50' PROPOSED.
22. MAXIMUM FLOORS/BLDG.: 3 STORY (WAREHOUSE); 4-STORY (HOTEL);
23. MAXIMUM FLOOR AREA RATIO (FAR) BASED ON ENTIRE SITE (±6.20 Ac., 270,072 SF): ROR FLUC: HOTEL (69,000 SF): 1.0 ALLOWED (69,000 SF/270,072 SF (SITE) = 0.26 FAR);
    SELF STORAGE (132,000 SF): 0.5, (132,000 SF/270,072 SF (SITE) = 0.49 FAR);
    TOTAL FAR = 0.75 (MAX. ALLOWED 1.00)
24. ALL REQUIRED YARDS ARE DELINEATED ON THE PLANS.
25. ALL STREETS, STORM WATER MANAGEMENT FACILITIES AND DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED;
26. CONSTRUCTION SCHEDULE:
    START DATE: UPON RECEIPT OF ALL AGENCY APPROVALS (APPROXIMATELY SEPTEMBER 1, 2026)
    COMPLETION DATE: ONE YEAR FROM START DATE (APPROXIMATELY SEPTEMBER 1, 2027), BUT NOT TO EXCEED THE EXPIRATION OF THE CERTIFICATE OF LEVEL SERVICE.
27. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES.
28. STATEMENT OF SCHOOL NEEDS: NOT REQUIRED - NO RESIDENTIAL UNITS.
29. LANDSCAPE DATA: TREE REMOVAL / REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION(S) 402, 403, 531, 700, 701 AND 900 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE. NO ROADWAY OR LANDSCAPE BUFFERS ARE LOCATED WITHIN FUTURE OR POTENTIAL RIGHT-OF-WAYS.
    IRRIGATION DATA:
    A ONE HUNDRED (100) PERCENT AUTOMATIC IRRIGATION SYSTEM SHALL BE REQUIRED.
    ALL IRRIGATION SYSTEMS SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE AND GREY WATER IRRIGATION SYSTEMS SHALL BE USED WHERE FEASIBLE. SHALLOW WELLS AND WET RETENTION/DETENTION PONDS SHALL ALSO BE USED AS AN ALTERNATIVE TO POTABLE WATER.
30. ALL SIGNS SHALL BE IN ACCORDANCE WITH LDC CHAPTER 6 - SIGNS AND SECTION 900 - ENTRANCEWAYS.
31. THERE ARE NO PERENNIAL STREAMS LOCATED ON THE SUBJECT SITE.
32. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO WELLS LOCATED ON THE SUBJECT SITE. IF ANY WELLS ARE DISCOVERED THEY WILL BE PLUGGED AND ABANDONED IN ACCORDANCE WITH FDEP AND MANATEE COUNTY PUBLIC HEALTH UNIT REGULATIONS.
33. SANITARY SEWER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED AND WILL CONSIST OF GRAVITY MAIN WITH LIFT STATION AND FORCE MAIN CONNECTING TO THE EX. FORCE MAIN LOCATED WEST OF THE PROJECT SITE. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
34. WATER DISTRIBUTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED AND WILL CONSIST OF AN LOOPED LINE CONNECTED TO THE EX. 36" WATER MAIN ALONG STATE ROAD 64 TO THE EAST AND AN EX. 6" WATER MAIN ALONG 64TH STREET CT. E. TO THE WEST. THE SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS.
35. IRRIGATION WATER SOURCE SHALL BE PROVIDED BY WELL. POTABLE WATER IS NOT TO BE USED FOR IRRIGATION.
36. SOLID WASTE TO BE COLLECTED VIA ONSITE TRASH DUMPSTERS, FOR BOTH GARBAGE AND RECYCLING, BY A LICENSED WASTE HAULER.
37. STORM WATER MANAGEMENT SYSTEM CONSISTS OF INLETS WITH RELATED PIPING, LAKE, BASINS AND A CONTROL STRUCTURE. SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS AND MEET THE REQUIREMENTS OF CHAPTER 40D-4 OR 40D-40 FAC (SWFWMD).
38. A WATER SUPPLY FOR THE FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIALS ACCUMULATE ON THE CONSTRUCTION SITE. THE MINIMUM FIRE FLOW SHALL NOT BE LESS THAN 500 G.P.M. HIGHER FLOW REQUIREMENTS MAY BE REQUIRED ACCORDING TO THE DENSITY OF THE APPROVED PROJECT (NFPA 241-8.72.1.)
39. NFPA 241 ACCESS: FOR USE OF HEAVY FIRE FIGHTING EQUIPMENT SHALL BE PROVIDED TO THE IMMEDIATE JOB SITE AT THE START OF THE PROJECT AND MAINTAINED UNTIL COMPLETION.
40. IF APPLICABLE, ANY GATES OR EMERGENCY ACCESS POINTS WITHIN OR TO THE PROJECT SHALL BE ACCESSIBLE TO EMERGENCY SERVICE PROVIDERS. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL OBTAIN WRITTEN APPROVAL FROM EMS AND FIRE MARSHALL APPROVING THE PROPOSED SYSTEM.
41. ANY OFFSITE IMPROVEMENTS WITHIN THE MANATEE COUNTY RIGHT-OF-WAY (ROW) AS DEPICTED ON THE APPROVED CONSTRUCTION PLANS AND FINAL SITE PLAN, AS APPLICABLE, SHALL REQUIRE A "TEMPORARY TRAFFIC CONTROL PLAN" (TTCP) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR MANATEE COUNTY TRANSPORTATION STANDARD DETAIL 406.0 (ROAD/LANE CLOSURE PROCEDURES.) THE TTCP SHALL BE SUBMITTED TO MR. KEN LABARR, INFRASTRUCTURE INSPECTIONS DIVISION MANAGER, PRIOR TO THE START OF SAID CONSTRUCTION. CONTACT MR. LABARR AT (941) 708-4501, EXT. 7323 FOR SPECIFIC REQUIREMENTS.
42. THE APPLICANT SHALL ADDRESS PERMITTING AND/OR STORMWATER FACILITIES FOR ANY OFFSITE ROADWAY IMPROVEMENTS WHICH ARE REQUIRED FOR ACCESS OR TRAFFIC CONCURRENCY ASSOCIATED WITH THIS PROJECT.
43. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
44. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORM WATER STANDARDS, 2007 EDITION, INDEXES #302.1, 302.2 AND #302.3.
45. THE PROPOSED ROADWAY SECTIONS, DESIGNS AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
46. ACCESS SPACING AND DESIGN SHALL MEET THE REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3, HIGHWAY AND TRAFFIC STANDARDS MANUAL (BOCC APPROVED APRIL 26, 2022.) SECTION 3.7 ACCESS AND DRIVEWAYS.
47. THE LOCATION AND TYPE OF ACCESS WILL BE SUBJECT TO CHANGE DEPENDENT TO THE INTERSECTION SIGHT DISTANCE, TURN LANE REQUIREMENTS, ROADWAY GEOMETRY AND OTHER OPERATIONS AND SAFETY CONSIDERATIONS.
48. THE SPECIFIC USE 'SELF STORAGE' (PREVIOUSLY APPROVED) IS SUBJECT TO SPECIAL CONDITIONS FOUND IN SECTION 531.31 OF THE LAND DEVELOPMENT CODE, AND THE 'HOTEL' USE IS SUBJECT TO LDC SECTION 531.28 'LODGING PLACES'.
49. OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION.
50. ENTRANCEWAY TREE PRESERVATION - SECTION 900.5.C.4:
    REQUESTING APPROVAL THROUGHOUT THE SITE FOR TREE REMOVAL BEYOND THE PRESERVATION REQUIREMENTS OF 75% OF TREES LARGER THAN 24" IN DIAMETER IN THE ENTRANCEWAY;

CONSTRUCTION NOTES

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH MANATEE COUNTY PUBLIC WORKS STANDARDS, ALL APPLICABLE CODE REQUIREMENTS, AND ALL PERMITS ISSUED FOR THE SUBJECT PROJECT.
2. THE CONTRACTOR SHALL NOTIFY FLORIDA ONE CALL, FPL, AND ALL UTILITY COMPANIES PRIOR TO THE START OF ANY WORK BOTH ON-SITE AND OFF-SITE SO THAT THE EXACT LOCATION OF EXISTING UTILITIES CAN BE DETERMINED AND ALL APPROPRIATE ADJUSTMENTS CAN BE MADE.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND CONTINUED SERVICE OF ALL EXISTING UTILITIES.
4. ALL FACILITIES HEREIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT.
5. ALL TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO FDOT AND MUTCD STANDARDS. CONTROL STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS.
6. ANY PROPOSED DEVIATIONS FROM THE APPROVED PLANS WILL BE REQUESTED IN WRITING AND APPROVAL GIVEN BY ALL PERMITTING AGENCIES AND THE ENGINEER OF RECORD.
7. ALL SURFACE WATER DISCHARGES SHALL COMPLY WITH ALL STATE WATER QUALITY STANDARDS AND ANY APPLICABLE REQUIREMENTS.
8. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH CURRENT FDOT STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION AND THE ROADWAY AND TRAFFIC DESIGN STANDARD INDEX.
9. ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT OF HIGHWAY, TRAFFIC AND STORM WATER STANDARDS.TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
10. ALL RPM PLACEMENT WITHIN THE FDOT RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 17352.
11. NO GROUND DISTURBING ACTIVITIES OR VEHICLE TRAVEL WILL OCCUR WITH THE DRIP LINE OF THE EXISTING TREES THAT WILL BE PRESERVED.
12. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS.
13. TOPOGRAPHIC INFORMATION SHOWN WITHIN THESE PLANS WAS OBTAINED BASED ON NAVD 88 DATUM. CONVERSION FACTOR OF +1.70 TO NGVD29
14. THE PROPOSED BYPASS DRAINAGE SYSTEM SHALL COLLECT AND CONVEY RUNOFF FROM BOTH THE EAST AND WEST SHOULDER OF 65TH COURT EAST TO 64TH STREET COURT EAST.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

CAVOLI ENGINEERING
Consulting Civil Engineers
& Certified Planners
63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240
(941) 927-3647
email: info@cavolieng.com

CLIENT: LIFE STORAGE, INC.

PROJECT: HOTEL AT BRADENTON

SHEET: GENERAL / CONSTRUCTION NOTES

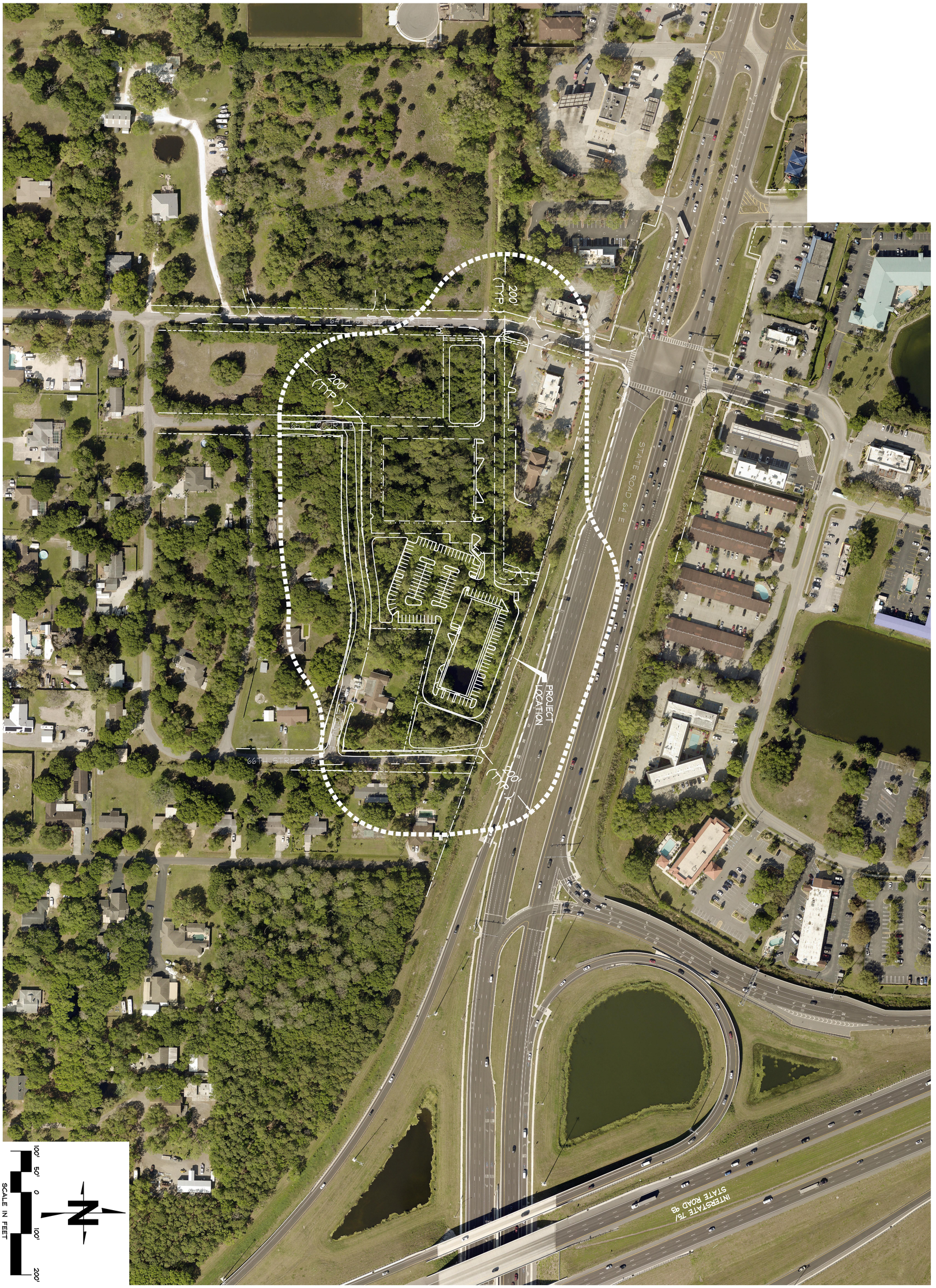
NO.	REVISIONS	DATE	BY
1	REVISED FAR, TREE PRESERVATION NOTE	7/13/26	JRR

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN F. CAVOLI, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SCALE
N.T.S.

JOB NO.
STAN02

SHEET
C1



SHEET	C2	
JOB NO.	STAN02	
SCALE	1" = 100'	
DATE	6/19/25	

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOHN F. CAVOLI, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO.	REVISIONS	DATE	BY
1	REVISED PER GDP REQUIREMENTS	1/28/26	JRR

CLIENT: LIFE STORAGE, INC.

PROJECT: HOTEL AT BERADENTON

SHEET: AERIAL W/ SITE PLAN

CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8875
63 Sarasota Center Blvd., Unit 101 Sarasota, FL 34240
(941) 927-3647
Fax: (941) 927-3646
email: cavoliengineer@aol.com

AVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 28913
63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240
(941) 927-3647
Fax: (941) 927-3646
email: info@cavolieengineering.com

CLIENT: LIFE STORAGE LARGO, LLC

PROJECT: HOTEL AT BRADENTON

SHEET: EXISTING CONDITIONS / DEMOLITION PLAN

NO.	REVISIONS	DATE	BY
2	REVISED PLAN TO GDP REQUIREMENTS	1/27/26	JRR
1	UPDATED EX. TREES TO BE REMOVED	12/16/25	JRR

THESE PLANS, DESIGNS, DETAILS, AND SPECIFICATIONS ARE THE PROPERTY OF AVOLI ENGINEERING, INC. AND SHALL NOT BE REUSED, ALTERED, OR COPIED IN ANY FORM OR BY ANY ELECTRONIC MEANS WITHOUT THE WRITTEN PERMISSION OF AVOLI ENGINEERING, INC.

DATE: 6/13/25
SCALE: 1" = 50'
JOB NO.: STAN02
SHEET: C3

PIN: 1110600059
6520 SR64 E
BRADENTON, FL
ZONING: CG
FUTURE USE: ROR
NOT IN SUBDIVISION 0/0

WENDY'S RESTARANT
PIN: 1109600509
6600 SR64 E
BRADENTON, FL
LOT BLOCK: D
ZONING: CG
FUTURE USE: ROR
NOT IN SUBDIVISION 0/0

TUSKER WASH SERVICE
PIN: 1109600059
6610 SR64 E
BRADENTON, FL
LOT BLOCK: D
ZONING: GC
FUTURE USE: ROR
NOT IN SUBDIVISION 0/0

PIN: 1442800059
1016 65TH CT. E
BRADENTON, FL
LOT BLOCK: 1
ZONING: BR_SCC
FUTURE USE: CITY
MAGNOLIA MANOR
UNRECORDED PLAT UR0/0

PIN: 1462310226
908 67TH ST. CT. E
BRADENTON, FL
ZONING: A-1
FUTURE USE: RES-3
NOT IN SUBDIVISION 0/0

PIN: 1462100006
1020 65TH CT. E
BRADENTON, FL
ZONING: A-1
FUTURE USE: RES-3
NOT IN SUBDIVISION 0/0

PIN: 1462310259
6505 11 DR. E
BRADENTON, FL
LOT BLOCK: D
ZONING: A-1
FUTURE USE: RES-3
NOT IN SUBDIVISION 0/0

PIN: 1462310061
6607 11 AVE E
BRADENTON, FL
LOT BLOCK: 1
ZONING: A-1
FUTURE USE: RES-3
NOT IN SUBDIVISION 0/0

STATE ROUTE 64 EAST
(EX. PUBLIC RIGHT-OF-WAY, WIDTH VARIES)
FDOT R/W MAP SECTION (13010-2519, ID 48020)

64TH STREET CT E
(EX. 60' PUBLIC RIGHT-OF-WAY)

65TH COURT EAST
(PRIVATE, VACANT)

66TH STREET E
(EX. 60' PUBLIC RIGHT-OF-WAY)

11TH AVENUE EAST
(PRIVATE, VACANT)

EX. 3-STORY 132,000 SF SELF STORAGE FACILITY

PARCEL 2
6.20 AC.
ZONING: PDC

EX. 12" FORCE MAIN

EX. 4" FORCE MAIN

EX. 8" WATER MAIN

EX. 10' PUBLIC UTILITY EASEMENT

EX. 6" PVC WATER MAIN

EX. LIFT STATION (PRIVATE)
RIM ELEV.=13.90
INV. S.=3.23
BOT. ELEV.=0.00

EX. 36' PRIVATE SAN. SEWER EASEMENT

EX. SAN. MH
RIM ELEV.=13.62
INV. S.=3.34
INV. N.=3.30
EX. 12"x18"

EX. 8" PVC/SANITARY SEWER (TYP.)
I.E.=9.98

EX. 20' FLOWAGE & MAINTENANCE EASEMENT

EX. 6" CONC. CURB

4'x4' VALVE BOX

WET WELL

EX. 8' VEHICLE USE AREA BUFFER

EX. 5' WIRE FENCE

EX. 15' SIDE SETBACK

EX. 6" PVC WATER MAIN

EX. 6" PVC WATER STUB W/ PLUG

EX. 24' PRIVATE ACCESS/UTILITY EASEMENT

EX. DUMPSTER ENCLOSURE

PVC SANITARY SEWER STUB (APPROX. I.E. = 0.40)
INV. @ STUB=4.10

EX. 30" RCP & HEADWALL TO BE REMOVED

EX. HEADWALL TO BE REMOVED

EX. FLOODPLAIN COMPENSATION AREA (TO BE REMOVED)

EX. 8" PVC SANITARY SEWER (TYP.)

EX. FIRE HYDRANT

EX. LIFT GATE

EX. 32' FRONT SETBACK

FLOODPLAIN COMPENSATION AREA

EX. 15' SIDE SETBACK

EX. 20' FLOWAGE, FLOODPLAIN & MAINTENANCE EASEMENT

EX. 36" RCP

EX. 30" RCP

EX. 24" RCP

EX. 18" RCP

EX. 6' HIGH METAL FENCE (TYP.)

APPROX. EX. FLOODPLAIN LIMITS (CYPRESS STRAND STUDY)

EX. TYPE 'D' INLET
RIM ELEV.=10.53
INV. N.=6.90

EX. ENDWALL INV.=4.50

EX. ENDWALL INV.=6.10

EX. 15" CMP

EX. STORMWATER FACILITY (13.32 Ac.)

SITE B.M. PK/DISK PSM 6822 ELEV=12.96

EX. 6" WATER MAIN

EX. VERIZON VAULT

EX. GATE VALVE

EX. FIRE HYDRANT

EX. SWALE

EX. 36" WATER MAIN

EX. 12" FORCE MAIN

EX. 4" WATER MAIN

EX. 6" WATER MAIN

EX. 50' RIGHT-OF-WAY WIDTH

EX. 30' HALF RIGHT-OF-WAY WIDTH

24.88' HALF RIGHT-OF-WAY WIDTH

EX. 30' FRONT SETBACK

EX. 15' SIDE SETBACK

EX. 20' FLOWAGE, FLOODPLAIN & MAINTENANCE EASEMENT

EX. 6' HIGH METAL FENCE (TYP.)

EX. 35' FRONT SETBACK

EX. 4" WATER MAIN

SITE B.M. PK/DISK PSM 6822 ELEV=13.00

EX. 50' RIGHT-OF-WAY

EX. ½ RIGHT-OF-WAY WIDTH

EX. FIRE HYDRANT

N 32°38'20" E 308.66'

N 57°21'40" W 196.68'

S 32°38'20" W 308.66'

S 57°21'40" E 196.68'

C-1
R=1129.95' A=194.90' Δ=9°52'58"
CHD. BRG.=S 85°11'12" W CHD.=194.66'

C-2
R=469.22' A=120.00' Δ=14°39'13"
CHD. BRG.=S 87°34'20" W CHD.=119.68'

TREE MITIGATION:

REMOVAL TREE - 16"-30"
NUMBER ON SITE PROPOSED TO BE REMOVED: 5
REQUIRED MITIGATION 2:1
NUMBER OF TREES FOR MITIGATION REQUIRED: 10
NUMBER OF TREES PROPOSED: 12
SPECIES: TO BE DETERMINED

REMOVAL TREE - OVER 30"
NUMBER ON SITE PROPOSED TO BE REMOVED: 3
REQUIRED MITIGATION 3:1
NUMBER OF TREES FOR MITIGATION REQUIRED: 9
NUMBER OF TREES PROPOSED: 12
SPECIES: TO BE DETERMINED

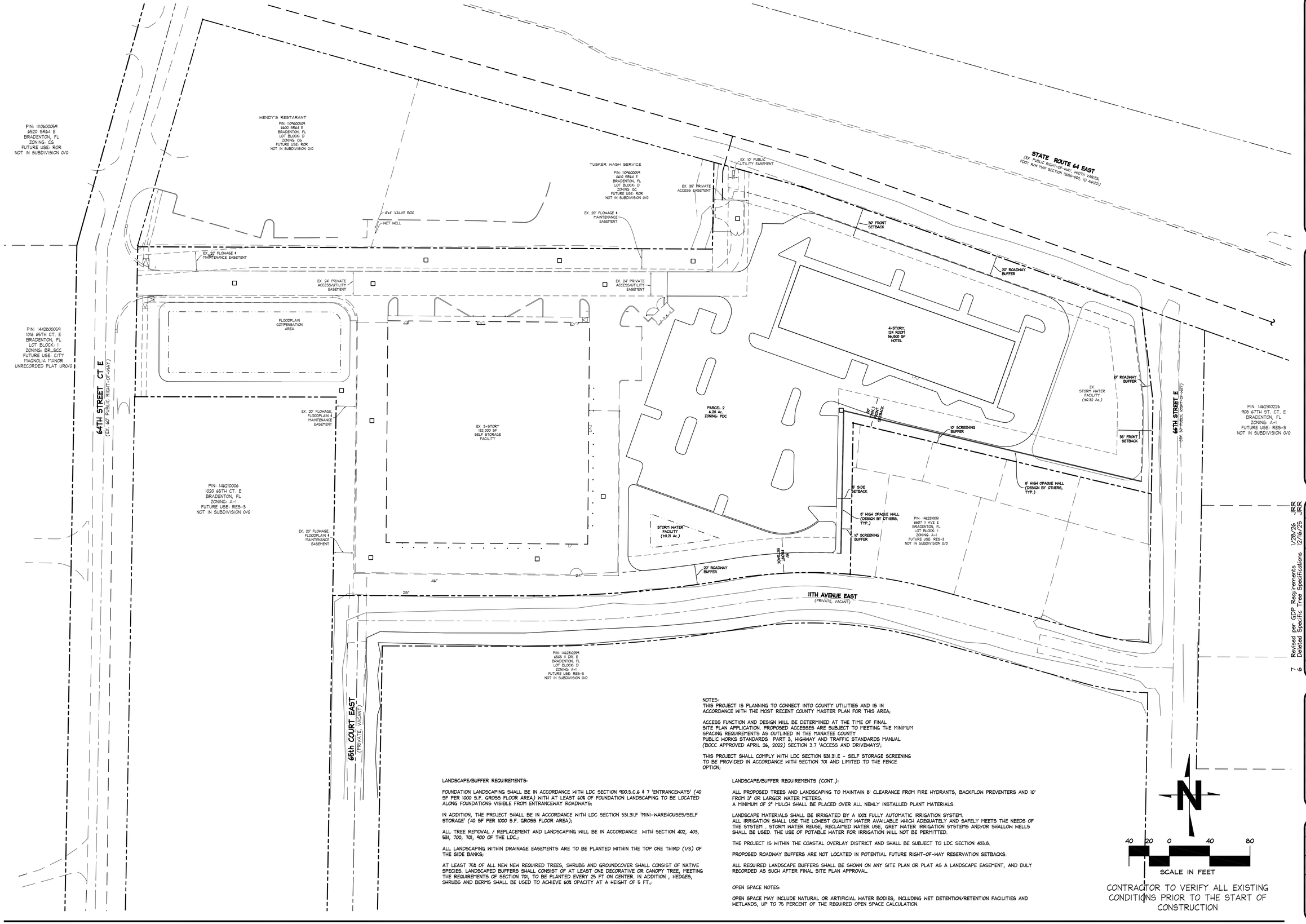
(24") - EXISTING TREES OVER 24" TO BE REMOVED;

(48") - EXISTING TREES OVER 24" TO REMAIN;

N

50 25 0 50 100
SCALE IN FEET

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION



NOTES:
THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA;

ACCESS FUNCTION AND DESIGN WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN APPLICATION. PROPOSED ACCESSES ARE SUBJECT TO MEETING THE MINIMUM SPACING REQUIREMENTS AS OUTLINED IN THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3, HIGHWAY AND TRAFFIC STANDARDS MANUAL (BOCC APPROVED APRIL 26, 2022) SECTION 3.7 'ACCESS AND DRIVEWAYS';

THIS PROJECT SHALL COMPLY WITH LDC SECTION 531.31.E - SELF STORAGE SCREENING TO BE PROVIDED IN ACCORDANCE WITH SECTION 701 AND LIMITED TO THE FENCE OPTION;

LANDSCAPE/BUFFER REQUIREMENTS:

FOUNDATION LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION 900.5.C.6 & 7 'ENTRANCEWAYS' (40 SF PER 1000 S.F. GROSS FLOOR AREA) WITH AT LEAST 60% OF FOUNDATION LANDSCAPING TO BE LOCATED ALONG FOUNDATIONS VISIBLE FROM ENTRANCEWAY ROADWAYS;

IN ADDITION, THE PROJECT SHALL BE IN ACCORDANCE WITH LDC SECTION 531.31.F 'MINI-WAREHOUSES/SELF STORAGE' (40 SF PER 1000 S.F. GROSS FLOOR AREA);

ALL TREE REMOVAL / REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402, 403, 531, 700, 701, 900 OF THE LDC.;

ALL LANDSCAPING WITHIN DRAINAGE EASEMENTS ARE TO BE PLANTED WITHIN THE TOP ONE THIRD (1/3) OF THE SIDE BANKS;

AT LEAST 75% OF ALL NEW NEW REQUIRED TREES, SHRUBS AND GROUNDCOVER SHALL CONSIST OF NATIVE SPECIES. LANDSCAPED BUFFERS SHALL CONSIST OF AT LEAST ONE DECORATIVE OR CANOPY TREE, MEETING THE REQUIREMENTS OF SECTION 701, TO BE PLANTED EVERY 25 FT ON CENTER. IN ADDITION , HEDGES, SHRUBS AND BERMS SHALL BE USED TO ACHIEVE 60% OPACITY AT A HEIGHT OF 5 FT.;

LANDSCAPE/BUFFER REQUIREMENTS (CONT.):

ALL PROPOSED TREES AND LANDSCAPING TO MAINTAIN 8' CLEARANCE FROM FIRE HYDRANTS, BACKFLOW PREVENTERS AND 10' FROM 3" OR LARGER WATER METERS.
A MINIMUM OF 2" MULCH SHALL BE PLACED OVER ALL NEWLY INSTALLED PLANT MATERIALS.

LANDSCAPE MATERIALS SHALL BE IRRIGATED BY A 100% FULLY AUTOMATIC IRRIGATION SYSTEM.
ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM . STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE PERMITTED.

THE PROJECT IS WITHIN THE COASTAL OVERLAY DISTRICT AND SHALL BE SUBJECT TO LDC SECTION 403.8.

PROPOSED ROADWAY BUFFERS ARE NOT LOCATED IN POTENTIAL FUTURE RIGHT-OF-WAY RESERVATION SETBACKS.

ALL REQUIRED LANDSCAPE BUFFERS SHALL BE SHOWN ON ANY SITE PLAN OR PLAT AS A LANDSCAPE EASEMENT, AND DULY RECORDED AS SUCH AFTER FINAL SITE PLAN APPROVAL.

OPEN SPACE NOTES:

OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION.

N

40 20 0 40 80
SCALE IN FEET

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION

AVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 28913
(941) 927-3647
Fax: (941) 927-3646
63 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240 email: info@cavolieengineering.com

CLIENT: LIFE STORAGE LARGO, LLC
PROJECT: LIFE STORAGE & HOTEL AT BRADENTON
SHEET: GENERAL DEVELOPMENT PLAN

NO.	REVISIONS	DATE	BY
7	Revised per GDP Requirements	1/28/26	JRR
6	Deleted Specific Tree Specifications	12/16/25	JRR
5	Revised Landscape/Buffer Reqm't's	4/4/25	JRR
4	Added side setback at Hotel corner	10/7/24	JRR
3	Added side setback & half R/W widths	8/7/24	JRR
2	Updated Right-of-Way Ownership	6/19/24	JRR
1	Revised Setbacks per Comments	6/13/24	JRR

"ALTERATION OF ANY DRAWING OR DOCUMENT BY ANY PERSON OTHER THAN THE SEALING ARCHITECT OR ENGINEER IS A VIOLATION OF LAW"

DATE 2/19/24
SCALE 1" = 40'
JOB NO. STAN02
SHEET C4

Palm Traffic
Engineering + Planning

Revised September 8, 2026
Revised May 18, 2026
Revised April 11, 2025
August 17, 2024

Mr. Prony Bonnaire Fils, Ph. D.
Transportation Planning Section Manager
Manatee County Government
Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: Life Storage and Hotel @ Bradenton GDP Amendment: PLN 2403-0044
Trip Generation Comparison
Project Number PDC-18-14(G)(R2) and PLN2607-0083
Palm Traffic Project No. T24027

Dear Mr. Bonnaire Fils:

This letter documents the trip generation comparison for the proposed development located south of SR 64 and east of 64th Street Court East in Manatee County. The Wisdom Hotels & Retail GDP (PLN 1806-0090) had an approved GDP for 6,500 square feet of retail and 200 rooms of hotel. The request is to amend the GDP to allow for 132,000 square feet of self-storage and 124 rooms of hotel. The trips associated with the approved GDP, were based on the data contained in the approved Traffic Analysis Report data September 2018. The trips associated with the proposed GDP amendment were estimated based on data contained in the ITE Trip Generation Manual 11th Edition, 2021. As shown in Table 1, proposed GDP amendment would result in a reduction of Daily, AM peak hour and PM peak hour trip ends. Therefore, no additional analysis should be required for the GDP amendment. No changes to the external accesses are proposed.

Sincerely,

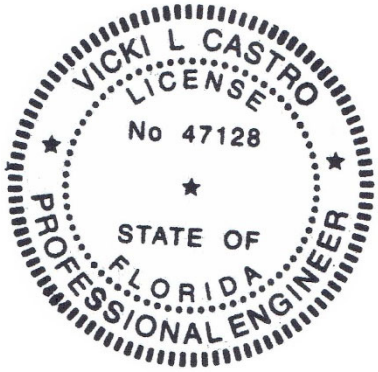
PALM TRAFFIC

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2026.09.08 14:52:22 -04'00'

Vicki L. Castro, P.E.
P.E. No. 47128

Principal



This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

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

4006 South MacDill Avenue, Tampa, FL 33611
Ph: (813) 296-2595
www.palmtraffic.com

Table 1. Estimated Trip Generation Comparison

Scenaro	Land Use	ITE LUC	Size	Daily Trip Ends (1)	AM Peak Hour Trip Ends (1) In	AM Peak Hour Trip Ends (1) Out	AM Peak Hour Trip Ends (1) Total	PM Peak Hour Trip Ends (1) In	PM Peak Hour Trip Ends (1) Out	PM Peak Hour Trip Ends (1) Total
Approved GDP (2)	Retail	820	6,500 SF	245	4	2	6	35	37	72
	Hotel	310	200 Rooms	1,672	56	39	95	63	61	124
			Approved Total	1,917	60	41	101	98	98	196
			Internal Capture	56	0	0	0	11	11	22
			Passerby Capture	54	1	0	1	10	11	21
			Total External New Trips	1,807	59	41	100	77	76	153
Proposed GDP	Mini-Warehouse	151	132,000 SF	191	7	5	12	9	11	20
	Hotel	310	124 Rooms	991	31	24	55	33	31	64
			Proposed Total	1,182	38	29	67	42	42	84
			Difference	-625			-33			-69

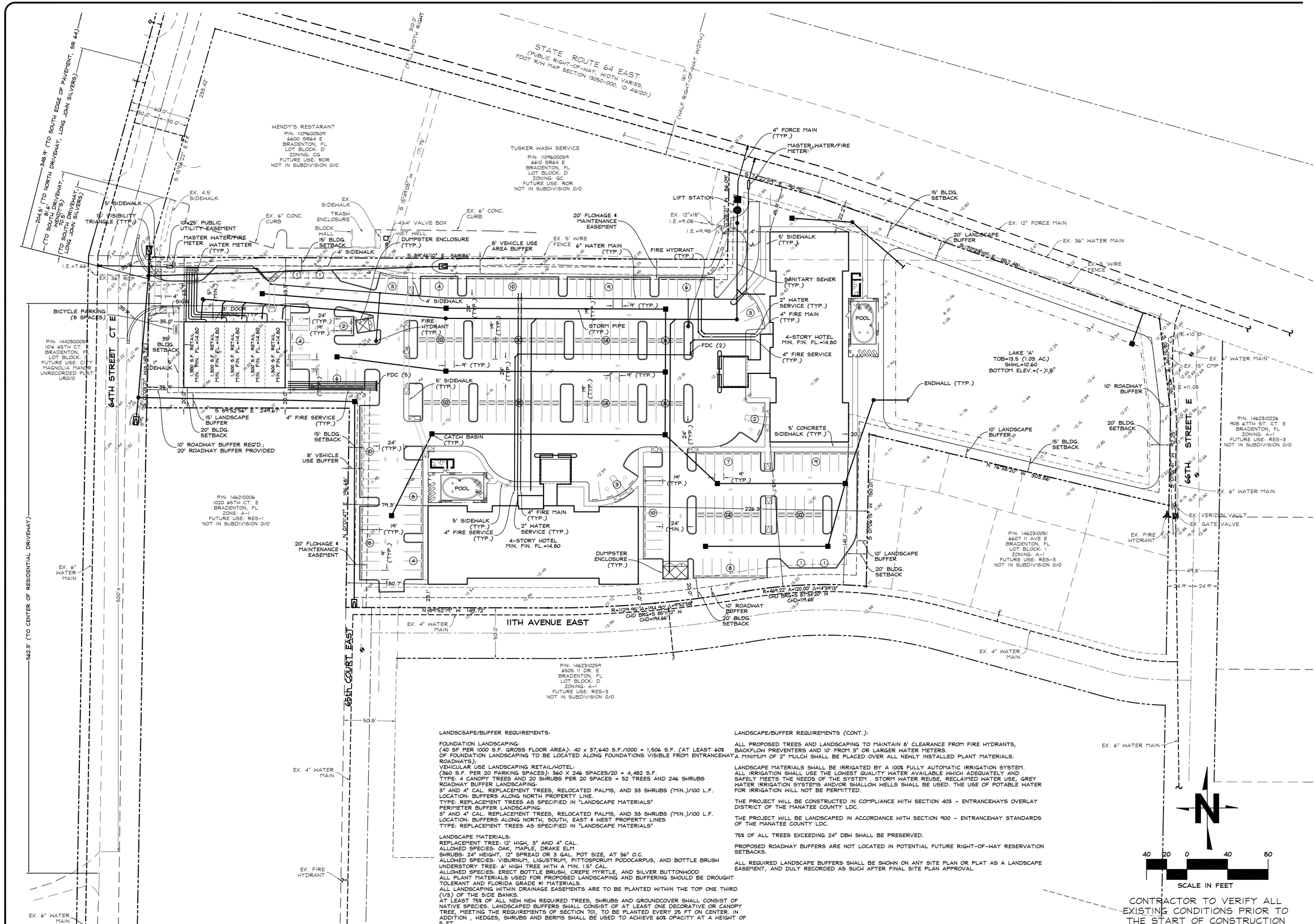
(1) Source: ITE Trip Generation, 11th Edition, 2021.

(2) Based on data in Approved Traffic Analysis dated September 2018.

APPENDIX

APPENDIX

APPROVED GDP



CAVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 28975
5824 Bee Ridge Road, #325, Sarasota, FL 34233-5045
(941) 927-3647
Fax: (941) 927-3646
email: info@cavoliengineering.com

CLIENT: WISDOM HOTELS & RETAIL, LLC
PROJECT: WISDOM HOTEL AND RETAIL DEVELOPMENT
SHEET: GENERAL DEVELOPMENT PLAN

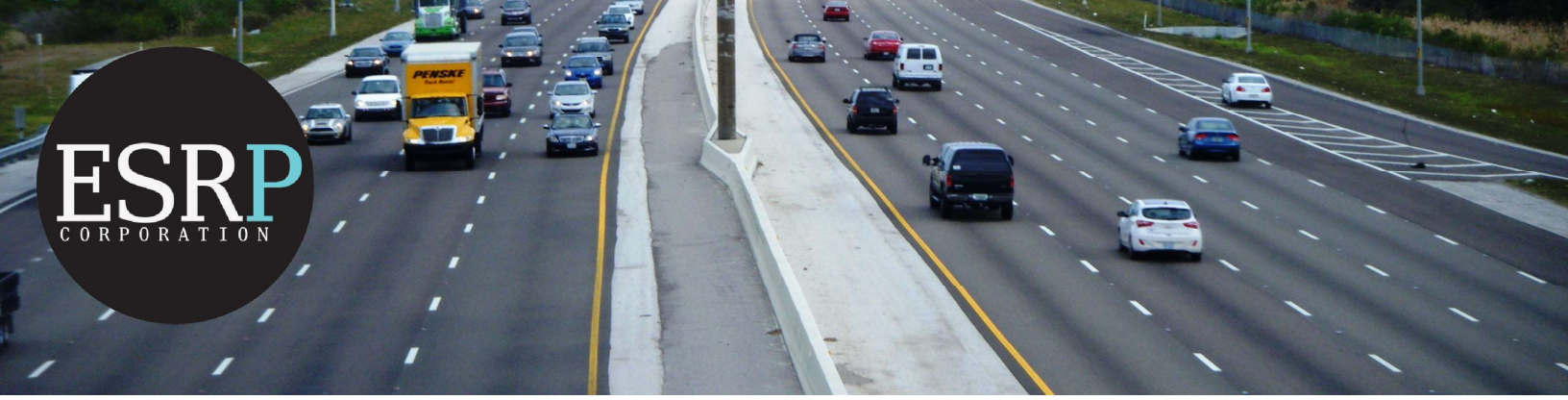
NO.	REVISIONS	DATE	BY
2	PER COUNTY COMMENTS	2/8/19	JRR
1	PER COUNTY COMMENTS	10/9/18	JRR

JON F. CAVOLI, P.E. FL LICENSE NO.: 48692

SCALE
1" = 40'
JOB NO.
STAN02
SHEET
4

APPENDIX

APPROVED TRAFFIC ANALYSIS



I75-SR64 DEVELOPMENT INC / WISDOM HOTELS AND RETAIL DEVELOPMENT REZONING

TRAFFIC IMPACT STATEMENT

Project # PDMU-18-14(Z)(G)
Record # PLN1806-0090

Prepared for:
Mr. Rahul Patel

Prepared by:
ESRP CORPORATION

ESRP
CORPORATION
Engineering | Science | Research | Planning

ACCEPTED

Submitted in June, 2018

Revised in September, 2018

Approved on 9/14/2018

1101 N Ward Street, Suite 150, Tampa, FL 33607
PBX: 813.381.5017 | FAX: 813.381.5018 | www.esrpcorp.com

Table 1. Trip Generation

Land Use	Size*	Weekday		AM-Peak Hour		PM-Peak Hour	
		Entry	Exit	Entry	Exit	Entry	Exit
310 - Hotel (General Urban/Suburban)	200 Rooms	836	836	56	39	63	61
Internal		13	15	0	0	3	8
Pass-by		0	0	0	0	0	0
Non-pass-by		823	821	56	39	60	53
820 - Shopping Center (General Urban/Suburban)	6.5 KSF	123	122	4	2	35	37
Internal		15	13	0	0	8	3
Pass-by		27	27	1	0	10	11
Non-pass-by		81	82	3	2	17	23
Total		**959**	**958**	**60**	**41**	**98**	**98**
Total Internal		**28**	**28**	**0**	**0**	**11**	**11**
Total Pass-by		**27**	**27**	**1**	**0**	**10**	**11**
Total Non-pass-by		**904**	**903**	**59**	**41**	**77**	**76**

**KSF = 1000Sq. Feet of Gross Floor Area*

Source: ITE Trip-Generation Manual, 10th Edition
ITE Trip Generation Handbook, 3rd Edition

Project Traffic Assignment. Project traffic assignments to the roadway network have been estimated based on the FDOT District One Regional Planning Model (D1RPM). A selected-zone analysis was conducted using the Existing+Committed (E+C) model network. A model-output figure that shows the project-traffic percentage distribution is provided under Appendix 2.

Impact Area

Based on the Manatee County Traffic Study Guidelines, the study area should include roadway segments where estimated project trips are equal to or greater than 5% of the two-way peak-hour roadway-segment standard service volume. The first directly-accessed functionally-classified roadway segment(s) must also be included in the study area. The resulting study area includes the following roadway segments:

- 64th St Ct E from the Site Access Driveway to SR 64
- SR 64 from Cypress Creek Boulevard to I-75 (West Ramps)

APPENDIX

PROPOSED GDP

PERIOD SETTING

Analysis Name :	Daily		
Project Name :	Bradenton Hotel - SR 64 GDP v02	**No :**	
Date:	5/18/2026	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	132(0)	Weekday	Average 1.45	96 50%	95 50%	191
310 - Hotel - 2 (General Urban/Suburban)	Rooms	124	Weekday	Average 7.99	496 50%	495 50%	991

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
151 - Mini-Warehouse	0 %	96	0 %	95
310 - Hotel - 2	0 %	496	0 %	495

INTERNAL TRIPS

151 - Mini-Warehouse **310 - Hotel - 2**

Exit	95	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry**	496
Entry	96	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit**	495

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		310 - Hotel - 2	Total	
Entry	96 (100%)	0 (0%)	0 (0%)	96 (100%)
Exit	95 (100%)	0 (0%)	0 (0%)	95 (100%)
Total	191 (100%)	0 (0%)	0 (0%)	191 (100%)

310 - Hotel - 2

	Total Trips	Internal Trips	External Trips

		151 - Mini-Warehouse	Total	
Entry	496 (100%)	0 (0%)	0 (0%)	496 (100%)
Exit	495 (100%)	0 (0%)	0 (0%)	495 (100%)
Total	991 (100%)	0 (0%)	0 (0%)	991 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
151 - Mini-Warehouse	191	0	0	191
310 - Hotel - 2	991	0	0	991

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

310 - Hotel - 2 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	592
Total Exiting	590
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	592
Total Exiting Non-Pass-by Trips	590

PERIOD SETTING

Analysis Name :	AM Peak Hour		
Project Name :	Bradenton Hotel - SR 64 GDP v02	**No :**	
Date:	5/18/2026	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	132(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.09	7 58%	5 42%	12
310 - Hotel - 2 (General Urban/Suburban)	Rooms	124	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN) T = 0.5 (X)+-7.45	31 56%	24 44%	55

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
151 - Mini-Warehouse	0 %	7	0 %	5
310 - Hotel - 2	0 %	31	0 %	24

INTERNAL TRIPS

151 - Mini-Warehouse

Exit 5 — Demand Exit: 0 % (0) — Balanced: 0

Entry 7 — Demand Entry: 0 % (0) — Balanced: 0

310 - Hotel - 2

Entry 31 — Demand Entry: 0 % (0)

Exit 24 — Demand Exit: 0 % (0)

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		310 - Hotel - 2	Total	
Entry	7 (100%)	0 (0%)	0 (0%)	7 (100%)
Exit	5 (100%)	0 (0%)	0 (0%)	5 (100%)

Total	12 (100%)	0 (0%)	0 (0%)	12 (100%)

310 - Hotel - 2

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	31 (100%)	0 (0%)	0 (0%)	31 (100%)
Exit	24 (100%)	0 (0%)	0 (0%)	24 (100%)
Total	55 (100%)	0 (0%)	0 (0%)	55 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
151 - Mini-Warehouse	12	0	0	12
310 - Hotel - 2	55	0	0	55

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

310 - Hotel - 2 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	38
Total Exiting	29
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	38

PERIOD SETTING

Analysis Name :	PM Peak Hour		
Project Name :	Bradenton Hotel - SR 64 GDP v02	**No :**	
Date:	5/18/2026	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
151 - Mini-Warehouse (General Urban/Suburban)	1000 Sq. Ft. GFA	132(0)	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.15	9 45%	11 55%	20
310 - Hotel - 2 (General Urban/Suburban)	Rooms	124	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN) T = 0.74 (X)+-27.89	33 52%	31 48%	64

(0) indicates size out of range.

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
151 - Mini-Warehouse	0 %	9	0 %	11
310 - Hotel - 2	0 %	33	0 %	31

INTERNAL TRIPS

151 - Mini-Warehouse

Exit 11 — Demand Exit: 0 % (0) — Balanced: 0

Entry 9 — Demand Entry: 0 % (0) — Balanced: 0

310 - Hotel - 2

Demand Entry: 0 % (0) — **Entry** 33

Demand Exit: 0 % (0) — **Exit** 31

151 - Mini-Warehouse

	Total Trips	Internal Trips		External Trips
		310 - Hotel - 2	Total	
Entry	9 (100%)	0 (0%)	0 (0%)	9 (100%)
Exit	11 (100%)	0 (0%)	0 (0%)	11 (100%)

Total	20 (100%)	0 (0%)	0 (0%)	20 (100%)

310 - Hotel - 2

	Total Trips	Internal Trips		External Trips
		151 - Mini-Warehouse	Total	
Entry	33 (100%)	0 (0%)	0 (0%)	33 (100%)
Exit	31 (100%)	0 (0%)	0 (0%)	31 (100%)
Total	64 (100%)	0 (0%)	0 (0%)	64 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
151 - Mini-Warehouse	20	0	0	20
310 - Hotel - 2	64	0	0	64

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 151 - Mini-Warehouse (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

310 - Hotel - 2 (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	42
Total Exiting	42
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	42

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: 1462310242, 1462310002 Property Size (acres or sq. ft.): 6.28

Section: 35 Township: 34S Range: 18ETAZ: Click here.

Print Name(s) of all Property Owners:

Life Storage Largo I, LLC

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

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

   See attached legal 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.

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

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

Gary J Coscia
(Signature)

3/25/2024
(Date)

(Signature)

Click or tap to enter a date.
(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 25 day of March (month), 2024 (year), by Gary Coscia (name of person acknowledging) who is personally known to me or who has produced personally (type of identification) as identification.

CHERYL ANN McCORMACK
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6404043
Qualified in Erie County
Commission Expires February 10, 2028

Cheryl Ann McCormack
Signature of Notary Public – State of Florida

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

DESCRIPTION:

PARCEL "A"
COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO MAGNOLIA BOULEVARD A DISTANCE OF 350 FEET, MORE OR LESS TO THE NORTH SIDE OF PINE AVENUE; THENCE WEST ALONG THE NORTH SIDE OF PINE AVENUE TO THE WEST SIDE OF CEDAR STREET; THENCE NORTH 196.68 FEET; THENCE WEST 200 FEET TO THE EAST SIDE OF CYPRESS BOULEVARD; THENCE NORTH ALONG THE EAST SIDE OF CYPRESS BOULEVARD 150 FEET; THENCE EAST 504.87 FEET MORE OF LESS, TO THE POINT OF BEGINNING. THE ABOVE STREETS BEING FURTHER IDENTIFIED ON THE PLAT OF MAGNOLIA MEADOWS, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PARCEL "B"
COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE RUN S0°38'W A DISTANCE OF 341.81 FEET TO AN IRON PIPE ON THE NORTH LINE OF PINE AVENUE; THENCE RUN N82°06'30"E ALONG CHORD OF A CURVE HAVING A RADIUS OF 1129.95 FEET, AN ARC LENGTH OF 89.75 FEET; A CHORD LENGTH OF 89.70 FEET ALONG NORTH LINE OF SAID PINE AVENUE; THENCE RUN N85°41'01"E ALONG THE CHORD OF CURVE HAVING A RADIUS OF 469.22 FEET, AN ARC LENGTH OF 120.03 FEET; A CHORD DISTANCE OF 119.70 FEET ALONG THE SAID NORTH LINE OF PINE AVENUE; THENCE RUN N0°38'E, A DISTANCE OF 150 FEET; THENCE RUN S77°09'E, A DISTANCE OF 300.00 FEET TO AN IRON PIPE ON THE WEST LINE OF PALM DRIVE; THENCE RUN N0°38'E ALONG THE WEST LINE OF SAID PALM DRIVE, A DISTANCE OF 107.07 FEET; THENCE RUN N07°15'10"W ALONG SAID WEST LINE OF PALM DRIVE 67.84 FEET; THENCE RUN N0°38'W ALONG SAID WEST LINE OF PALM DRIVE 8.20 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 64 AND I–75 INTERCHANGE; THENCE RUN N71°05'11"W ALONG THE SOUTH LINE OF SAID STATE ROAD 64 AND I–75 INTERCHANGE, A DISTANCE OF 449.60 FEET; THENCE RUN S0°38'W A DISTANCE OF 90.80 FEET TO AN IRON PIPE ON THE NORTH LINE OF SECTION 35; THENCE RUN S89°44'W ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 65.0 FEET TO THE POINT OF BEGINNING.

UPDATED LISTED SPECIES EVALUATION

MANATEE COUNTY
STATE ROAD 64 HOTEL SITE

SEPTEMBER 2022

Prepared for:

3-POINT CONSTRUCTION & DEVELOPMENT LLC

214 S. PARK AVENUE, SUITE B

WINTER PARK, FL 32789

Prepared by:

ARDURRA

1523 8TH AVENUE WEST, SUITE B

PALMETTO, FL 34221

941.722.0901

INTRODUCTION

The property is located in Sections 25 & 36, Township 34 South, Range 18 East in Manatee County. The project site, which contains approximately 6.28 acres, is primarily comprised of historically disturbed site with tree canopy dominated by mixed hardwoods, excavated ponds and ditches. Please see the attached FLUCCS Habitat Map for the location of existing on-site habitats and land uses.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for identification of habitats, protected species, or other sensitive environmental features.
- Listed species evaluations of the site were conducted in accordance with appropriate State or Federal agency requirements. Gopher Tortoise Surveys were conducted under the supervision of Craig Wolfe, Authorized Gopher Tortoise Agent GTA-09-00185H. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.
- Recent and historical aerial photograph interpretation of the subject property.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

EXISTING CONDITIONS

The existing conditions of the project including communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999).

FLUCCS 438 Mixed Hardwood

The majority of the project area meet the classification criteria of mixed hardwood forest. This aera appears to have recently been historically cleared and utilized for agricultural activities. Canopy trees present include live oak (*Quercus virginana*), laurel oak, and slash pine (*Pinus elliotti*). There is no shrub layer and the groundcover consists primarily of ruderal herbaceous and vine species.

FLUCCS Code: 524 Lakes less than 10 acres

There are two areas which appear to have been historically excavated ponds/lakes. These areas had no discernable vegetation component.

FLUCCS Code: 510 Streams and Waterways

A single east-west ditch comprises approximately 0.16 acres of the site. The ditch appears to have been historically excavated due to the spoil berms located along the top of bank. This ditch had no discernable vegetation.

LISTED SPECIES

An updated assessment was conducted by Ardurra. on September 9, 2022. The assessment included site visits and data research.

Ardurra environmental scientists reviewed online listed species databases to identify species known to exist within the project's geographic area, including the Florida Native Areas Inventory (FNAI) Biodiversity Matrix, Audubon Eagle Watch, and the Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator.

FNAI Biodiversity Matrix

In addition to the previous listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The most "likely" species to occur in the vicinity of the project as listed by FNAI (Matrix Units 25212 and 25477 attached) is the Wood Stork (*Mycteria americana*).

The table below lists both the species that are likely and or have a potential to utilize the project area, results of the preliminary surveys, and results from the updated survey.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Survey
Bald Eagle	*Haliaeetus leucocephalus*	Migratory Bird/X	Not Observed.	No nests identified by FWCC or during site visit.
Wood Stork	*Mycteria americana*	E/T	Likely (FNAI)	Not observed.
Gopher Tortoise	*Gopherus polyphemus*	X/T	Potential (FNAI)	No burrows or activity identified.
Eastern Indigo	*Drymarchon couperi*	T/T	Potential (FNAI)	Not observed.
Gopher Frog	*Lithobates capito*	X/T	Potential (FNAI)	No gopher tortoise burrows identified.

Bald Eagle (*Haliaeetus leucocephalus*)

A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel, the closest eagle nest MN039 is located approximately 0.61 miles northeast of the property in Manatee County. A search of the Audubon EagleWatch database identified eagle nest MN059 located in a cell tower north of State Road 64

approximately 0.21 miles north of the project. Neither of the closest identified bald eagle nests are located within 660 feet of the project limits. Should a bald eagle nest be located within 660 feet of the project area, the appropriate U.S. Fish & Wildlife Service (USFWS) consultation will occur, and permits acquired, if necessary. See attached map for the location of the closest FWC documented bald eagle nest.

Wood Stork (Mycteria americana) and Wading Birds

The wood stork is listed as "Endangered" by the USFWS. According to USFWS data, the project does fall within the Core Foraging Area (CFA) of the Ayers Point rookery (Atlas No. 615113) located approximately 2.99 miles west of the project area at the mouth of Braden River. There are no wetland located within the project limits; furthermore, there is no evidence of breeding or foraging occurring within the project area. There are no anticipated impacts to the Wood Stork or foraging areas as result of the proposed project.

Gopher Tortoise (*Gopherus polyphemus*)

Ardurra Senior Scientists conducted a survey of the potential gopher tortoise habitat in August 2022. During this survey no potential Gopher Tortoise burrows were observed on the site. Due to the current conditions and lack of desirable habitat located on-site, it is not likely that gopher tortoise are utilizing the site. Should any gopher tortoise burrows be identified in or within 25' of the limits of clearing, a relocation permit from FWC should be obtained to remove all gopher tortoises within the project area.

Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews, no eastern indigo snakes were observed within or adjacent to the project area. Due to the lack of gopher tortoise burrows and potential habitat, it is not anticipated that the Eastern Indigo Snake is utilizing the property. However, as a precaution the project should implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to prevent any adverse impacts to this species should they exist.

Gopher Frog (*Lithobates capito*)

The Gopher Frog is typically found within longleaf pine, xeric oak, and sandhills mostly, but also occurs in upland pine forest, scrub, xeric hammock, mesic and scrubby flatwoods, dry prairie, mixed hardwood-pine communities, and a variety of disturbed habitats. The Gopher Frog inhabits Gopher Tortoise burrows. It is very unlikely that this species exists on this site due to the lack of Gopher Tortoise burrows located within the project boundaries.

RESULTS

No listed wildlife species have been identified within or within a regulatory distance of the proposed project site. Due to the condition and lack of habitats present is not anticipated that listed species are actively utilizing the site.

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Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 9/9/2022

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

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

Report for 2 Matrix Units: 25212 , 25477



Descriptions

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

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

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

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

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

Matrix Unit ID: 25212

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

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

Matrix Unit ID: 25477

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

2 **Likely** Elements Found

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

Matrix Unit IDs: 25212 , 25477

18 **Potential** Elements Common to Any of the 2 Matrix Units

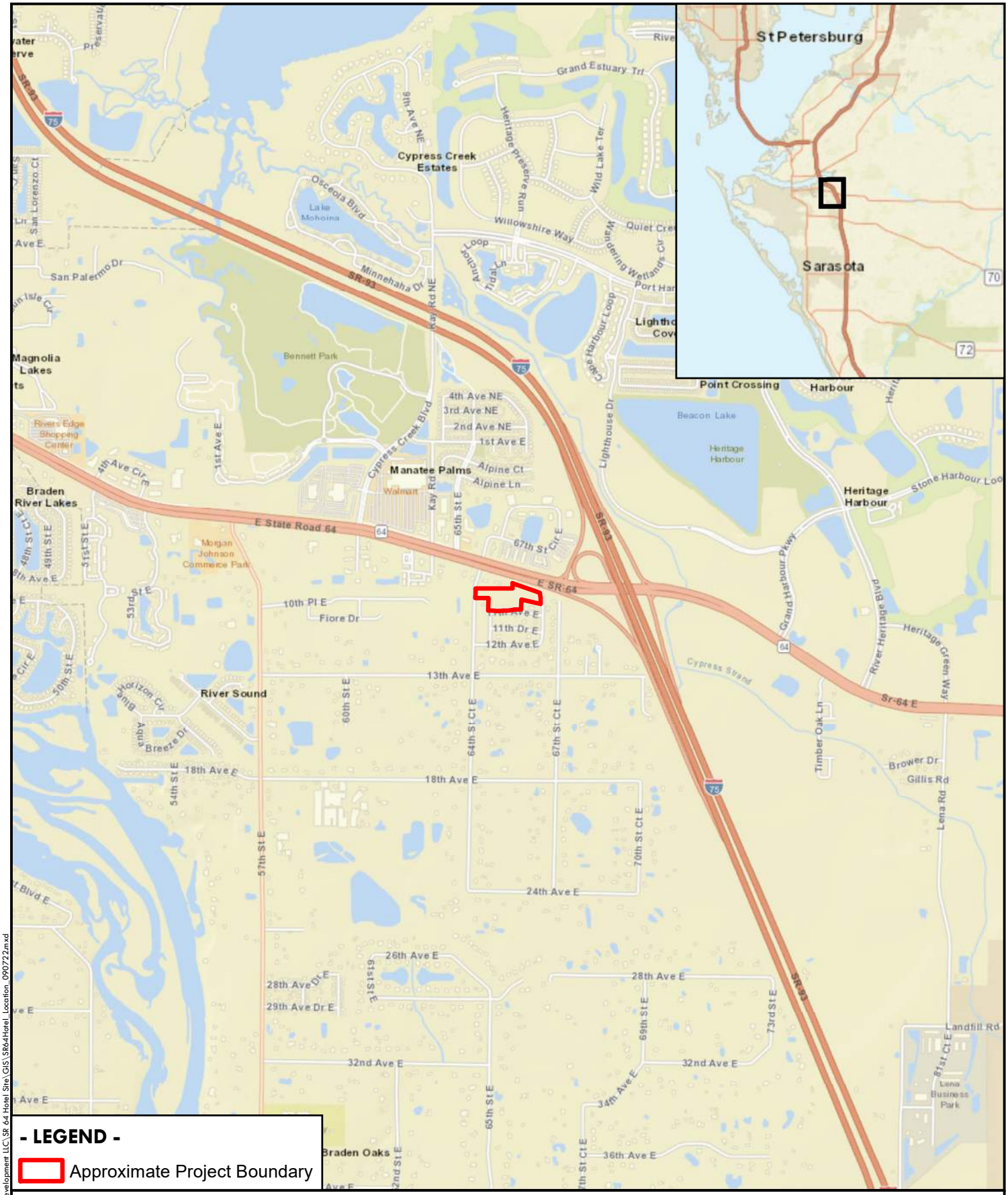
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S1	N	N
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Forestiera godfreyi Godfrey's swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rallus longirostris scottii Florida Clapper Rail	G5T3?	S3?	N	N
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

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

Unofficial Report

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



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Palmetto, FL 34221

Client:	3-Point Construction and Development LLC
Project:	SR 64 Hotel Site
Location:	Manatee County, Florida
TRS:	Twp: 34S Rng: 18E Sec: 26, 35
Title:	Location Map
Source:	ESRI World Street Map

Drawn By:	KS
Date:	9/8/2022
Sheet:	1

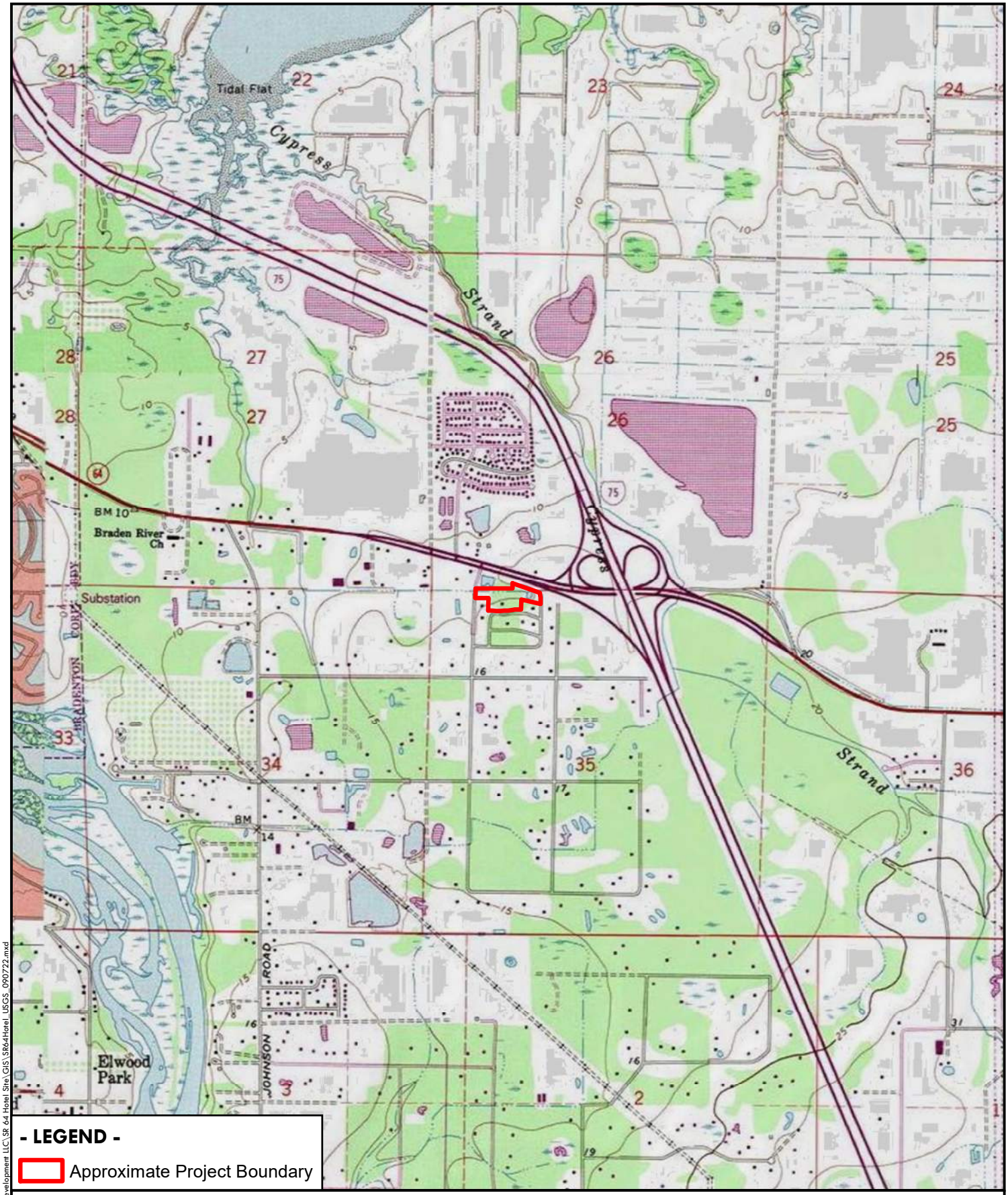
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SCALE: 1" = 2000'

0 2,000 4,000

GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

D:\1 Palmetto\3 Point Construction and Development LLC\SR 64 Hotel Site\GIS\SR64Hotel_Location_090722.mxd



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Client:	3-Point Construction and Development LLC
Project:	SR 64 Hotel Site
Location:	Manatee County, Florida
TRS:	Twp: 34S Rng: 18E Sec: 26, 35
Title:	USGS Quad Map
Source:	USGS Topo Maps

Drawn By:	KS
Date:	9/8/2022
Sheet:	1

N

SCALE: 1" = 2000'

0 2,000 4,000

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GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY



SCALE: 1" = 100'

0 50 100

N

Drawn By: KS
Date: 9/9/2022
Sheet: 1

Client: 3-Point Construction and Development LLC
Project: SR 64 Hotel Site
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 18E Sec: 26, 35
Title: FLUCCS Habitat Map
Source: Manatee County Imagery (2021)

FLUCCS Code	Descriptions	± Acreage
438	Mixed Hardwoods	5.89
510	Streams and Waterways	0.16
524	Lakes less than 10 Acres	0.23
Total Project Acreage		**6.28**

- LEGEND -

- Approximate Project Boundary
- Approximate FLUCCS Habitat Lines

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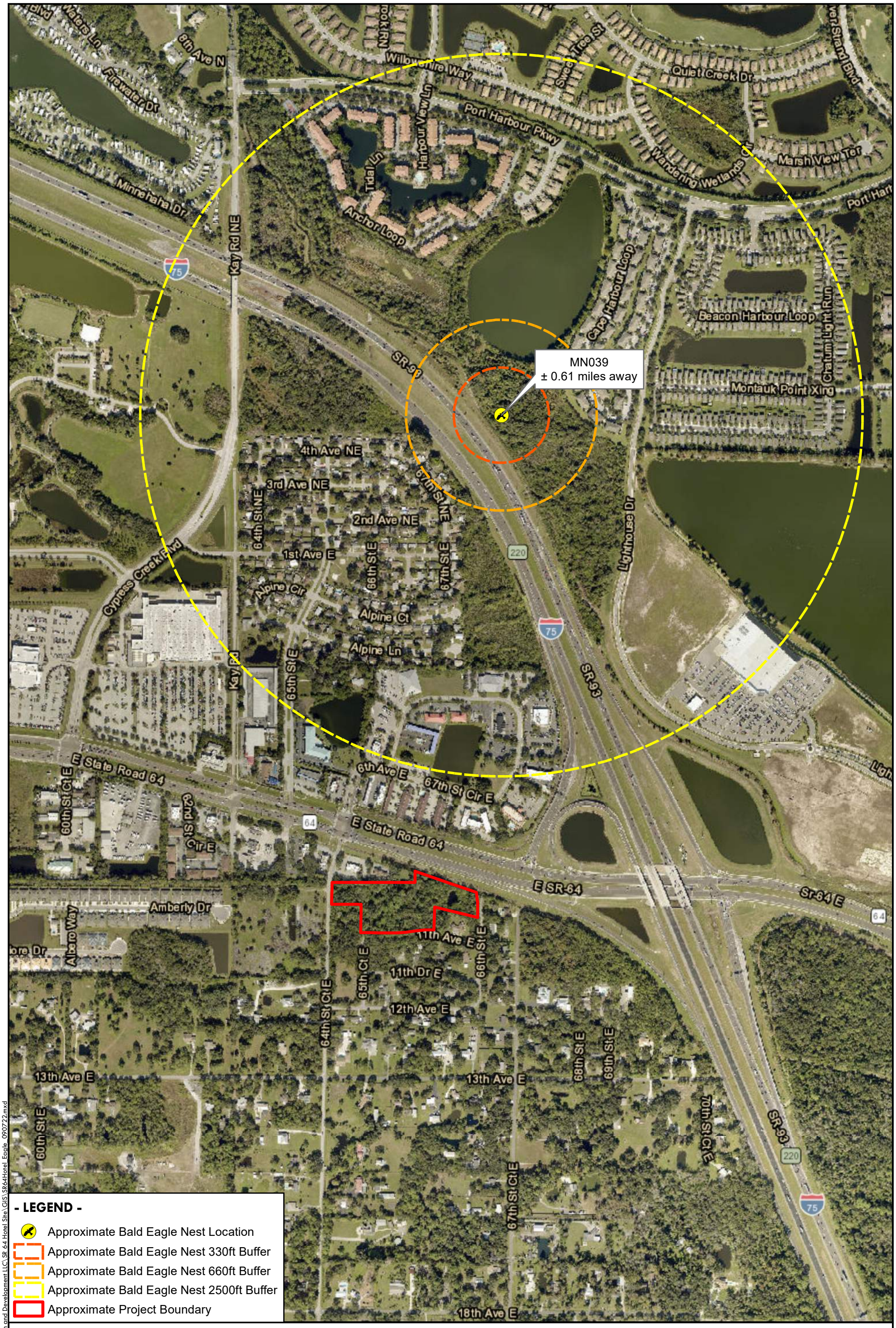

MN039
± 0.61 miles away
- LEGEND -
Approximate Bald Eagle Nest Location
Approximate Bald Eagle Nest 330ft Buffer
Approximate Bald Eagle Nest 660ft Buffer
Approximate Bald Eagle Nest 2500ft Buffer
Approximate Project Boundary
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Palmetto, FL 34221
Client: 3-Point Construction and Development LLC
Project: SR 64 Hotel Site
Location: Manatee County, Florida
TRS: Twp: 34S Rng: 18E Sec: 26, 35
Title: Bald Eagle Nest Location Map
Source: Manatee County Imagery (2021), FWC
Drawn By: KS
Date: 9/8/2022
Sheet: 1
N
SCALE: 1" = 600'
0
600
1,200
D:\1 Palmetto\3 Point Construction and Development LLC\SR 64 Hotel Site\GIS\SR64Hotel Eagle_090722.mxd
GRAPHIC REPRESENTATIONS ARE GENERAL IN NATURE AND SHOULD BE USED FOR PLANNING PURPOSES ONLY

Exhibit "B" Schedule of Uses – Wisdom Hotel and Retail Development/I-75/SR 64 Development, Inc. PDC-18-14(G)(R2)*

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	~~--~~	X	X	~~P~~	P	X	P	X	P	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Agricultural Products Processing Plants~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	P	P
~~Animal Products Processing Facility~~	~~531.1~~	X	X	X	X	P	X	X	SP	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	~~P~~	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	~~P~~	P	P	P	X	P	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	~~P~~	X	X	X	X	P	X	X	X	P	P
~~Farm Worker Housing~~	~~531.19~~	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
~~Sawmills~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	P
~~Slaughterhouses~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	X
~~Stockyards and Feedlots~~ [4]	~~531.1~~	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Auction Houses, Enclosed~~	~~--~~	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
~~Auction Houses, Open~~	531.6	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Dispensing Facility														
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	--	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	--	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital [1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	--	X	X	X	X	P	X	X	X	X	X	X	X	P
~~Intensive Services: Industrial Service Establishment~~	~~531.26~~	X	X	~~P~~	P	P	X	X	P	X	X	X	X	P
~~Intensive Services: Sign Painting Service~~	~~531.26~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
~~Lodging Places: Hospital Guest House~~	~~531.28~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	--	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	~~531.42~~	X	X	~~P~~	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants [4]	--	X	X	X	X	P	X	X	X	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
~~Cultural Facilities~~	~~531.15~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
~~Emergency Shelters~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Emergency Shelter Home~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Personal Wireless Service Facilities~~	~~531.37~~	See Section 531.37												
~~Public Community Uses~~	~~531.39~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Public Use Facilities~~	~~531.4~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Post Offices~~	~~--~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Radio, TV, Communications, Microwave Facilities~~	~~--~~	X	X	~~P~~	P	P	P	X	P	X	X	X	X	P
~~Utility Use~~	~~531.54~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
~~Flea Markets: Enclosed~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
~~Flea Markets: Open~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	--	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	--	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	~~702~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	~~--~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	~~531.53~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
~~Environmental Land Preserves, Public and Private~~	~~531.17~~	P	P	~~P~~	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Last Revised 04/25/2019

Exhibit "B" PDC-18-14(G)(R2)/PLN2607-0083

~~Recreation, Passive~~	~~531.41~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes [1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	--	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	--	P	**X**	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	--	P	**X**	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	**X**	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	**P**	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
~~Bus and Train Passenger Station~~	--	P	X	~~P~~	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	--	X	X	X	X	P	P	X	P	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
~~Helistop~~	~~531.24~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	--	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	--	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

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

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to 3,000 square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

* The "strike-through" uses are Applicant self-imposed prohibitions.

Summary of Neighborhood Workshop for:

The Hotel at Bradenton
911 64th Court East,
Bradenton, FL 34208

Date of Meeting: Wednesday December 10 2025

Time: 5:30 pm

Location: via Zoom

Contact Name: Jim Ready
CAVOLI Engineering, Inc.
(941) 927-3647
jim.ready@cavoliengineering.com

On Wednesday December 10, 2025 at approx. 5:35 pm a Neighborhood Workshop was held virtually, as required by and in accordance with Manatee County Planning Department, for the above referenced project. The following is a summation of topics and issues discussed as well as responses addressing each:

- Mr. John F. Cavoli, P.E. introduced himself and provided a brief outline and purpose of the meeting and asked all attendees to email their respective names and contact information to CAVOLI Engineering, attn.: Jim Ready at the email address included in the mailer notice;
- Mr. Cavoli provided a brief narrative to the attendees stating that the development consisted of an overall area of roughly 6.3 Ac. 124 Unit 4-Story Hotel, with associated utilities, storm water management, and amenities;
- No wetland impacts are anticipated (No wetlands on site);
- Access to site shall be from 64th St. Ct. E., through the existing Self Storage site only;
- Existing trees located within the landscape buffers shall remain;
- This is a Modification to the original General Development Plan (GDP) that placed a Retail Component at the access from 64th St. Ct. E.;
- A participant inquired about fencing along 66th. St. E. out of concern for individuals falling into the proposed storm water pond. Mr. Cavoli explained that, per regulating agency requirements, the ponds are deigned and built to allow an individual to extract itself from the pond via gentle slopes and shallow grade breaks;
- Traffic Study recommendations and guidelines shall be adhered to
- All storm water shall be treated onsite discharged as permitted. No adjacent flooding or drainage issues are expected. The permitted discharge rate will meet or be reduced, per South West Florida Water Management (SWFWMD) guidelines;
- Participants voiced concern over continued vagrancy issues with the undeveloped site. Mr. Cavoli stated that the site had been mostly cleared of dense vegetation with the development of the Self-Storage facility;

- Participants voiced concern over the site lighting spilling over into the adjacent properties. Mr. Cavoli stated that the site lighting will be designed to prevent any illumination spill over from the site;
- Participants voiced concern over temporary construction access off 65th Ct. E./11th Ave. E. Mr. Cavoli stated that no access shall be provided from any point other than the existing entrance;
- Mr. Cavoli welcomed participant input on the provided plan;

At approximately 6:01 pm Mr. Cavoli concluded the meeting, again requesting all participants to forward their respective contact information to Jim Ready;

Manatee County Zoning Ordinance

PDC-18-14(Z)(G) – WISDOM HOTEL AND RETAIL DEVELOPMENT/I-75-SR 64 DEVELOPMENT, INC. - PLN1806-0090

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 THE REZONING OF AN APPROXIMATELY 6.28 ACRE PROJECT FROM A-1 (SUBURBAN AGRICULTURE) TO THE PDC (PLANNED DEVELOPMENT COMMERCIAL) ZONING DISTRICT; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SR 64 AND 64TH STREET COURT EAST AND MORE SPECIFICALLY LOCATED AT 911 64TH STREET COURT EAST, BRADENTON (MANATEE COUNTY); APPROVING A GENERAL DEVELOPMENT PLAN FOR LODGING AND COMMERCIAL/RETAIL USES AND ASSOCIATED INFRASTRUCTURE; AND A SCHEDULE OF USES, AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT B; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, I-75 SR 64 Development, Inc. (the "Applicant") filed an application to rezone approximately 6.28 acres described in Exhibit "A", attached hereto, (the "Property") from A-1 (Suburban Agriculture) to the PDC (Planned Development Commercial) zoning district; and

WHEREAS, the applicant also filed a General Development Plan for lodging and commercial/ retail uses and associated infrastructure (the "project") on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 403.11.D.3 (allow a reduction of the front setback from SR 64 from 30 feet to 20 feet): and

WHEREAS, the applicant also filed a Schedule of Uses (permitted and prohibited) Exhibit "B" attached hereto; and

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

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on July 11, 2019 to consider the rezone, General Development Plan and Specific Approval applications, received the staff recommendation and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

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

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

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

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

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this from A-1 (Suburban Agriculture) to the PDC (Planned Development Commercial) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on August 1, 2019 regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

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

D. Notwithstanding the failure of this plan to comply with the requirements of Land Development Code Section 403.11.D.3, the Board finds that the purpose of the Land Development Code regulation is begin met to an equivalent degree on the unique site circumstances adjacent to the I-75 on-ramp and the building orientation being more of a side yard orientation.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for lodging and commercial/ retail uses and associated infrastructure upon the property subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The uses and total square footage will be subject to review and approval with the Final Site Plan(s) submitted for development, including but not limited to, Section 900-Entranceway and any applicable subsections of Section 531 – Specific Use Criteria.

2. The uses approved for this project shall be as voluntarily proffered by the Applicant and are attached to this Ordinance as Exhibit "B" (Schedule of Uses) and made a part hereof by reference.

3. All roof mounted HVAC equipment shall be screened from view from SR 64, I-75, and adjacent single-family uses to the east and south and shall be in compliance with Section 900 - Entranceways. Screening shall consist of similar colors and materials

consistent with the construction of the exterior finish of the buildings. Details of screening shall be submitted with Final Site Plan.

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

B. UTILITY ENGINEERING STIPULATIONS

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

C. ENVIRONMENTAL STIPULATIONS

1. No wetland impacts are being approved with this GDP.

2. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site. Evaluation of the proposed development site shall contain dates of field review, name and qualifications of individual(s) conducting the field review – including authorized Gopher Tortoise Agents, a statement of the mythology used to conduct the habitat assessment and biological survey, a map indicating where listed species (or nests or burrows) were observed on the site, a list of all species observed on site, and a habitat management plan describing measures proposed by the applicant to ensure non-disturbance, relocation or other acceptable mitigative measures.

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

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

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

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

- The final disposition of the well - used, capped, or plugged.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for an alternative to Land Development Code Section 403.11.D.3 (allow a reduction of the front setback from SR 64 from 30 feet to 20 feet).

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from A-1 (Suburban Agriculture) to the PDC (Planned Development Commercial) zoning district and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Building and Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

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

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

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

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

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 1st day of August 2019.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Stephen R. Jonsson, Chairman

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

BY: _____
Deputy Clerk

Exhibit “A”

Legal Description

PARCEL "A"
COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST; THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO MAGNOLIA BOULEVARD A DISTANCE OF 350 FEET, MORE OR LESS TO THE NORTH SIDE OF PINE AVENUE; THENCE WEST ALONG THE NORTH SIDE OF PINE AVENUE TO THE WEST SIDE OF CEDAR STREET; THENCE NORTH 196.68 FEET; THENCE WEST 200 FEET TO THE EAST SIDE OF CYPRESS BOULEVARD; THENCE NORTH ALONG THE EAST SIDE OF CYPRESS BOULEVARD 150 FEET; THENCE EAST 504.87 FEET MORE OF LESS, TO THE POINT OF BEGINNING. THE ABOVE STREETS BEING FURTHER IDENTIFIED ON THE PLAT OF MAGNOLIA MEADOWS, RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PARCEL "B"
COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 18 EAST, THENCE NORTH 89 DEGREES 44' EAST ALONG THE NORTH LINE OF SAID SECTION 35 A DISTANCE OF 1194.87 FEET FOR A POINT OF BEGINNING; THENCE RUN S0°38'W A DISTANCE OF 341.81 FEET TO AN IRON PIPE ON THE NORTH LINE OF PINE AVENUE; THENCE RUN N82°06'30"E ALONG CHORD OF A CURVE HAVING A RADIUS OF 1129.95 FEET, AN ARC LENGTH OF 89.75 FEET; A CHORD LENGTH OF 89.70 FEET ALONG NORTH LINE OF SAID PINE AVENUE; THENCE RUN N85°41'01"E ALONG THE CHORD OF CURVE HAVING A RADIUS OF 469.22 FEET, AN ARC LENGTH OF 120.03 FEET; A CHORD DISTANCE OF 119.70 FEET ALONG THE SAID NORTH LINE OF PINE AVENUE; THENCE RUN N0°38'E, A DISTANCE OF 150 FEET; THENCE RUN S77°09'E, A DISTANCE OF 300.00 FEET TO AN IRON PIPE ON THE WEST LINE OF PALM DRIVE; THENCE RUN N0°38'E ALONG THE WEST LINE OF SAID PALM DRIVE, A DISTANCE OF 107.07 FEET; THENCE RUN N07°15'10"W ALONG SAID WEST LINE OF PALM DRIVE 67.84 FEET; THENCE RUN N0°38'W ALONG SAID WEST LINE OF PALM DRIVE 8.20 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF STATE ROAD 64 AND I-75 INTERCHANGE; THENCE RUN N71°05'11"W ALONG THE SOUTH LINE OF SAID STATE ROAD 64 AND I-75 INTERCHANGE, A DISTANCE OF 449.60 FEET; THENCE RUN S0°38'W A DISTANCE OF 90.80 FEET TO AN IRON PIPE ON THE NORTH LINE OF SECTION 35; THENCE RUN S89°44'W ALONG THE NORTH LINE OF SECTION 35 A DISTANCE OF 65.0 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Schedule of Uses – Wisdom Hotel and Retail Development/I-75/SR 64 Development, Inc. PDC-18-14(Z)(G)*

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	--	X	X	~~P~~	P	X	P	X	P	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Agricultural Products Processing Plants~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	P	P
~~Animal Products Processing Facility~~	~~531.1~~	X	X	X	X	P	X	X	SP	X	X	X	P	P
~~Short Term Agricultural Uses~~	531.1	P	X	~~P~~	X	X	X	X	P	X	X	X	P	P
Stables or Equestrian Centers: Private	531.1	P	X	X	X	X	X	X	P	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	~~P~~	X	X	P	X	P	X	X	X	P	X
Tree Farm	531.1	X	X	X	X	X	P	X	P	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	~~P~~	P	P	P	X	P	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	~~P~~	X	X	X	X	P	X	X	X	P	P
~~Farm Worker Housing~~	~~531.19~~	X	X	X	X	X	X	X	X	X	X	X	X	X
Pet Service (Kennel) Establishments	531.38	X	X	P	P	X	X	X	P	X	X	X	P	X
~~Sawmills~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	P
~~Slaughterhouses~~	~~531.1~~	X	X	X	X	P	X	X	P	X	X	X	X	X
~~Stockyards and Feedlots~~ [4]	~~531.1~~	X	X	X	X	P	P	X	P	X	X	X	X	X
Veterinary Hospitals	531.58	X	X	P	X	P	P	X	P	X	X	X	X	X
COMMERCIAL - RETAIL														
Alcoholic Beverage Establishment	531.4	X	X	SP	X	SP	X	SP	SP	X	X	X	X	X

* The "strike-through" uses are Applicant self-imposed prohibitions.

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Exhibit "B"

Alcoholic Beverage Establishment- 2 COP License	531.4	X	X	P	X	X	X	X	P	X	X	X	X	X
~~Auction Houses, Enclosed~~	--	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
~~Auction Houses, Open~~	531.6	X	X	~~P~~	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive- Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Medical Marijuana Treatment Center	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Dispensing Facility														
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	--	X	P	P	X	P	X	X	P	X	X	X	X	X
Car Wash: Full Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X

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Exhibit "B"

Car Wash: Incidental	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.1	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	--	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	--	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital [1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	--	X	X	X	X	P	X	X	X	X	X	X	X	P
~~Intensive Services: Industrial Service Establishment~~	~~531.26~~	X	X	~~P~~	P	P	X	X	P	X	X	X	X	P
~~Intensive Services: Sign Painting Service~~	~~531.26~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	--	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X

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Exhibit "B"

Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
~~Lodging Places: Hospital Guest House~~	~~531.28~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	--	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	--	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	--	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	--	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	--	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	--	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	--	X	X	P	P	X	P	X	P	X	X	X	X	X
~~Recreational Vehicle Parks and Subdivisions~~	~~531.42~~	X	X	~~P~~	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	--	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														
Asphalt/Concrete Processing, Manufacturing, or Recycling Plants [4]	--	X	X	X	X	P	X	X	X	X	X	X	X	X

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Exhibit "B"

Industrial, Heavy	531.25	X	X	X	X	P	X	X	P	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
Industrial, Light	531.25	X	X	X	P	P	P	X	P	X	X	X	X	P
Research and Development Activities	--	X	X	X	P	P	P	X	P	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
Correctional Facilities: Community	--	X	X	X	X	X	P	X	P	X	X	X	X	X
Correctional Facilities: Major	--	X	X	X	X	X	P	X	P	X	X	X	X	X
~~Cultural Facilities~~	~~531.15~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
~~Emergency Shelters~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Emergency Shelter Home~~	~~531.44~~	P	P	~~P~~	X	X	X	P	P	X	P	X	P	X
~~Personal Wireless Service Facilities~~	~~531.37~~	See Section 531.37												
~~Public Community Uses~~	~~531.39~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Public Use Facilities~~	~~531.4~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Post Offices~~	~~--~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Radio, TV, Communications, Microwave Facilities~~	~~--~~	X	X	~~P~~	P	P	P	X	P	X	X	X	X	P
~~Utility Use~~	~~531.54~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
~~Flea Markets: Enclosed~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X
~~Flea Markets: Open~~	~~531.2~~	X	X	~~P~~	X	X	X	X	P	X	X	X	X	X

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Exhibit "B"

Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	--	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	--	X	P	P	P	P	P	P	P	X	X	X	X	X
Sexually Oriented Businesses	531.52	See Section 531.52												
Water Dependent Uses	531.6	X	X	X	X	X	X	P	P	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
~~Cemetery: Human and Pet~~	~~531.11~~	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	~~702~~	P	P	~~P~~	P	P	P	P	P	P	P	X	P	P
~~Game Preserve~~	--	X	X	~~P~~	X	X	P	X	P	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
Junkyards	531.27	X	X	X	X	X	X	X	P	X	X	X	X	X
Mining	531.3	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	~~531.53~~	X	X	~~P~~	X	P	P	X	P	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
~~Environmental Land Preserves, Public and Private~~	~~531.17~~	P	P	~~P~~	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

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Exhibit "B"

~~Recreation, Passive~~	~~531.41~~	P	P	~~P~~	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Assisted Living Facility, Large [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small [1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	--	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes [1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Large	531.45	X	P	P	X	X	P	X	P	X	X	X	X	X
Recovery Home, Small	531.45	P	P	P	X	X	P	X	P	P	P	X	P	X
Residential Treatment Facilities	531.46	P	X	X	X	X	P	X	P	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X

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Exhibit "B"

Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	--	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches /Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	--	P	**X**	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	--	P	**X**	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.5	X	**X**	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.5	P	**P**	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.5	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.5	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.5	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
Aircraft Landing Field	531.2	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Commercial	531.3	X	X	X	X	X	P	X	P	X	X	X	X	X
Airport, Private or Public	531.3	X	X	X	X	P	P	X	P	X	X	X	X	P
~~Bus and Train Passenger Station~~	--	P	X	~~P~~	P	P	P	X	P	X	X	X	P	P
Hazardous Waste Transfer Facility	--	X	X	X	X	P	P	X	P	X	X	X	X	X

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Exhibit "B"

Heliport	531.24	X	X	P	X	P	P	X	P	X	X	X	X	P
~~Helistop~~	~~531.24~~	P	P	~~P~~	P	P	P	P	P	X	X	X	P	P
Intensive Services: Motor Pool Facilities	531.26	X	X	X	X	P	P	X	P	X	X	X	X	P
Intermodal Terminal	--	X	X	X	X	P	P	X	P	X	X	X	X	P
Motor Freight Terminal/Maintenance	531.34	X	X	X	X	P	X	X	P	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	--	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	X

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted

P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

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

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to 3,000 square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

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FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 2, 2019

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

Attention: Quantana Acevedo

Dear Ms. Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance PDC-18-14(Z)(G), which was filed in this office on August 2, 2019.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

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

Public Comment

Manatee County Government

Submitted On: Jun 5, 2026, 10:36AM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	June 11, 2026
Topic/Agenda Item	Zoning Ordinance PDC-18-14(G)(R) / PLN2403-0044 (Life Storage & Hotel at Bradenton)
Comment	Dear Commissioners, Please accept this formal letter of opposition regarding Zoning Ordinance PDC-18-14(G)(R) – Life Storage & Hotel at Bradenton (PLN2403-0044). As a long-time resident and taxpayer of Manatee County, I am writing to urge the Board of County Commissioners to follow the standard of consistency and DENY this requested amendment to the General Development Plan, deny the findings for Specific Approval, and deny the requested tree preservation reduction. The intersection of State Road 64 and I-75/64th Street Court East is already one of the most severely congested corridors in Manatee County. Swapping out a small retail footprint for a massive 132,000-square-foot self-storage warehouse paired with a 124-room hotel on a constrained 6.2-acre footprint is fundamentally incompatible with the surrounding area and places an unacceptable burden on our failing infrastructure. I urge the Board to vote for DENIAL based on the following critical points: 1. Severe Infrastructure Deficiencies and Traffic Congestion State Road 64 is already pushed past its design capacity, handling staggering volumes of daily commuter and interstate traffic. Adding a 124-room hotel will create significant, round-the-clock peak traffic spikes. Furthermore, introducing a massive 132,000-square-foot storage facility means heavy moving trucks, rental vans, and constant stop-and-go traffic utilizing a highly dangerous, over-burdened bottleneck intersection. Our current roadway infrastructure cannot handle this volume safely. 2. Failure to Meet the Land Development Code (Tree Canopy Destruction) The applicant is explicitly requesting Specific Approval to bypass Land Development Code Section 900.5.C.4, asking to reduce the required preservation percentage to less than 75% of mature trees exceeding twenty-four (24) inches DBH (Diameter at Breast Height). Landmark trees of this size take decades to grow and provide vital stormwater absorption and canopy layout. Clearing out these historic trees just to cram a massive, concrete storage warehouse onto a tight site violates the clear intent of the county's environmental protections. If a project cannot fit on the land without butchering our protected tree canopy, it is the wrong project for that land. 3. Inconsistency with the Manatee County Comprehensive Plan This project is fundamentally INCONSISTENT with the goals, objectives, and policies of the Manatee County Comprehensive Plan. The Comprehensive Plan mandates that new developments must be supported by adequate public facilities (concurrency) and must maintain the character of the surrounding community. Placing an industrial-scale storage warehouse directly on a major commercial gateway corridor does not advance the county's long-term vision. Conclusion and Action Requested Taxpayers are tired of infrastructure playing catch-up to aggressive, mismatched development requests. The public staff report, local evidence, and clear reading of our land regulations show this request fails to meet compliance standards. I support the formal motion to DENY Manatee County Zoning Ordinance Number PDC-18-14(G)(R), deny the amended General Development Plan, and deny the requested environmental waivers. Please protect our roads, our infrastructure, and our remaining tree canopy by voting NO on this project.

Public Comment

Manatee County Government

Submitted On:
Sep 13, 2026, 01:31PM EDT

Full Name	**First Name:** S. Kelley **Last Name:** O'Neal
Email	kelxl@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 17, 2026
Topic/Agenda Item	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- Quasi-Judicial-Jay Stearman, Planner I - District 5
Comment	Greetings Planning Commissioners: In regard the Life Storage and Hotel planned for the SE corner of SR64 and 64th St. Ct. E. I am unable to attend the meeting in person, and as this is quasi-judicial I cannot comment telephonically but wish to make the following comments and inquiries. 1- We do NOT need another hotel in this area. There are already five hotels north of the intersection of SR-64 and 64th St. Ct. E, and one recently built on the south side which is literally directly across 64th St. Ct. from the proposed hotel. There are already approximately 588 rooms available in these hotels. By comparison, at the immediate intersection of SR-70 and I-75 there are only four hotels with 351 rooms, and there is ample room to build more at that location. NO MORE HOTELS PLEASE 2- The applicant's traffic study is woefully outdated (Traffic Analysis Report data September 2018). Even though they are proposing appx. 74 fewer rooms, this is still an issue. Since 2018, traffic has increased tremendously in this area and specifically along 64th St. Ct. E due to the opening of 44th Ave which has resulted in increased traffic along Morgan Johnson and a good bit of that traffic headed North on Morgan Johnson frequently cuts through our neighborhood and North up 64th St. Ct. E. to save time getting to the stoplight at SR-64. Traffic has also increased due to the opening of the Home Towne Studios by Red Roof on the SW corner of the intersection of 64th St. Ct. E. and SR-64 (directly west of the proposed hotel). Furthermore, traffic will soon further increase due to the approval earlier this year of an application to develop 80 homes on 18th Ave between Morgan Johnson and 64th St. Ct. E. We know that the majority of those 160+ cars will be headed towards SR-64 (and ultimately I-75) via 64th St. Ct. E, which will further congest the intersection.

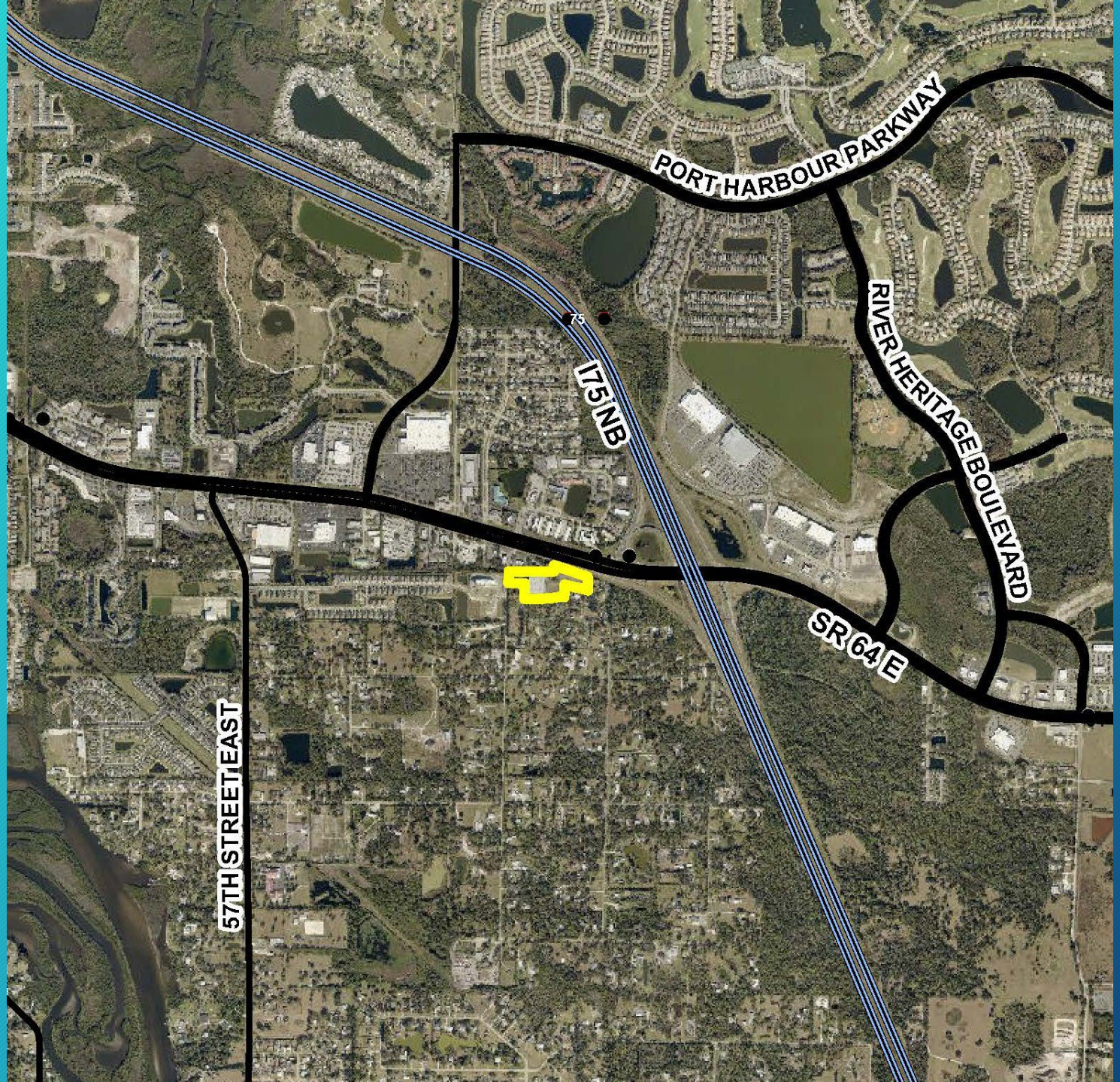
	NO MORE TRAFFIC PLEASE!! 3- What is the intended stormwater management plan for the site? The total site is 6.2 acres of which only one 0.53 acre retention pond is planned. Of the remaining appx. 5.5 acres of building and asphalt, a 2.5" rain will produce an acre-foot of runoff. Can that 1/2 acre pond handle a sudden influx of potentially 2 extra feet of water? And once the weir of the pond is breached, where is that extra runoff going to go? As commissioner Sciullo stated at the 06/11/26 meeting his idea for 'the addition of a policy element to comprehensive planning and land development codes' to the effect... "Any land use amendment or request for rezoning should evaluate existing topography and drainage pattern to ensure the development does not adversely impact adjacent properties or public infrastructure." Although aspirational, and not currently part of policy, why not go ahead and ask this question of the applicant as that hotel and property is bounded on the east and south by a residential neighborhood that is already struggling with existing flooding issues...we do NOT want this new construction compounding the matter. NO MORE FLOODING PLEASE!!

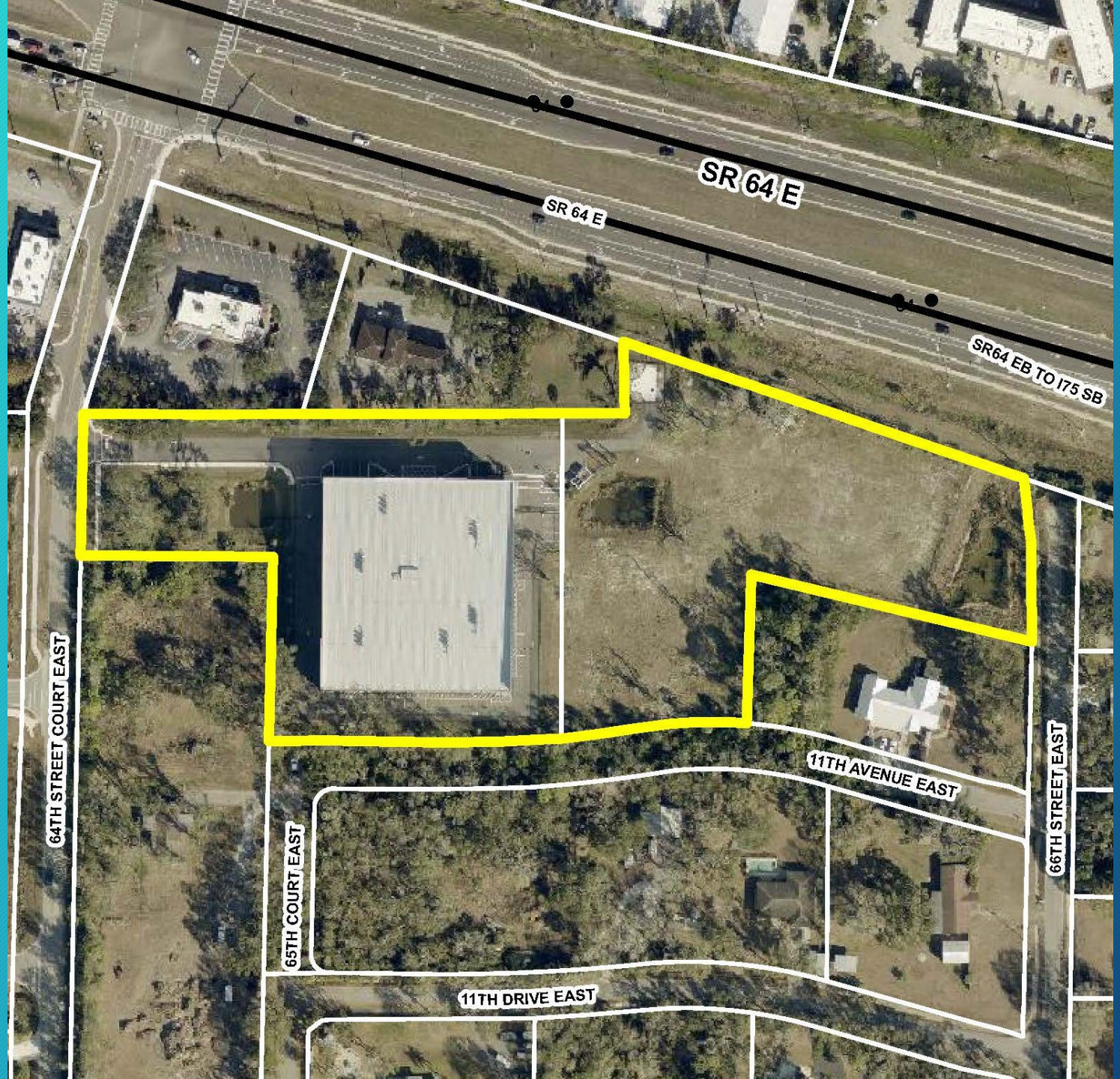
Life Storage Largo I, LLC
Life Storage & Hotel at Bradenton

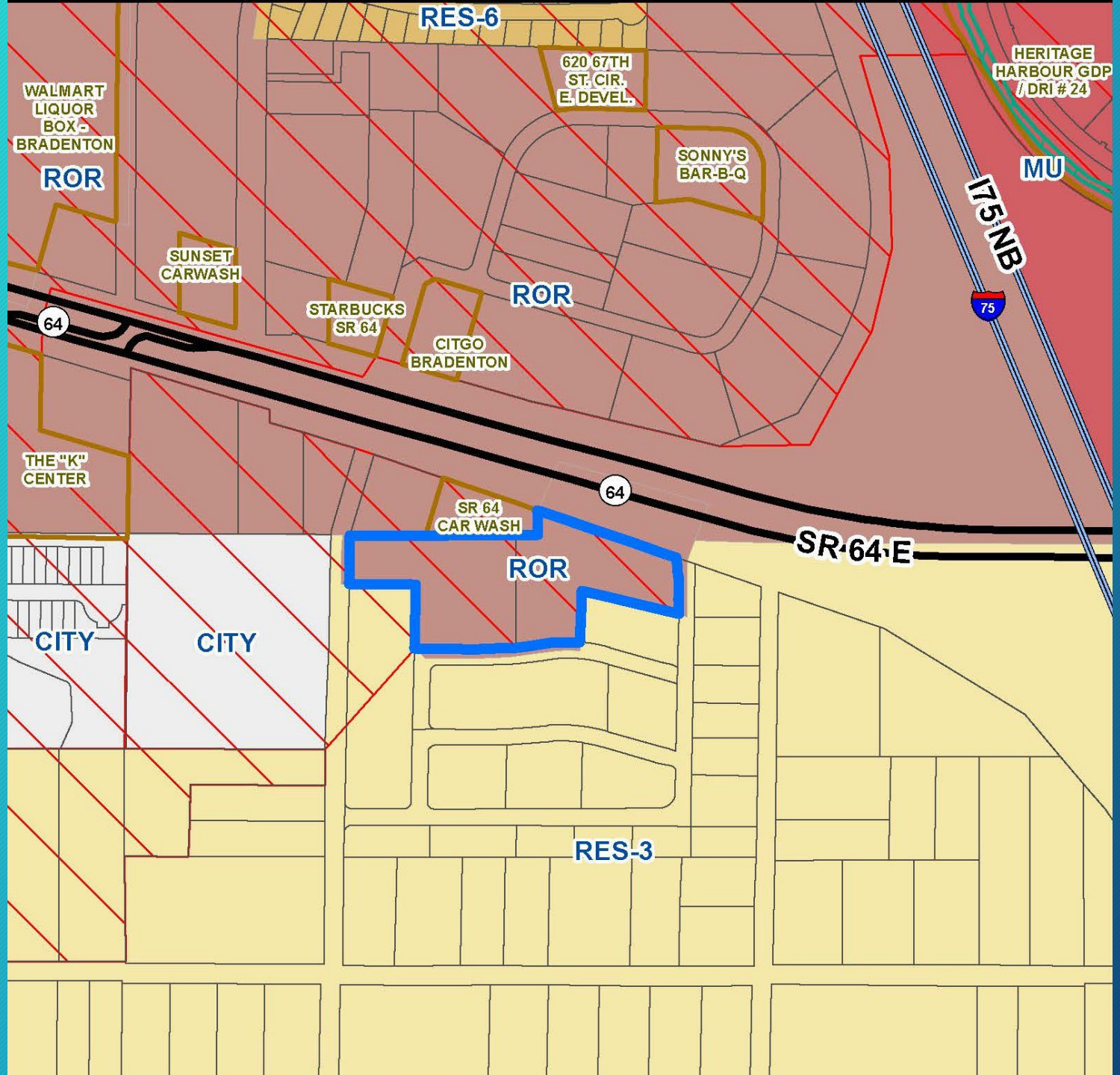
PLN2403-0044
PDC-18-14(G)(R)

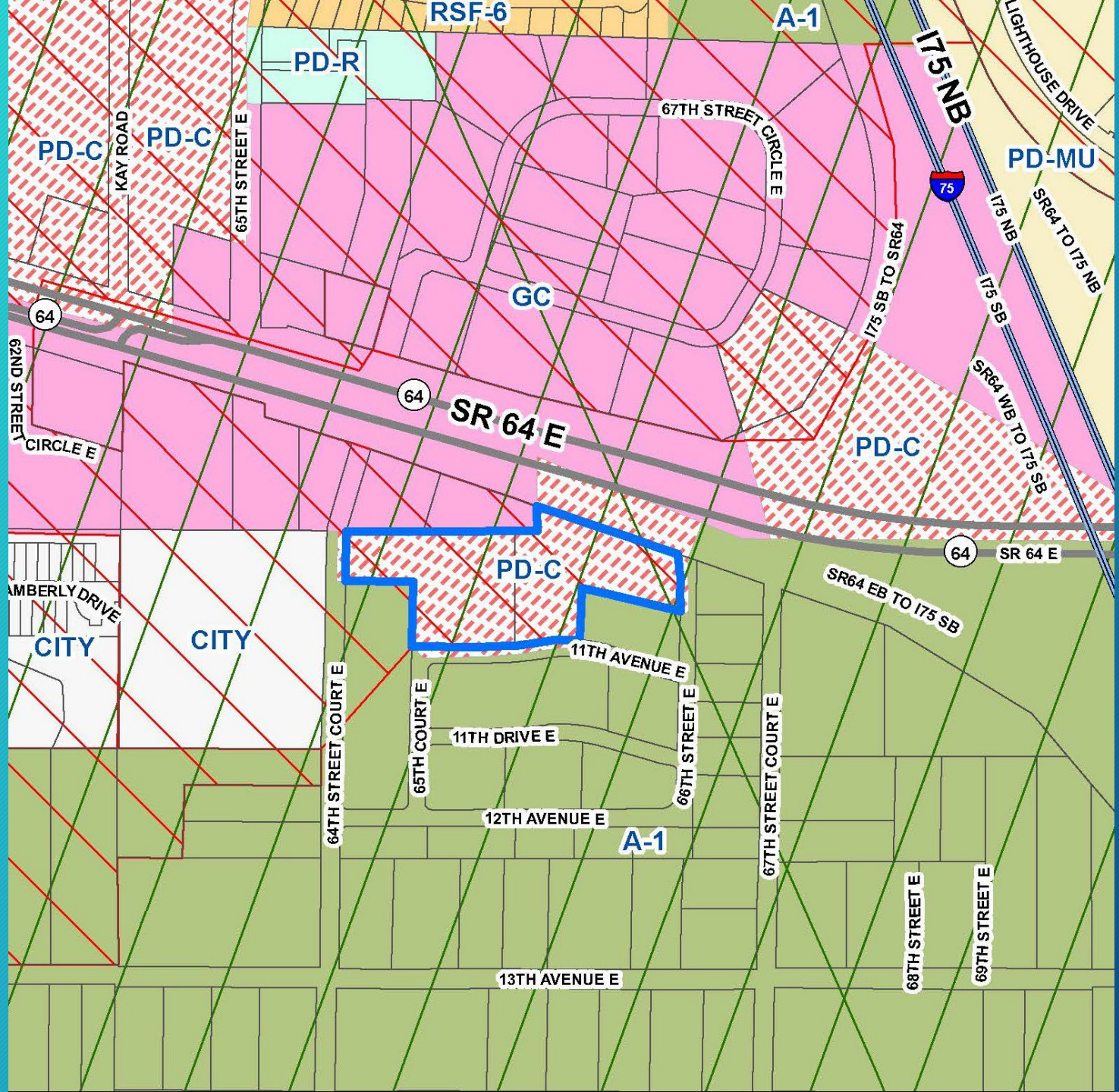
Project Team:

John Cavoli, P.E., Cavoli Engineering
Scott Rudacille, Blalock Walters, P.A.
Michael Yates, Palm Traffic
Joel Christian, Ardurra


PORT HARBOUR PARKWAY
RIVER HERITAGE BOULEVARD
I75 NB
75
SR 64 E
57TH STREET EAST


SR 64 E
SR 64 E
SR64 EB TO I75 SB
64TH STREET COURT EAST
65TH COURT EAST
11TH AVENUE EAST
66TH STREET EAST
11TH DRIVE EAST


RES-6
620 67TH ST. CIR. E. DEVEL.
HERITAGE HARBOUR GDP / DRI # 24
WALMART LIQUOR BOX - BRADENTON
ROR
SONNY'S BAR-B-Q
MU
I75 NB
75
SUNSET CARWASH
ROR
STARBUCKS SR 64
CITGO BRADENTON
64
64
THE "K" CENTER
SR 64 CAR WASH
SR 64 E
ROR
CITY
CITY
RES-3


RSF-6
A-1
PD-R
I75 NB
LIGHTHOUSE DRIVE
PD-C
KAY ROAD
PD-C
65TH STREET E
67TH STREET CIRCLE E
PD-MU
I75 NB
SR64 TO I75 NB
I75 SB TO SR64
I75 SB
GC
64
62ND STREET CIRCLE E
64
SR 64 E
SR64 WB TO I75 SB
PD-C
64
SR 64 E
SR64 EB TO I75 SB
PD-C
AMBERLY DRIVE
CITY
CITY
11TH AVENUE E
64TH STREET COURT E
65TH COURT E
11TH DRIVE E
66TH STREET E
67TH STREET COURT E
12TH AVENUE E
A-1
68TH STREET E
69TH STREET E
13TH AVENUE E

Prior Approval
PDC-18-14(Z)(G)

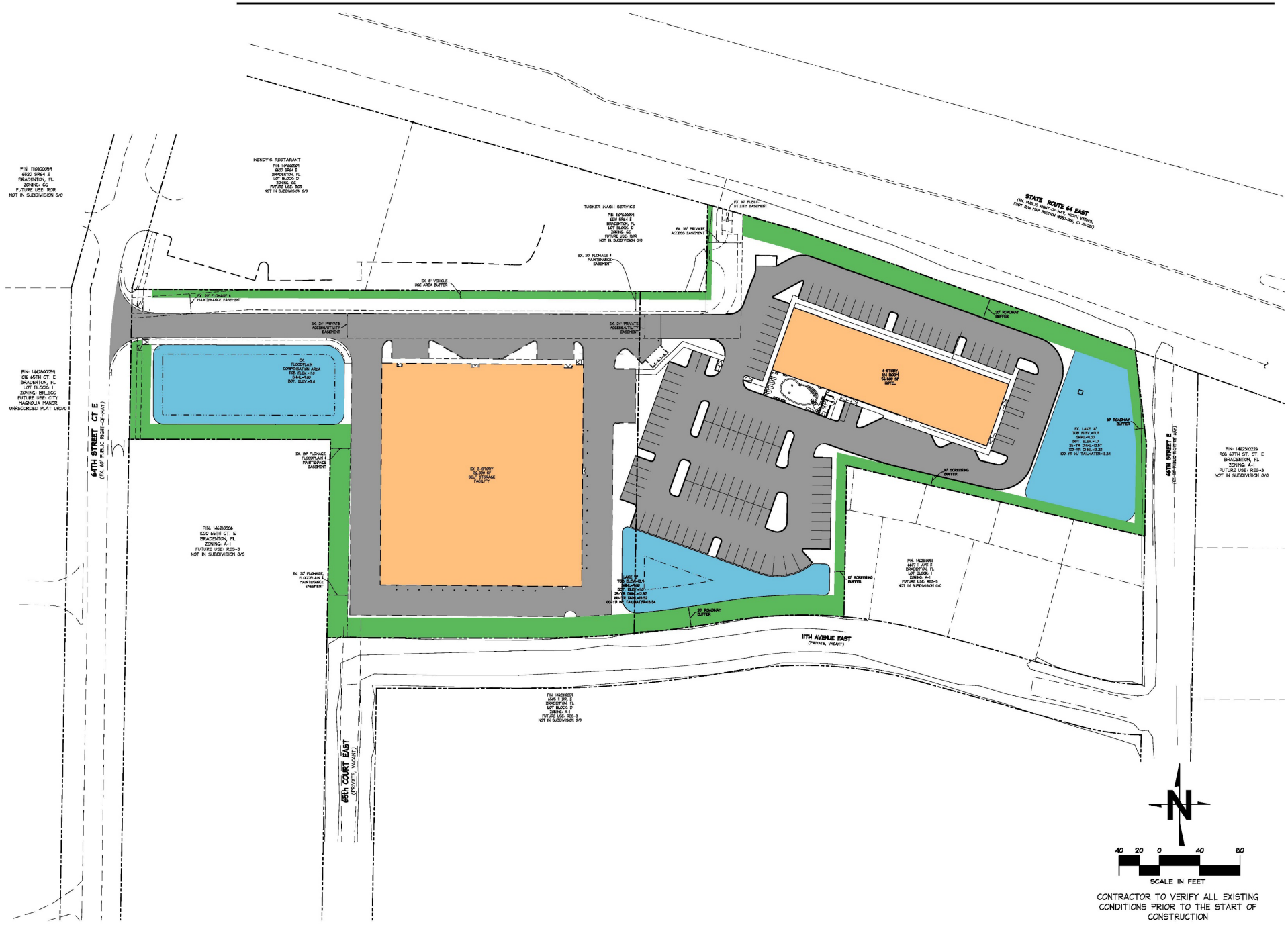
- Two Hotels (200 rooms), 6,500 sf of retail

Administrative Modification PDC-18-14(P)/FSP-23-15

- Replaced one hotel site with 132,000 sf of miniwarehouse

Current Request

- Amend GDP for 132,000 sf of miniwarehouse and 124-room hotel



AVOLI Engineering, Inc.
Consulting Civil Engineers
FL Cert. of Auth. No. 8873
(941) 927-3647
Fax: (941) 927-3646
email: info@avoliengineering.com
33 Sarasota Center Blvd., Unit 101, Sarasota, FL 34240

CLIENT: LIFE STORAGE, INC.
PROJECT: HOTEL AT BRADENTON
SHEET: SITE GRAPHIC

NO	REVISIONS	DATE	BY

THIS PLAN WAS ORIGINALLY SIGNED AND SEALED BY JOHN F. CAVOLI, P.E. ON THE DATE ADJACENT TO THE SEAL. ELECTRONIC COPIES OF THIS PLAN SHALL NOT BE CONSIDERED SIGNED AND SEALED AND THE SURVEYOR AND MAPPER ASSUMES NO RESPONSIBILITY FOR ANY REVISIONS TO THE PLAN MADE IN ANY ELECTRONIC FORMAT.

DATE: 6/8/26
SCALE: 1" = 40'
JOB NO.: STAN02
SHEET: EX1

Project Details

- Project Site: 6.2 ac
- Open Space: 32% (30% required)
- FAR: 0.75 (1.0 max)
- Buffers: Meet or exceed Code standards
- Setbacks: Meet or exceed Code standards
- No wetlands on site

Comparison:

Original Approval	Current Request
200 hotel rooms	132,000 sf of self-storage
6,500 sf retail	124 room hotel
0.46 FAR	0.75 FAR
153 PM peak hour trips	84 PM peak hour trips

Questions

Life Storage and Hotel @ Bradenton

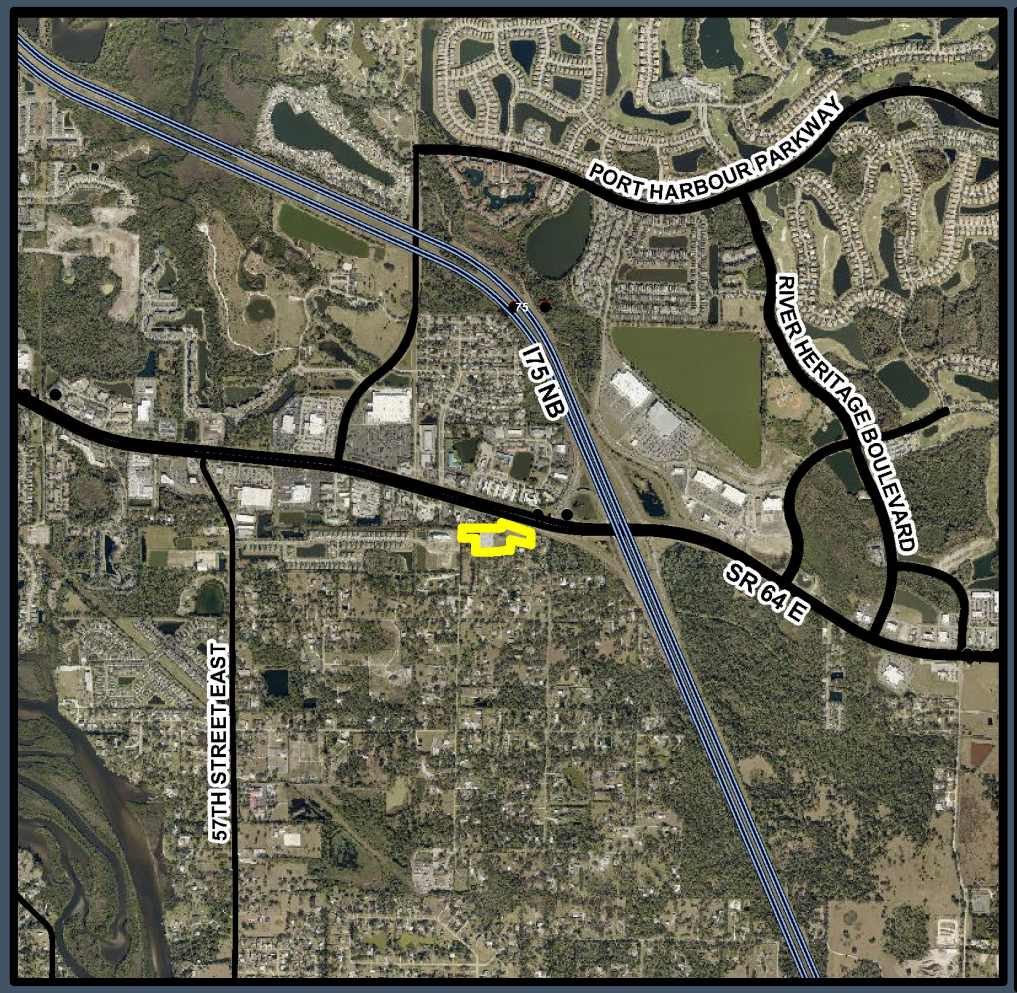
PDC-18-14(G)(R2)
PLN2607-0083

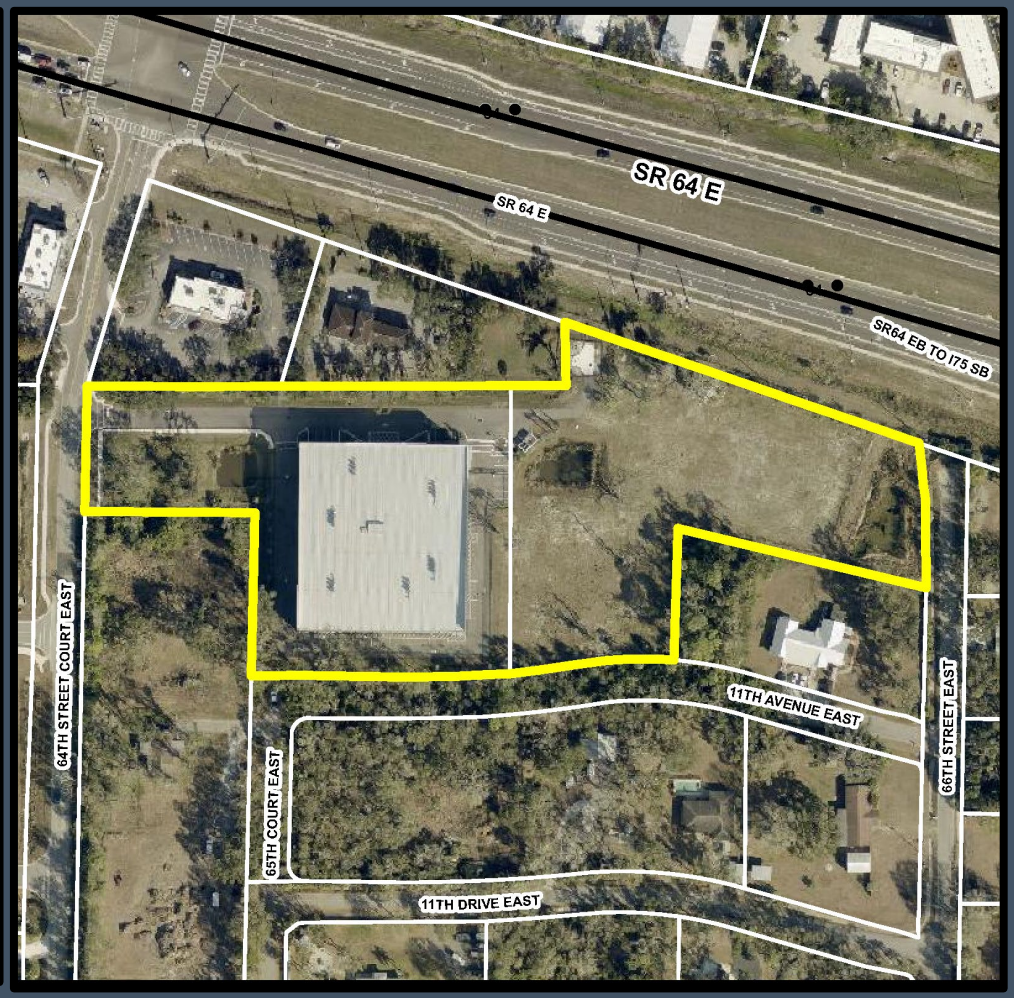
Jay Stearman
Planner I
Board of County Commissioners
October 8, 2026

Site Location

General Location:
southeast corner of State Road 64 and 64th St. Ct. E., approx. 1,500 feet west of the SR 64 and I-75 intersection

Project Area:
6.20 acres

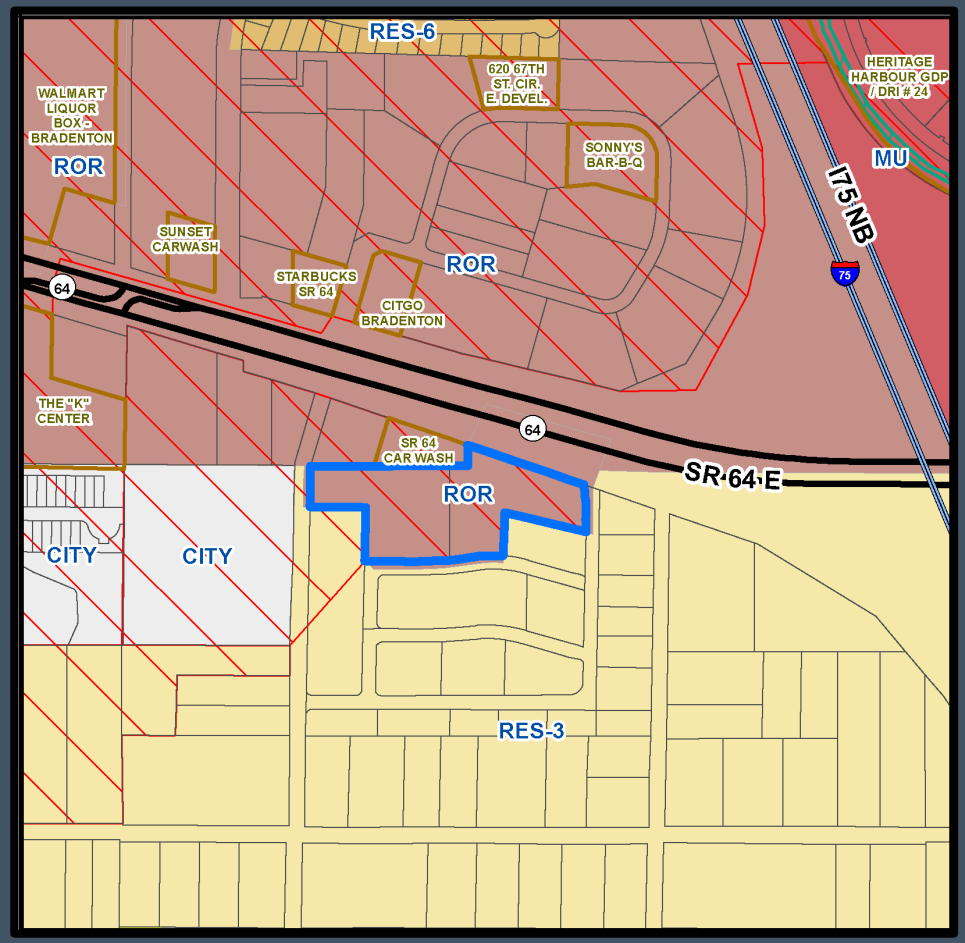


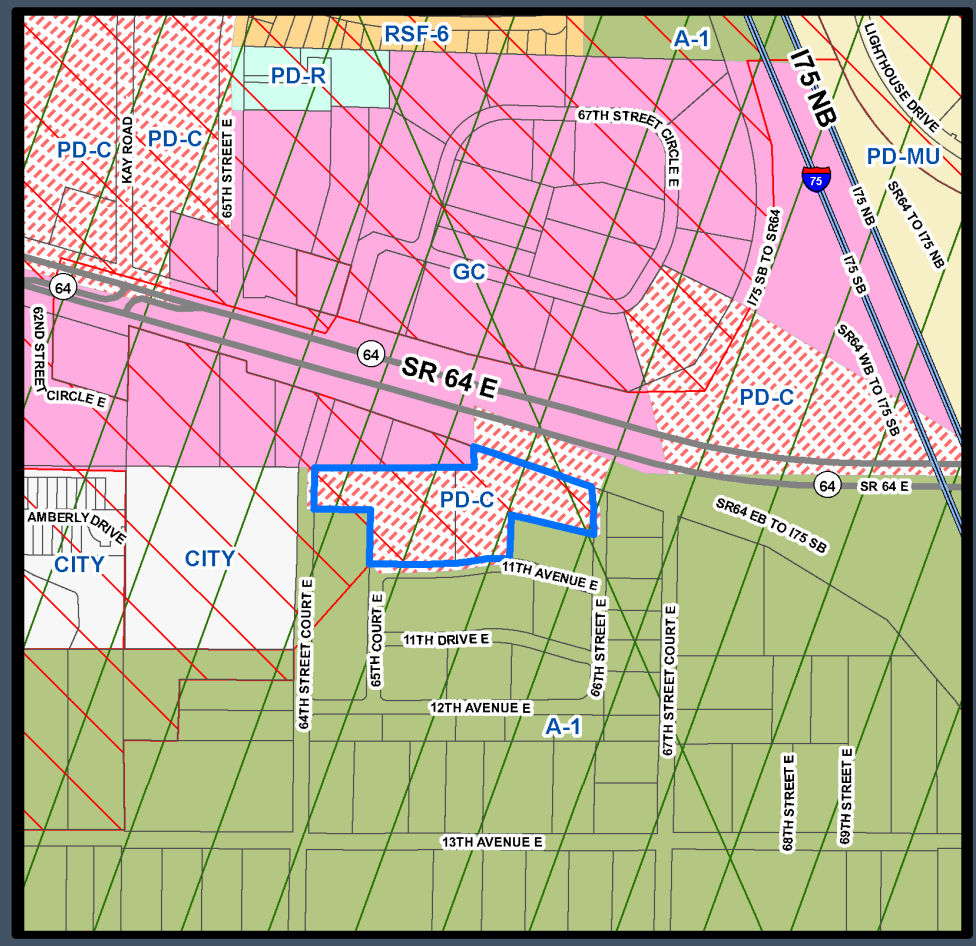


Source: Manatee County

Future Land Use & Zoning District

- **FLUC:** ROR
- **Zoning District:** PDC





Source: Manatee County

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. 20% required by PDC ▪ Other requirements regarding environmental habitat protection, water quality and hurricane preparedness/evacuation
Entranceway	▪ Prohibited uses: Adult entertainment, major earthmoving, individual mobile homes ▪ Increased roadway buffer requirement ▪ Prohibits direct access from SR 64 ▪ Increases required open space by 5% from zoning district (20% + 5%) ▪ Increased aesthetics and design quality ▪ 75% of all trees exceeding 24-inch DBH shall be preserved

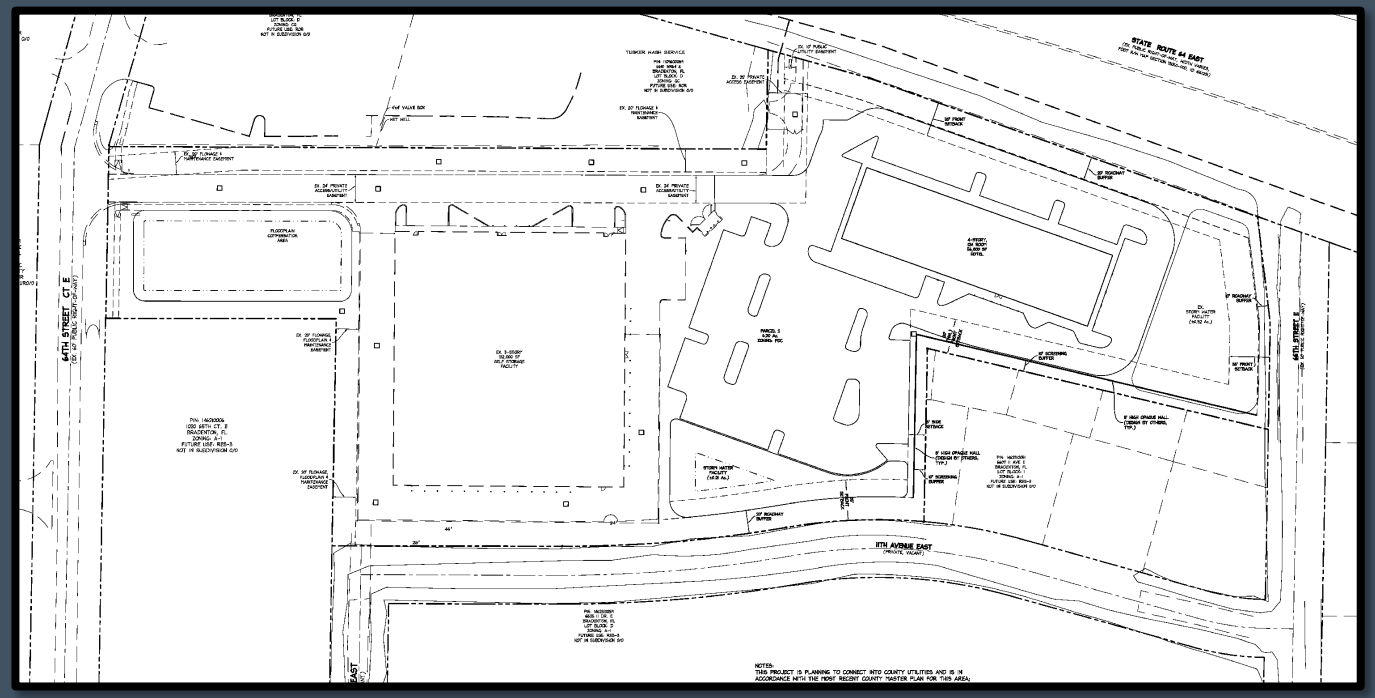
History

- **May 2019:** CPA amendment – FLUC change from RES-3 to ROR.
- **August 2019:** Rezone from A-1 to PDC and a GDP for lodging and commercial/retail uses.
- **July 2023:** administrative PSP/FSP
  - 3-story mini-warehouse/self-storage facility on the western half of the subject property.
    - Self-storage/mini-warehouse was approved administratively pursuant to LDC section 342.2.A as it did not propose and increase in height, change in access, require 10% or more new parking spaces, or increase intensity by more than 5%, and it proposed a use which was permitted on the schedule of uses.
- **June 2026:** GDP Amendment Application (PDC-18-14(G)(R)) was withdrawn

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Request

Source: Cavoli Engineering



- **Proposed Zoning:** No change
- **Site Plan:** GDP
- **Entitlements/Density:**
  - Increase FAR from 0.46 to 0.75
  - 132,000 sq. ft. self-storage facility and a 124-room hotel
- **Access:** No change to the one access at 64th St. Ct E.
- **Schedule of Uses:** No change
- **Specific Approvals:** None, applicant requesting approval to reduce the level of protection for trees larger than 24-inch DBH per Entranceway standards (LDC section 900.5.C.4)
- **Conditions of Approval:** Several conditions added by staff

Neighborhood Workshop

- **Location: Virtual**
- **Date: December 10, 2025**
- **Summary of Issues and Concerns**
  - Fencing along 66th St. Ct. E.
  - Stormwater attenuation and flooding
  - Lighting spillover
  - Vagrancy
  - Location of construction accesses

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Public Facilities

- **County Infrastructure facilities exist near the project:**
  - Potable Water
  - Wastewater Infrastructure
- **Reclaimed Water Infrastructure**
  - There are no existing County facilities near the project. Shallow wells, retention ponds, and/or storm water reuse will be used as an alternative to potable water

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Stormwater Conditions

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 condition:

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
3.22-year/24hour	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

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Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS *(W/O PROJECT)*	FUTURE LOS *(W/ PROJECT)*
SR 64	3053	D	C	F	F
SR 64	3054	D	C	F	F

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

Positive Aspects	Negative Aspects and Proposed Mitigating Measures
▪ Site design provides 32% open space, exceeding LDC requirement. ▪ No State or Federally listed species observed on site. ▪ The site design provides a 20-foot roadway buffer along two roads (64th St. Ct. E. & 11th Ave. E.) ▪ Decreased number of trips is anticipated to reduce the impact on roadway facilities. ▪ The proposed development is an infill project.	▪ Applicant is requesting approval to reduce the level of protection for trees larger than 24-inch DBH per Entranceway standards (LDC section 900.5.C.4). ▪ **Mitigating Measure:** The Applicant has proposed to plant more replacement trees than required by code: additional five trees with 4-inch DBH, two trees 16-30-inch DBH, and three trees 30-inch DBH.

Significant Conditions of Approval

- Screening of roof mounted HVAC mechanical equipment. Details of screening shall be submitted with FSP.
- Any dumpster shall be screened with a 6-foot-high wall constructed with building materials matching the principal building on site.
- The developer shall provide an updated threatened and endangered species survey study prior to FSP.
- 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.

Consistency with Comprehensive Plan

- **Policy 2.1.1.6** (Encouraging growth, infill, and redevelopment)
- **Policy 2.1.2.5** (Permit Development in suitable areas)
- **Policy 2.1.2.17.2** (Range of Uses for ROR)
- **Policy 2.6.5.2** (Encourage mixed and multiple use projects)
- **Policy 2.6.5.3** (Encourage infill projects which do not create incompatible land use patterns)
- **Policy 2.6.5.5** (Ensure infill project compatibility)

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Compliance with the Land Development Code Sections

- **321.3** (General Development Plan criteria)
- **402.6** (Planned Development Site Plan requirements)
- **402.11** (Planned Development Commercial standards)
- **403.8** (Coastal Overlay Districts)
- **531.28** (Lodging Places)
- **531.31** (Mini-Warehouse/Self-Storage)
- **900.6** (Entranceway Standards)

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Planning Commission

- **Recommendation of Approval**
  - 6-0
- **Concerns**
  - Stormwater Attenuation & Floodplain Compensation
  - Preservation of large trees
  - Traffic conflicts, roadway quality, and flooding on 64th St Ct E and surrounding properties
  - Lighting impacts on adjacent properties

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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.
- 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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Thank you!

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