Manatee County Ordinance

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.

WHEREAS, The Concession Golf Club, LLC (the "Applicant") filed an application for 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) as described in Exhibit "A", attached hereto, (the "Property"); 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 application 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 application 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 conditions 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 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. AMENDED GENERAL DEVELOPMENT PLAN. The amended General Development Plan is hereby approved 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) upon the property subject to the following Conditions:

1. Wetland buffers shall be provided from all post-development jurisdictional wetlands in accordance with Section 706 of the Land Development Code (LDC), and shall be delineated on the Preliminary and Final Site Plans. The wetland buffer on both sides of Cow Pen slough, between University Parkway and the proposed boulevard roadway crossing, shall be a minimum width of 75 feet. **Completed.**

2. All proposed structures and improvements within the wetland buffers shall be designed to meet the requirements of Sections 706.7 of the LDC. Additional details demonstrating compliance with this requirement shall be submitted to the Planning Department for review concurrently with the Preliminary and Final Site Plan. **Completed.**

3. Prior to Preliminary Site Plan approval, the developer shall contact the U.S. Fish and Wildlife Service regarding scrub habitat, and shall conduct additional Scrub Jay Studies if warranted. Additional Upland Preservation may be required as a result of the study. **Completed.**

4. An integrated Pest Management Plan (IPE) for the application of fertilizers, pesticides, and herbicides for the golf course and landscape common areas shall be submitted to the EMD for review and approval prior to Final Site Plan approval. Native xeriscape landscape materials shall be utilized in common areas except as approved by the EMD. **Completed.**

5. Prior to the Preliminary Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/above-ground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to

determine the level of contamination and appropriate remediation/mitigative measures. **Completed.**

6. If determined necessary by the Environmental Management Department, prior to Final Site Plan approval, a Wildlife Management Plan for gopher tortoises shall be approved by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission and be submitted to the EMD for review. **Completed.**

7. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.

8. The Homeowner's Documents shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

9. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners that an inter-neighborhood tie for this project shall connect to University Parkway, a future arterial to the south and Dam Road, a future collector to the west.

   Prior to Final Plat approval for Phase 3, at least two signs shall be posted in the right-of-way south of this phase informing lot owners that this area will be the future extension of University Parkway, a proposed arterial. These signs may be removed when all lots in Phase III are sold. **Completed.**

10. For dead end streets and cul-de-sacs that exceed 800 feet, additional hammerheads and eyebrows shall be provided as approved by the Fire District. The location and design shall be approved at time of Final Site Plan submittal. **Completed.**

11. A 50 foot wide upland landscape buffer shall be provided:

    A. Along the western project boundary, northward 1,600 feet from University Parkway. The buffer may be provided on the project side of the existing wetland if necessary. **Completed.**

    B. Along the southern project boundary of the site between Dam Road and Cow Pen Slough. **Completed.**

    Prior to Final Plat approval for the lots adjacent to this buffer, trees shall be planted in the areas within the buffer void of existing trees. Tree coverage shall be at a rate of at least 40 trees (slash pines, oaks, or wax myrtles) per acre of buffer and shall be evenly spaced and randomly distributed throughout the buffer to achieve the look of a natural forest. Existing trees meeting the minimum size requirements may be applied to the tree count. If trees smaller than the minimum requirements listed in Section 701.4 of the Land Development Code are planted, then the smaller trees shall be planted at least two years prior to the platting of the adjacent phase and shall be certified by a Florida Registered Landscape Architect for survivability prior to plat approval. The trees required pursuant to Section 603.7.4.5 shall comply with the standards of Section 701.4. **Completed.**

12. Prior to the first residential Final Plat approval, 17 feet of right-of-way adjacent to the existing Dam Road, to achieve a 42 foot half right-of-way with the existing 25 feet of right-of-way shown on this site, shall be dedicated to the County. **Completed.**

13. The temporary sales office shall only be used to market lots and new construction in this development and comply with Section 521.4 of the Land Development Code. Within 60 days of the sale of the final lot in the project, or if more than 6 months passes without any sales transactions, the temporary sales office shall be removed from the property.

14. Sidewalks shall be provided pursuant to Section 1001.6.A of the LDC.

15. A 75-foot wide tree conservation easement, inclusive of the wetland buffer, shall be designated along the northern property boundary adjacent to the Cow Pen slough from Lots 1 to 41, inclusive, prior to Final Plat approval for these lots. The easement shall be acceptable to the county attorney's office**. Completed.**

16. Access to the commercial parcel shall be as approved by Manatee County and the Florida Department of Transportation. If access to the commercial parcel is on Dam Road, then Dam Road shall be constructed to county standards from State Road 70 to the driveway access of the commercial parcel prior to the first C.O. for the commercial parcel.

17. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Building and Development Services Department with Final Site Plan approval. There shall also be a Notice to Buyers indicating that these lots have a wetland and buffer area on them, with a reference to the recorded conservation easement. **Completed.**

18. 233 lots have been developed in Phases I-III; 112 lots between one-half and one acre, and 121 lots one acre or greater in area. 15 one-half acre lots in Phase IV and 3 one-half acre lots in Phase V were approved, but have yet to be constructed.

19. Prior to Final Subdivision Plat approval, the Developer shall delineate the open space areas which are to be conveyed to the Homeowner's Association after project build- out. Prior to Final Subdivision Plat approval, the Developer shall record a deed restriction, stating "The Developer and its successors in interest are prohibited from seeking approvals for more than 22 single family dwelling units in the watershed district in the future to change the use of the post development watershed area, provided however, the post development watershed area may be utilized for open space, stormwater management, golf course, or other recreational or conservation purposes".

20. Lots adjacent to Cow Pen Slough shall not be platted beyond the top of the bank. These lots shall also not be platted into wetlands or wetland buffers when adjacent to Cow Pen Slough. **Completed.**

21. The boulevard roadway from 207th Street East to the first cul-de-sac east of the Cow Pen Slough shall be designed as two roadway sections with a 22-foot wide median. **Completed.**

22. The minimum right-of-way width for all streets within the project shall be 84 feet, except for right-of-way within Phase IV, which shall be a minimum of 40 feet in width.

23. The phasing boundaries shall be as shown on the General Development Plan.

24. The developer shall cooperate with Manatee County to accommodate any required SWFWMD wetland mitigation for wetland impacts within the University Parkway alignment in the southeast quadrant of the project adjacent to Phase III. **Completed.**

25. Removal of all exotic nuisance plant species from the golf course site shall be completed prior to the issuance of the first Certificate of Occupancy or Final Subdivision Plat approval for the golf course and related facilities. In accordance with Section 701.4 of the LDC, existing plant communities designated to remain must be intact and undisturbed; noxious and exotic plants must be removed. **Completed.**

26. This golf course site shall be evaluated for the presence of listed species prior to Final Site Plan approval for the entire site. **Completed.**

27. No ground disturbing activities or vehicle travel shall occur within the drip line of the existing trees that will be preserved. Tree protection barriers shall consist of chain link fence or other material as approved by the Planning Department (minimum 5' height) and will be located at the tree drip line.

28. The developer shall require retention of all trees 4-inch d.b.h or greater as defined by the Land Development Code located within twenty-five (25) feet of the rear lot lines of platted lots; provided, however, that trees from such area may be relocated to another location on the lot or may be removed if replacement trees are planted in another location on the lot or equal total caliper to the total caliper of the trees removed. If trees are to be relocated on-site, the County shall be notified. Completed in Phase I, II, and III. Tree replacement for Phase IV and Phase V and Phase VI shall be in accordance with Land Development Code regulations.

29. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop.

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

31. Tract 308, Concession, Phase II, Block A, as dedicated and shown on the plat thereof, is reserved by the applicant as open space at the time of approval of Phase VI. As proffered by the applicant, this open space shall not be used as vehicular or pedestrian access to lands external to the project. Any additional external pedestrian or vehicular accesses to the Project area shall require an application for an amendment to the GDP be submitted to the County to be processed under the applicable public hearing procedures in the LDC.

DESIGN AND LAND USE- the following stipulations apply only to Phase IV and Phase V of the Concession:

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

33. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

34. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.

ENVIRONMENTAL

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

36. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Before Final Site Plan approval, lots will need to be drawn so they do not encroach into the wetlands, wetland buffers, or upland preservation areas including tree preservation areas.

37. 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. Pursuant to the March 2026 Environmental Narrative prepared by Kimley Horn, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a permit from the Florida Wildlife Commission (FWC) shall be obtained for relocation and/or management of tortoises prior to commencement of development.

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

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

39. 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. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

STORMWATER

40. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-

year floodplain delineation and post-development discharge of runoff. Drainage Modeling incorporating data from the Braden River Watershed Management Plan (WMP) shall be submitted to demonstrate compliance prior to commencement of construction.

41. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by twenty-five (25) percent for Braden River Watershed.

42. Any fill within the 100-year floodplain associated with Braden River Watershed shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition using the Braden River Watershed Management Plan.

43. 150% water quality treatment is required for Evers Watershed Protection Overlay (WP-E).

INFRASTRUCTURE

44. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

45. This development is proposing to tie into a privately owned and maintained potable water distribution system and sanitary sewer collection system. Permission to tie into this main must be granted by the owner of this main, not Manatee County.

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

TRACT 801 OF CONCESSION, PHASE II, BLOCK B & PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 56, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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. PDR-04-39(G)(R4), 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

PDR-04-39(G)(R4) – Concession Phase VI – PLN2603-0145- Quasi-Judicial- Jay Stearman, Planner I- District 5

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”.

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 PDR-04-39(G)(R4) and approve the Amended General Development Plan with Conditions of Approval 1-45, as recommended by the Planning Commission.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-04-39(G)(R4); 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 4 – 2, the Planning Commission recommended adoption. Mr. Brown voted nay stating flooding issues, stormwater needs new data and needs to be updated for this site. Mr. Stamm voted nay due to flooding concerns. Mr. Bower was absent.

PUBLIC COMMENT AND CORRESPONDENCE:
September 17, 2026 – Planning Commission
- There were no public comments.
- Public Comment letters were entered into the record.

Background Discussion
• Request

The current request is to amend Ordinance PDR-04-39(G)(R3), revising the previously approved General Development Plan (GDP) to a) reallocate two previously approved residential dwelling units to 2.41±acres of an approximate 2.49±acre parcel previously dedicated as “recreation area” and b) remove alternate second means of access west of tract 801; the total number of approved residential units remains unchanged at 255.

Specific Approval:

1. No new specific approvals requested.

o Conditions:

There are multiple existing conditions from the previously approved GDP, several of which have been updated. An additional condition of approval pertaining to the vacated ROW tract being counted as open space and not permitting any additional pedestrian or vehicular accesses external to the project has been added to the ordinance.

- General Information
  - o Location:

Located at the south side of State Road 70 East, and east of Lindrick Lane (east of Future Development Area Boundary, within an approved development).

o Acreage:

2.49 acres of the overall Concession development acreage (1,279.1 acres).

o Density/Intensity:

o Density: 0.2 DU/AC. Maximum of two SF units on 2.41 acres. (the required greenbelt buffer area is 0.08±acres, so it is subtracted from the 2.49±acre site as the lots cannot be platted through it).

o Intensity: N/A

• Neighborhood Workshop

A neighborhood workshop was not required for this project.

• Future Land Use Category

Agricultural Rural (AG/R)

• Land Use History

- PDR-00-10(Z)(G)- Panther Ridge Westside
- PDR-00-10(Z)(G) was approved on October 24, 2000 with a General Development Plan (GDP) for 255 single-family lots, a 19-hole golf course and clubhouse, 3,000 square feet of commercial building space, and a temporary sales office.
- The Board of County Commissioners (BCC) approved a Revised General Development Plan PDR-00-10(G)(R) for eight additional golf holes (19 to 27). The redesign also increased the number of residential dwelling lots in the southeast portion of the site from 115 to 155.
- The Board approved PDR-00-10(G)(R2) an amendment to the GDP to allow 35-foot front yard setbacks in Phases 1 and 2. With that approval, the Board also conditioned that the upland landscape buffers along University Parkway and along the project's southern boundary between Dam Road and Cow Pen Slough be enhanced concurrent with the future golf course submittal.
- The BCC subsequently approved an agreement to allow for the extension of county sanitary sewer east of the Sewer Service Area so that this project will no longer be served by septic tanks.
- The Board conditioned the approval of PDR-00-10(G)(R2) stating that a new General Development Plan approval would be required for the golf course and commercial use.

o PDR-04-39(Z)(G)- The Concession (F.K.A. Panther Ridge Westside):

- The Concession (fka Panther Ridge Westside) encompassed the remaining portion of undeveloped land within the Panther Ridge. A GDP (PDR-04-39(Z)(G)) was approved in 2004, for an 18-hole golf course, clubhouse, and maintenance facility, and included the 255 residential lots that were previously approved for this project and had not expired.

- In 2009, the BCC approved (PDR-04-39(G)(R)) a revised GDP to add 16 multi-family residential units in 16 individual buildings amid the golf course, minor revision to conditions (fka stipulations) 18-20 and 23.
- In 2017, the Board approved (PDR-04-39(G)(R2)) to designate Tract 801 (owned by Concessions) as recreation and allow a private helistop as an accessory use to serve the golf course.
- In 2024, the Board approved (PDR-04-39(G)(R3)) to reallocate 18 of the 22 remaining single-family residential units to two different phases, with 15 single-family detached residential units to Phase IV and 3 single-family detached residential units to Phase V.

• Surrounding Areas
- North: Single-family residences on 5-acre minimum lots
- South: Single-family residential and golf course
- East: Single-family residences on 5-acre minimum lots
- West: Single-family residential and golf course

• 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 4 – 2, the Planning Commission recommended adoption. Mr. Brown voted nay stating flooding issues, stormwater needs new data and needs to be updated for this site. Mr. Stamm voted nay due to flooding concerns. Mr. Bower was absent.

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

- There were no public comments.
- Public Comment letters were entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY25/26-0423 on July 17, August 19, and August 25, 2026.

Instructions to Board Records
Please ensure the Chairman signs page 8 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

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.

Planning Commission:	**September 17, 2026**
Board of County Commissioners:	**October 8, 2026**

ALTERNATIVE MOTIONS

APPROVAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-04-39(G)(R4) and approve the Amended General Development Plan with Conditions of Approval 1-45, as recommended by the Planning Commission.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-04-39(G)(R4); and DENY the Amended General Development Plan.

PLANNING COMMISSION ACTION:

On September 17, 2026, by a vote of 4 – 2, the Planning Commission recommended adoption. Mr. Brown voted nay stating flooding issues, stormwater needs new data and needs to be updated for this site. Mr. Stamm voted nay due to flooding concerns. Mr. Bower was absent.

PUBLIC COMMENT AND CORRESPONDENCE:

September 17, 2026 – Planning Commission

- **There were no public comments.**

- **Public Comment letters were 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	PDR-04-39(G)(R4) / PLN2603-0145
PROJECT NAME	CONCESSION PHASE VI
SECTION / TOWNSHIP / RANGE(S)	31 & 32 / 35S / 20E
PARCEL / ADDRESS	331946859
ACREAGE	Approximately 2.49 acres of the overall acreage (1,279.1 acres)
GENERAL LOCATION	South side of State Road 70 East, and east of Lindrick Lane
OWNER / APPLICANT / AGENT	**Owner/Applicant:** The Concession Golf Club, LLC **Agent:** Marshall Robinson (Grimes Galvano)
FUTURE LAND USE CATEGORY	Agricultural Rural (AG/R)
ZONING DISTRICT	Planned Development Residential (PDR)
PROPOSED USE(S)	Single-Family Detached Residential
DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Maximum:** 0.2 DU/GA (255 Dwelling Units) **Proposed:** 0.2 DU/GA (255 Dwelling Units)
OVERLAYS / SPECIAL AREAS	Evers Watershed Overlay (WPE) and Special Treatment (ST)
PREVIOUSLY GRANTED SPECIFIC APPROVAL REQUESTS	• Section 1005 – Table 10-2, Note #13 – Reduction of parking ratio applicable for a private helistop use. • Section 1001.1.C (f.k.a. LDC Section 712.2.8) - Allow an increase in the number of lots in the southeastern section of the project with one means of access from 115 to 122. • Section 1001.4.D (f.k.a. LDC Section 907.9.4.2) – Allow a private dead-end street with lengths in excess of 800 feet. • Section 1001.4 (f.k.a. LDC Section 907.9.2.4) – Allow each travel way in the boulevard from 207th Street East to the cul-de-sac east of Cow Pen Slough to be 20 feet wide and still be considered as two means of access. • Section 1001.4.D (f.k.a. LDC Section 907.9.4) – Allow dead-end streets with lengths in excess of 800 feet.
NEIGHBORHOOD WORKSHOP	A neighborhood workshop was not required for this project.
CASE MANAGER	Jay Stearman, Planner I

SECTION 2
MAPS & DISCUSSION

History

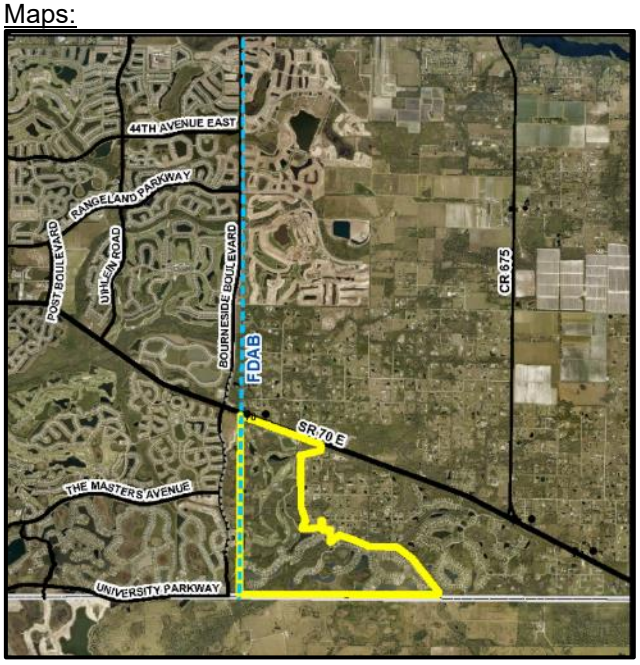
PDR-00-10(Z)(G)- Panther Ridge Westside:

- PDR-00-10(Z)(G) was approved on October 24, 2000 with a General Development Plan (GDP) for 255 single-family lots, a 19-hole golf course and clubhouse, 3,000 square feet of commercial building space, and a temporary sales office.
- The Board of County Commissioners (BCC) approved a Revised General Development Plan PDR-00-10(G)(R) for eight additional golf holes (19 to 27). The redesign also increased the number of residential dwelling lots in the southeast portion of the site from 115 to 155.
- The Board approved PDR-00-10(G)(R2) an amendment to the GDP to allow 35-foot front yard setbacks in Phases 1 and 2. With that approval, the Board also conditioned that the upland landscape buffers along University Parkway and along the project's southern boundary between Dam Road and Cow Pen Slough be enhanced concurrent with the future golf course submittal.
    - The BCC subsequently approved an agreement to allow for the extension of county sanitary sewer east of the Sewer Service Area so that this project will no longer be served by septic tanks.
- The Board conditioned the approval of PDR-00-10(G)(R2) stating that a new General Development Plan approval would be required for the golf course and commercial use.

PDR-04-39(Z)(G)- The Concession (F.K.A. Panther Ridge Westside):

- The Concession (fka Panther Ridge Westside) encompassed the remaining portion of undeveloped land within the Panther Ridge. A GDP (PDR-04-39(Z)(G)) was approved in 2004, for an 18-hole golf course, clubhouse, and maintenance facility, and included the 255 residential lots that were previously approved for this project and had not expired.
- In 2009, the BCC approved (PDR-04-39(G)(R)) a revised GDP to add 16 multi-family residential units in 16 individual buildings amid the golf course, minor revision to conditions (fka stipulations) 18-20 and 23.
- In 2017, the Board approved (PDR-04-39(G)(R2)) to designate Tract 801 (owned by Concessions) as recreation and allow a private helistop as an accessory use to serve the golf course.
- In 2024, the Board approved (PDR-04-39(G)(R3)) to reallocate 18 of the 22 remaining single-family residential units to two different phases, with 15 single-family detached residential units to Phase IV and 3 single-family detached residential units to Phase V.

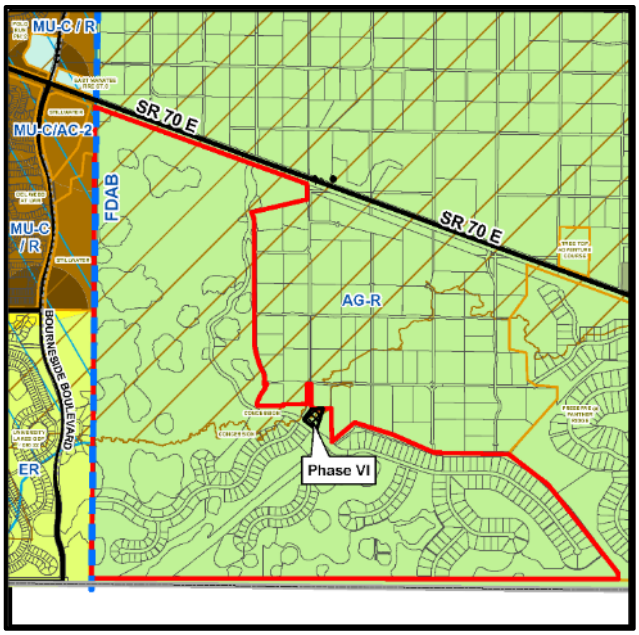
Maps:



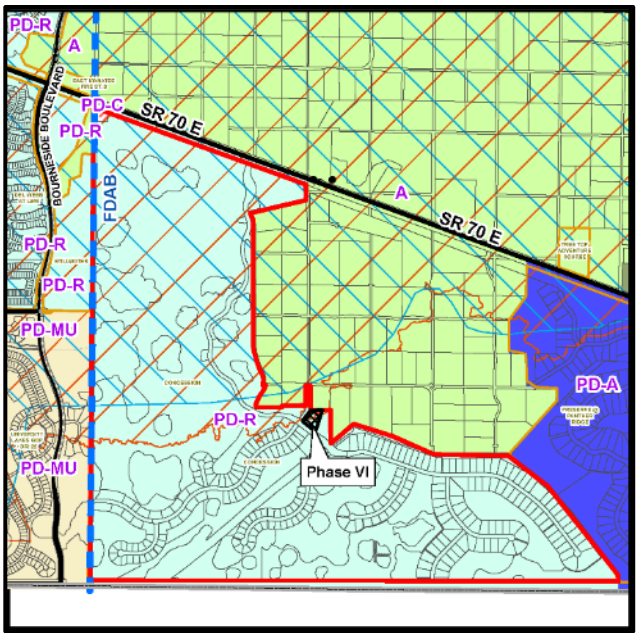
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



Zoning Map

Image Source: Manatee County GIS

Request

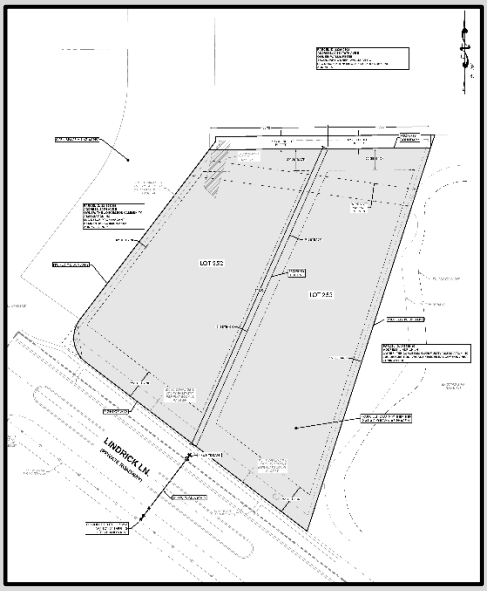
The applicant's request is to amend the approved GDP for The Concession development (PDR-04-39(G)(R3)) to allow for a change in use of the 2.49-acre recreation area (Tract 801/PID 331946859) to residential (Phase VI). The change in use would allow two of the previously approved single-family detached residential lots to be located on what is currently recreation area. To date, only 233 of the 255 approved lots have been either built or under construction as none of the 18 single-family lots whose locations were approved with the previous GDP Amendment have been constructed. The proposed modification is consistent with the range of potential uses in the AG/R Future Land Use Category (FLUC).

SURROUNDING FLUC, ZONING, AND USES	
NORTH	FLUC: AG/R ZONING: A USES: Single-family residences on 5-acre minimum lots
SOUTH	FLUC: AG/R ZONING: PDR USES: Single-family residential and golf course
EAST	FLUC: AG/R ZONING: A USES: Single-family residences on 5-acre minimum lots
WEST	FLUC: AG/R ZONING: PDR USES: Single-family residential and golf course

SECTION 3
PROJECT DETAILS

GENERAL DEVELOPMENT PLAN





- Change in use for PID 331946859 from 2.49 acres of recreation area to residential use
- Create two single-family detached dwelling lots (Lots 252 and 253)
- 15-foot greenbelt buffer added to northern boundary as it lies on the project perimeter
- Ingress/egress easement on west-adjacent tract has been vacated and has been added to total open space
    - no external vehicular or pedestrian access on this tract is permitted (see condition of approval #31 which the Applicant has voluntarily proffered as a condition of approval of the zoning Ordinance)

SETBACKS	**Phase VI:** • Front – 35 feet • Side – 10 feet • Rear – 25 feet Phases I through V are as shown on the GDP
MINIMUM LOT WIDTH / AREA	**Phase VI:** • Minimum Area: 1/2 acre or 21,780 square feet • Minimum Width: 90 feet
MAXIMUM HEIGHT	3 stories
OPEN SPACE	**Required:** 35% (448.25 acres) **Provided:** 74% (947.26 acres)
ACCESS	**Phase VI:** • Direct frontage to Lindrick Lane **Development:** • One access along State Road 70 • One access along Bourneside Boulevard
FLOOD ZONE(S)	Site lies in Zone X per FIRM Panel 12081C0365E, effective 3/17/2014

AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area**: Yes **Type of Flooding**: Rainfall **Project Subject to flow reduction**: Yes, a 25% reduction in pre-developed runoff rate is required for Braden River. **Project subject to Evers Reservoir Overlay**: Yes, an additional 150% water quality treatment is required for project within Braden River watershed above Evers Reservoir. **Watershed/Basin**: Braden River, Upstream of Evers Reservoir Dam, and Cow Pen Slough. **Project located within Floodplain and/or Floodway**: The project area is outside of FEMA 1% annual flood hazard area delineation pursuant to the FEMA 2021 and 2014 effective FIRM (Zone "X").
UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing private 12-inch potable water main along the south side of Lindrick Lane **WASTEWATER INFRASTRUCTURE** • Existing private 4-inch private sanitary force main along the north side of Lindrick Lane **RECLAIMED WATER INFRASTRUCTURE** • Reclaimed water is not available for this project

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

BUFFERS

Standards Required	Design Proposal	Compliance	Comments
Greenbelt buffer	15-feet	Yes	Required on north side of Phase VI (project perimeter)
Roadway buffer (Lindrick Lane)	0 feet	Yes	Not required for residential lots having frontage onto internal private roadways
Roadway buffer (SR 70)	30-feet	Yes	Exceeds Code Standards
Upland landscape buffer (western and southern project boundaries)	50-feet	Yes	Per Condition of Approval #11
Wetland buffer (perennial stream)	50-feet	Yes	
Wetland buffer (Cow Pen Slough)	75-feet	Yes	Per Condition of Approval #1

SIDEWALKS

Standards Required	Design Proposal	Compliance	Comments
5-foot wide	5-foot wide (existing)	Yes	Meets Code Standards

TRANSPORTATION

Major Transportation Facilities:
State Rd 70 is an existing two-lane road with a 35-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 200+ feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT. Lindrick Ln is a private driveway. Ganton Ave is a private driveway.

Transportation Link Capacity Analysis:
The site is located south of SR 70 and east of Lindrick Lane. SR 70 is an existing two-lane roadway with a posted speed of 55 mph. SR 70 is a State-maintained thoroughfare facility in the Future Traffic Circulation Plan. SR 70 is planned as a four-lane thoroughfare with a right of way width determined by Florida Department of Transportation.

The Applicant is seeking an amendment to the General Development Plan to allow for a change of use for Tract 801 from common space to two single-family detached dwellings. The change of use and location of two dwellings brings the total number of dwelling units to 253 of the previously approved 255 dwelling units.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT	FUTURE LOS (W/PROJECT)
SR 70	3138	C	D	D	D

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

CONCURRENCY

CLOS applied for: No, concurrency must be deferred with a GDP.

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

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
Required Open Space: 35% (448.25 acres of the 1,279.1 acre site)
Provided Open Space: 74% (947.26 acres of the 1,279.1 acre site)

The open spaced acreage of 947.26 acres reflects the removal of the 2.41 acre project site and the addition of the adjacent 1.67 acre area that was previously the private access easement for Ganton Avenue. The required greenbelt buffer area is 0.08±acres, so it is subtracted from the 2.49±acre site as the lots cannot be platted through it.

Wetlands:
Per the Environmental Narrative provided by Kimley Horn (March 2026), there are no wetlands located within, or adjacent to, this project.

Uplands:
Per the Environmental Narrative provided by Kimley Horn (March 2026), the subject site is comprised of Ditches (FLUCCS 510; 0.02 acres), Pine Flatwoods (FLUCCS 411; 0.42 acres), and Open Land (FLUCCS 190;2.05 acres). The Pine Flatwoods is characterized by a canopy of Slash Pine with an understory of Saw Palmetto and Wax Myrtle. The applicant has proposed a 25 foot setback, in addition to the 15 foot greenbelt buffer on the north side of the project which will include the majority of this habitat.

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 or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.

Per the Environmental Narrative provided by Kimley-Horn (March 2026), 35% of the total open space for the overall Concession GDP equates to 156.89 acres. The Concession GDP includes 398.44 acres of native plant community preservation, which significantly exceeds this requirement, therefore, no additional native upland habitat preservation is proposed within the Concession Phase VI project area.

Endangered Species: Per the Environmental Narrative provided by Kimley-Horn (March 2026), an on-site assessment was conducted in January 2026 for listed floral and faunal species. The assessment included a review of the Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) Bald Eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

The following are the most likely species to utilize the project area based on the FNAI Biodiversity Matrix and field surveys: Eastern Indigo Snake, Florida Burrowing Owl, Florida Bonneted Bat, Gopher Tortoise, and Wood Stork.

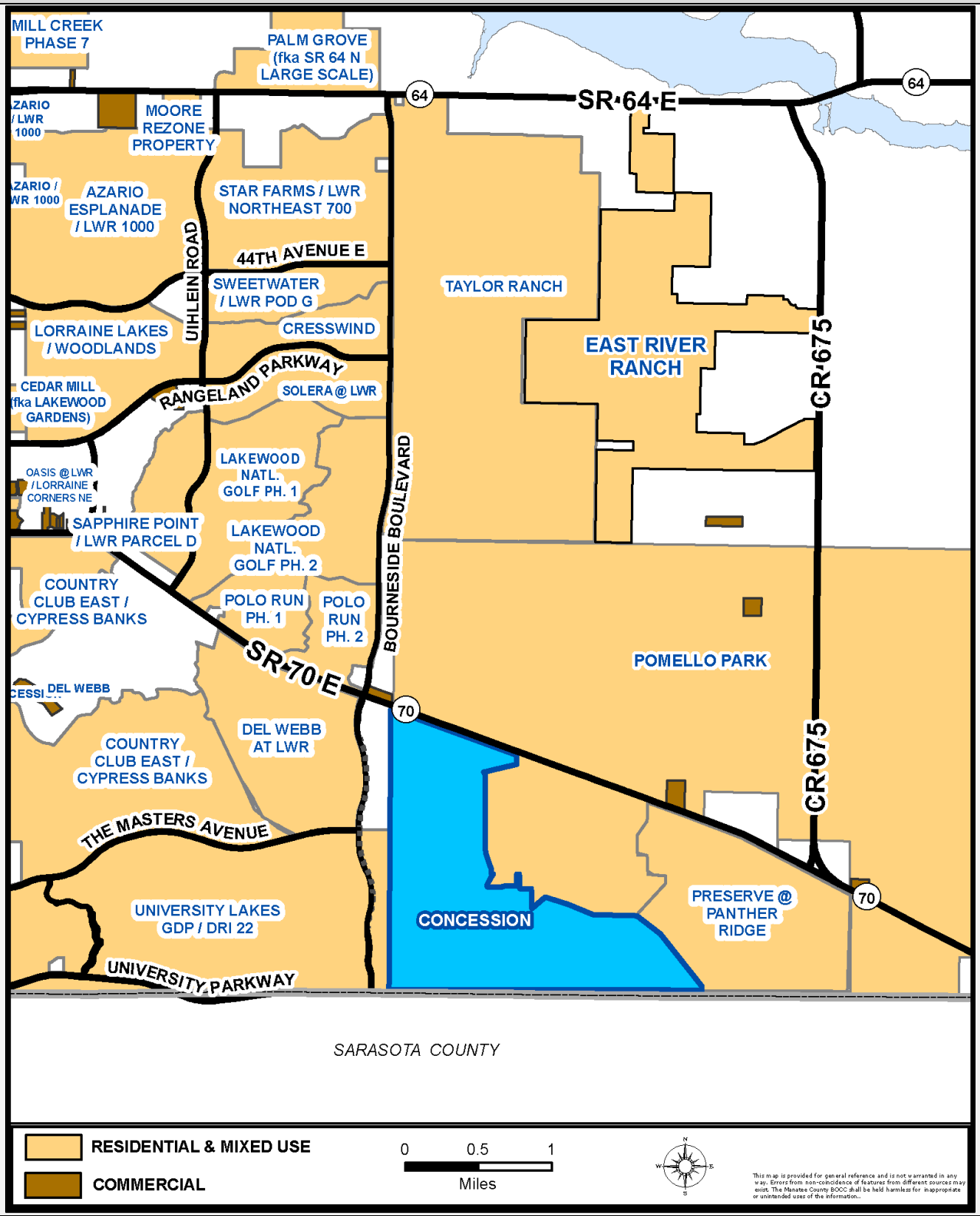
Kimley-Horn scientists also performed preliminary field surveys of the project area in January 2026. Gopher tortoises were observed nesting or denning within the onsite habitats - five potentially occupied gopher tortoise burrows were observed within the 2.5-acre site.

Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, utilization of the project site by gopher tortoises is anticipated. If Gopher tortoise burrows are identified within 25 feet of project construction or clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. As such, Kimley-Horn recommends a 100% gopher tortoise survey 90 days prior to construction and land clearing on this project site.

Trees and Landscaping: Tree removal and replacement will be reviewed with Preliminary Site Plan (PSP)/Final Site Plan (FSP), in accordance with Land Development Code (LDC) Sections 700 and 701.

LOCATION OF PROPOSED DEVELOPMENT



SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

SECTION 402.6 – GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS
SECTION 402.7 – PDR – PLANNED DEVELOPMENT RESIDENTIAL
SECTION 403.10.C. – WATERSHED PROTECTION OVERLAY DISTRICTS (WP) – USE LIMITATIONS AND STANDARDS
SECTION 531.47 – RESIDENTIAL USES

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

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

A. Physical Characteristics of the Site; Relation to Surrounding Property.
Analysis: The subject property is suitable for development without hazard to persons or property in relation to erosion, subsidence, and flooding. The subject property is approximately 2.49 acres of undeveloped land currently serving the development as recreation area and open space with approximately 0.2-acre OSW. Dedication of the 15-foot greenbelt buffer on the north side of this tract reduces the developable acreage of Phase VI to 2.41 acres.

B. Relation to Public Utilities, Facilities and Services.
Analysis: The site is located in an area of the County where municipal services, utilities, and schools are existing. Private water and sewer lines are adjacent to the property and were designed to provide service for The Concession's 255 dwelling units. The utility lines are available for connection subject to a private agreement, and any upgrades to the private systems will be the responsibility of the developer. EMS will be provided by Manatee County Department of Emergency Medical Services and Fire Protection by the East Manatee Fire District. Services can reasonably be expected to be available at time of request for Certificate Level of Service. There is an existing 12-inch private water line along the south side of Lindrick Lane and an existing 4-inch private force main on the north side of Lindrick Lane.

C. Relation to Major Transportation Facilities.
Analysis: The subject property is known as Tract 801, located at the northeast corner of Lindrick Lane and the unimproved, vacated ingress/egress easement for Ganton Avenue. The Concession development is located along the south side of SR 70 East and classified as Rural Principal Arterial roadway by Map 5-A, Existing Roadways functional Classification Map. The applicant has filed a traffic waiver request for this GDP amendment. The placement of two previously approved lots at this location will not create excessive traffic along minor streets in residential neighborhoods outside the district.

D. Compatibility.
Analysis: The proposed amendment consists of allowing two of the approved remaining single-family detached residential to be located in an area known as Tract 801, currently a recreation area consisting of approximately 2.49 acres. Adjacent to the west boundary of the subject property is a vacated ingress/egress easement for the unimproved Ganton Avenue. The applicant intends to return the land previously reserved for this alternative second means of access back to the development's overall open space. The removal of this secondary means of access does not impact the overall design as there is another secondary access point near the southwest corner of the project, connecting Ganton Ave to Bourneside Blvd. Adjacent to the east is a stormwater facility and to the south is Lindrick Lane that provides frontage for the developments residential development. Adjacent to the north is land zoned General Agriculture. The two proposed single-family residential lots to be located in Tract 801 is approximately 195 feet from the nearest residential home to the north outside of The Concession GDP boundary. A 15-foot perimeter greenbelt buffer is proposed along the north

boundary of the two proposed residential lots. The proposed lots shall have the same development standards as those lots approved in Phase V.

E. Transitions.
Analysis: The site is in an area surrounded by single-family residential properties that are transitioning to higher density for residential uses. The trend for the area is a variety of one and two-family housing stock, consistent with Comprehensive Plan Future Land Use Element Objective 2.9.1 “Strong Communities: Create and maintain communities which are characterized by their: variety of housing stock.” The planned development will ensure design and buffering compatibility between adjacent uses.

F. Design Quality.
Analysis: The site plan as proposed is designed to be consistent with Phase V development standards to complement existing residential homes and is otherwise consistent with all criteria required by the Land Development Code and Comprehensive Plan. The site plan has a surplus of open space which greatly exceeds the minimum requirements. The request to amend the GDP does not increase the total number of units currently approved and there are no requests for specific approval. A 15-foot-wide perimeter landscape buffer is proposed along the north boundary of the two proposed residential lots for Tract 801.

G. Relationship to Adjacent Property.
Analysis: East-adjacent to the property is a stormwater pond and to the west is the alternative second means of access having an ingress/egress easement approved for this purpose. In the time since the approval of this easement, The Concession development no longer has a need for this access easement and will be filing to have the easement revised as open space at time of Preliminary Site Plan/Final Site Plan. As such, the land adjacent to the west boundary of the subject property will be returned to open space with tree preservation. Adjacent to the south is Lindrick Lane, which serves as the main spine road into the development with residential uses. Adjacent to the north is land zoned General Agriculture, with single-family residential on minimum 5-acre lots.

H. Access
Analysis: The subject property will take access onto the north side of Lindrick Lane, a private, local road.

I. Streets, Drives, Parking and Service Areas.
Analysis: The proposed amendment is to allocate two approved single family residential lots in place of the recreation area located in Tract 801. The proposed lots will take access onto the north side of Lindrick Lane. Streets within The Concession are existing with GDP approvals PDR-04-39(Z)(G), PDR-04-39(G)(R), PDR-04-39(G)(R2), and PDR-04-39(G)(R3). No new streets will be created as a result of this GDP amendment request.

J. Pedestrian Systems.
Analysis: There is an existing 5-foot-wide sidewalk constructed along between Lindrick Lane and the two proposed residential lots.

K. Natural and Historic Features, Conservation and Preservation Areas.
Analysis: There are no known archaeological or historic sites. The site has been developed with the golf course and various phases of residential development.

L. Density/Intensity.
Analysis: The project was approved for 255 residential units on 1,279 acres. The proposed GDP amendment does not increase the overall density of the development. The two proposed lots are already entitled within the previously approved 255 residential lots, unchanged from the original GDP request with PDR-04-39(Z)(G). The nature of this amendment is for a change of use. Tract 801 is labeled for recreation area. A GDP amendment is proposed to be approved by the BCC in order to reallocate the two previously approved lots onto Tract 801.

M. Height
Analysis: No changes from the approved maximum building height within Phase V are requested for the two proposed lots.

N. Fences and Screening.
Analysis: A 15-foot-wide greenbelt buffer is proposed along the north boundary of the two proposed lots. This buffer width meets minimum Land Development Code requirements and will mitigate potentially negative visual and auditory impacts.

O. Yards and Setbacks
Analysis: The applicant will provide setbacks as follows: Front-35 feet; Sides-10 feet; Rear-25 feet. The 15-foot-wide rear perimeter landscape buffer along north boundary of subject property meets LDC requirements.

P. Trash and Utility Plant Screens.
Analysis: Solid waste will be by individual container pick-up. All storage containers shall be screened so as not to be visible from the public view.

Q. Signs.
Analysis: Signage is provided at the entrance of the development. No signage is proposed with this GDP amendment.

R. Landscaping.
Analysis: A 15-foot-wide perimeter greenbelt buffer is provided along the north boundary of the subject property. Landscaping will be reviewed with PSP/FSP, in accordance with LDC Section 701.

S. Special Guidelines for Review of Projects with Mixed Use Plan Designations and Projects at Designated Entranceways.
Analysis: The site is not located in the Mixed Use Future Land Use Category or within a Designated Entranceway.

T. Environmental Factors.

1. Water Conservation
Analysis: Creative site development concepts for water conservation will be provided as a part of the Final Site Plan construction drawings.

2. Minimum Open Space Requirements.
Analysis: The minimum open space requirement continues to be exceeded with this proposed GDP amendment. Overall open space has decreased by less than 2.49 acres as the revision of the unimproved Ganton Avenue easement will add 1.76 acres of open space to the overall project and the dedication of the 15-foot greenbelt buffer on the north side will add 0.08 acres of open space resulting the net decrease of 0.65 acres of open space, less than 0.1% change in the overall total.

3. Preservation of Existing Plant Communities.
Analysis: Per the Environmental Narrative provided by Kimley Horn (March 2026), 35% of the total open space for the overall Concession GDP equates to 156.89 acres. The Concession GDP includes 398.44 acres of native plant community preservation, which significantly exceeds this requirement, therefore, no additional native upland habitat preservation is proposed within the Concession Phase VI project area.

U. Right-of-Way and Utility Standards.
Analysis: The applicant has acknowledged that all improvements will adhere to the requirements of the County's administrative procedures for all public and private rights-of-way construction.

V. Stormwater Management.
Analysis: Stormwater Management facilities shall adhere to the requirements of LDC Section 801, Stormwater Management, and the County's administrative process.

W. Consistency with Comprehensive Plan.
Analysis: Please see Section 5: "Consistency with the Comprehensive Plan" below.

X. Other Factors.

1. Address views from interstates and major connectors.
Analysis: The site is not adjacent to an interstate. A 30-foot roadway buffer was approved along SR 70 East, a Rural Principal Arterial roadway for Phases IV and V.

2. Generally require greater open space than permitted in standard districts.
Analysis: The GDP is in excess of minimum required open space by nearly 500 acres.

3. Prohibit visible exterior storage.
Analysis: The proposed project will comply with all LDC requirements regarding exterior storage visibility.

4. Prohibit parking and loading areas adjacent to interstate and connectors.
Analysis: The GDP boundary is not adjacent to an interstate or connector.

5. Provide quality construction material and superior design.
Analysis: Superior design of construction material shall be in accordance with LDC requirements at the time of FSP review.

6. Maximize use of buffers and berms.
Analysis: A 15-foot-wide perimeter greenbelt landscape buffer is provided along the north boundary of the subject property.

7. Otherwise encourage the establishment of high quality projects at these critical locations.
Analysis: Parameters to ensure superior design quality have been included with the GDP Conditions of Approval.

SECTION 402.7 – PLANNED DEVELOPMENT RESIDENTIAL

A. Intent
Analysis: The proposed GDP amendment for the approved 255 lot residential planned development will be served by necessary utilities and services, in a location compatible with adjacent and surrounding land uses, and in accordance with the goals, objectives, and policies of the Comprehensive plan and in compliance with the standards set forth herein.

B. Permitted Uses
Analysis: The proposed GDP amendment is for single-family residential detached dwelling units consistent with Table 4-12, the list of allowable uses.

C. Density
Analysis: The proposed GDP amendment does not increase the overall approved residential density of 0.2 dwelling units per acre. The development is approved for 255 residential units on approximately 1,279 acres. The two proposed lots are among the 255 approved units in the entitlements.

D. PDR Standards
Analysis:
1. Site Planning. Design of the two proposed lots will be consistent with development approved in Phase V for the three single-family residential detached units to the south, across Lindrick Lane from the subject property; however, the applicant shows a 15-foot-wide perimeter landscape buffer along the north boundary of the two proposed residential lots which is required by the Land Development Code and lies on the exterior perimeter of the total project.
2. Landscaped Open Space and Pervious Area Requirements. The applicant proposes a 15-foot-wide perimeter landscape buffer along the north boundary of the two proposed residential lots. The Concession PDR development currently provides 948 acres of open space where 448 are required.

With the approval of this GDP amendment, the overall open space will be reduced to 947.26 acres, a change of less than 0.1% from the previously approved open space total.
3. Frontage and Accessibility. The proposed GDP provides vehicular access for each proposed lot to Lindrick Lane.
4. Neighborhoods. The two proposed lots will be consistent with the approved residential development. All things required for PDR zoning are in place with the current approved zoning ordinance. The golf course remains as the focal point of the development with amenities and recreation areas throughout the development.
5. Greenbelts. The applicant is providing a 15-foot-wide greenbelt landscape buffer along the north boundary of the two proposed residential lots.
6. Traffic Circulation. The direct driveway connection to Lindrick Lane will not adversely affect connectivity.
7. Yards and Setbacks. The two proposed lots will be consistent with the dimensional standards approved for Phase V. The front setbacks are 35 feet, the side setbacks are 10 feet, and rear setbacks are 25 feet.
8. Minimum Lot Width. At time of FSP approval, the proposed two lots will meet or exceed the minimum lot width standards for PDR zoning.
9. Building Height. Maximum building height for the two proposed single-family detached units will not exceed three stories.

SECTION 403.10.C. – WATERSHED PROTECTION OVERLAY DISTRICTS (WP) – USE LIMITATIONS AND STANDARDS

1. **Agricultural Uses.**
   Analysis: The applicant does not propose any agricultural uses with this application.

2. **Public Sewer Required (WPE only).**
   Analysis: The project will connect the residential units to existing sanitary sewer lines.

3. **Septic Tanks and Drainfields.**
   Analysis: The project will connect the residential units to existing sanitary sewer lines.

4. **Stormwater Management.**
   Analysis: Stormwater Management will comply with LDC section 801.

5. **Stormwater Runoff (WPM only).**
   Analysis: Stormwater runoff from a site is not expected to cause any receiving body of water to violate applicable Federal, State, and local water quality standards. Performance standards have been imposed with conditions of approval.

6. **Industrial, Mining and Major Earthmoving Activities.**
   Analysis: These standards are not applicable as the existing and proposed uses do not include industrial, mining, are major earthmoving operations.

7. **Industrial Waste.**
   Analysis: The property is not expected to generate any industrial waste meeting these criteria.

8. **Hazardous Waste.**
   Analysis: Not applicable as the property is not expected to generate any hazardous waste materials meeting these criteria.

9. **Nonpoint Sources.**
   Analysis: Not applicable as the subject site does not include mining and/or reclamation activities.

10. **Landfills and Wastewater Treatment.**
    Analysis: No landfills or wastewater treatment facilities are proposed for this project.

11. **Treated Effluent and Sludge.**
    Analysis: No wastewater treatment facilities or beneficial reuse of reclaimed water is proposed for this project.

12. **Impervious Surface Reduction**
    Analysis: Impervious surfaces have been minimized on site through the provision of more than 74% of the project area as open space.

13. **Aviation Facilities**
    Analysis: The proposed aviation facility was approved through the planned development process, namely the adoption of PDR-04-39(G)(R2).

14. **Feedlots**
    Analysis: Feedlot operations are not proposed or existing on the project site.

15. **Watershed Acreage/Open Space**
    Analysis: The project greatly exceeds the required 35% open space.

16. **Asphalt and Concrete Plants and Recovery Facilities**
    Analysis: No asphalt or concrete processing or recovery plants are proposed or existing on the project site.

17. **Recreational Uses**
    Analysis: The recreational uses for this project meet the requirements of LDC section 531.41 (recreation uses and facilities).

18. **Clay Settling Ponds**
    Analysis: No clay settling ponds are proposed or existing on the project site.

SECTION 531.47 – RESIDENTIAL USES
Analysis: None of the subsections contained in this LDC Section pertain to this development: single-family detached dwellings in PDR zoning district and AG/R FLUC.

SECTION 5
COMPLIANCE WITH THE COMPREHENSIVE PLAN

The site is in the AG/R FLUC. This project was specifically reviewed for compliance with the following Objectives and Policies:

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element), except as follows:
(a) Small commercial development providing for the needs of the agricultural community,
(b) Agricultural and industrial development where associated with approved mining operations,
(c) Residential development in excess of 0.2 du/ga for the following:
1. Farm worker housing;
2. Residential within Myakka City;
3. Legal lots of record prior to May 15, 1989;
4. Redevelopment per policy 2.9.3.2; and
5. Cluster development intended for the protection of open space and/or agricultural operations. Such cluster development is subject to the site's future land use category restrictions and the standards adopted in the Land Development Code.

6. Lands that have been approved pursuant to Policy 2.1.2.8.(d)Plan amendments resulting from a change in the Future Land Use Concept Map.(e)Planned Village Overlay (PV designated property). Such uses shall be allowed, only if developed consistent with all Goals, Objectives and Policies of this Comprehensive Plan.
Analysis: The subject property is located east of the Future Development Area Boundary (FDAB) in an area with residential development. The Concession GDP was originally approved outside of the FDAB with potable water and sanitary sewer systems. The project is approved for 255 single-family residential lots on 1,279.1 acres for a gross density of 0.2 units per acre. The GDP Amendment does not seek approval for any additional entitlements.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: The proposed GDP amendment is not for new residential development. Entitlements for the two proposed lots were established in the currently approved zoning ordinance. Compatibility for 255 residential units was addressed in previous GDP and zoning approvals, namely that the project is compatible as the uses surrounding the subject area are characterized by single-family residential houses and abundant open space.

Policy 2.1.2.4. Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: This project is not an expansion of urban sprawl as no new residential or non-residential entitlements are being requested. The proposed single-family dwelling units are compatible with the existing development as this area is transitioning from larger lot residential tracts to residential subdivisions.

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: The proposed GDP amendment is not proposing new development. Designation of maximum allowable residential density will not change as a result of the proposed GDP amendment. The GDP is approved for 255 units on 1,279.1 acres for a density of 0.2 dwelling units per acre, consistent with the AG/R FLUC. Residential lots are appropriate in this location as both potable water and a gravity sewer line are available in the right-of-way of Lindrick Lane.

Policy 2.1.2.6. Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.
Analysis: The proposed GDP amendment does not expand into any new areas of development. The proposed GDP is a request to reallocate already approved entitlements where consistency with Comprehensive Plan policies have already been established for 255 residential units on 1,279.1 acres. This request does not exceed approved density or change any uses.

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

- **Consideration of existing development patterns.**

Analysis: Existing development pattern in the surrounding area is single-family residential. The proposed amendment is to relocate two approved residential lots units to a 2.41-acre tract of land currently designated as a recreation area.

- **Types of land uses.**

Analysis: The two entitled dwellings will share no boundary with another residential parcel inside the GDP boundary and the nearest residential dwelling outside the GDP boundary is over 225 feet away within the Panther Ridge development. The two lots will be screened on the north side by a 15-foot landscape buffer.

- **Transition between land uses.**

Analysis: The Concession GDP is a residential planned development where two approved residential units are being allocated to 2.41 acres of vacant land labeled as a recreation area. The two residential lots will be buffered to the north by a 15-foot-wide landscape buffer in order to minimize impacts to the north-adjacent single-family homes.

- **Density and intensity of land uses.**

Analysis: The Concession GDP was approved for 255 dwelling units on 1,279.1 acres for a density of 1 dwelling unit per 5 acres which is in alignment with the requirements for the AG/R FLUC.

- **Natural features.**

Analysis: Several trees at the north side of the 2.49-acre property will be conserved by way of the 15-foot greenbelt buffer. The buffer area total 0.08 acres and will not comprise part of the two residential lots.

- **Approved development in the area.**

Analysis: Approved land uses in the area predominantly entail residential, passive recreation, and agriculture.

- **Availability of adequate roadways.**

Analysis: Existing road frontage onto an established internal local roadway will serve the 2 proposed lots.

- **Adequate centralized water and sewer facilities.**

Analysis: Water and Sewer are available as private lines with the Lindrick Lane Right-of-way.

- **Other necessary infrastructure and services.**

Analysis: The site is located in an area of the County where municipal services, utilities, and schools are existing. Private water and sewer lines are adjacent to the property and were designed to provide service for The Concession's 255 dwelling units. The lines are available for connection and any upgrades to the private systems will be the responsibility of the developer. EMS will be provided by Manatee County Department of Emergency Medical Services and Fire Protection by the East Manatee Fire District. Services can reasonably be expected to be available at time of request for Certificate Level of Service. There is an existing 12-inch private water line along the south side of Lindrick Lane and an existing 4-inch private force main on the north side of Lindrick Lane

- **Limiting urban sprawl.**

Analysis: Urban sprawl was addressed when The Concession was originally approved for 255 residential units on 1,279.1 acres for a density of 0.2 DU/GA which is consistent with Agricultural (A) zoning.

- **Applicable specific area plans.**

Analysis: The project does not lie within any specific area plans.

- **(See also policies under Objectives 2.6.1—2.6.3).**

Analysis: Applicable objectives have been analyzed herein.

Policy 2.1.2.8. Permit development east of the Future Development Area Boundary (FDAB) in areas meeting the following criteria:

(a) A portion of the area to be developed is coterminous and contiguous to the FDAB or contiguous and coterminous to lands that have been approved pursuant to this Policy 2.1.2.8;

(b) The lands generally west of the area to be developed are primarily developed or being developed pursuant to a suburban development pattern;

(c) The area east of the FDAB line to be developed will be developed as a continuation of that existing development pattern with the new development under a single, master developer responsible for infrastructure improvements;

(d) Infrastructure for utilities and roads must be available to the area to be developed without adversely impacting the County's ability to serve the Utility Service Area;

(e) The area to be developed must be able to gain access to one or more roadways designated as a thoroughfare in the Manatee County Comprehensive Plan, with any extension of a thoroughfare beyond the FDAB and within the area to be developed to be constructed at the expense of a Community Development, Stewardship District or master developer, serving the area to be developed;

(f) The area to be developed must be served by potable water supplied by Manatee County with all transmission lines, booster stations, water towers and pumps, if needed, and expansion of plant capacity, if needed, to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed; and

(g) The area to be developed must be served by sanitary sewer supplied by Manatee County with all transmission lines (force-mains), expansion of plant capacity, if needed, and installation or expansion of lift stations (including wet wells and pumps), if needed, to be constructed at the expense of a Community Development District, Stewardship District or master developer, serving the area to be developed.

Analysis: The Concession project was approved prior to the adoption of Comprehensive Plan Policy 2.1.2.8. in 2021. Moreover, the project complies with the AG/R FLUC, specifically the maximum allowable gross density of 0.2 units per acre.

Policy 2.2.1.8. Ag/R: Establish the Agriculture/Rural future land use category as follows:

Policy 2.2.1.8.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas which have a long term agricultural or rural residential character primarily located east of the "Future Development Area Boundary" (FDAB). Refer to the Potable Water/Wastewater Service Areas Map in the Water & Wastewater Element.
Analysis: The proposed residential development and modified GDP are consistent with the intent of the AG/R FLUC. The requested amendment is to allow two of the approved 255 single-family residential units on 1,279.1 acres of land for a gross density of 0.2 dwelling units per acre for low density residential development. As stated in previous approvals for this approved residential development, private potable water and wastewater infrastructure for this area has been provided.

Policy 2.2.1.8.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5, and Obj. 9.2.4): Agriculture, agriculturally-compatible low density residential uses, mining and mining-related uses, support neighborhood commercial, public/semi-public, recreation and school uses (see Objectives 4.2.1, 2.10.3 and 2.10.4).
Analysis: Single-family residential detached units are within the range of potential uses for the AG/R FLUC.

Policy 2.2.1.8.3. Range of Potential Density/Intensity:
Maximum gross residential density: 0.2 dwelling units per acre.
Maximum net residential density: 2 dwelling unit per acre (except within WO and CHHA Overlay Districts pursuant to Policies 2.3.1.5, and 4.3.1.5).
Maximum floor area ratio: 0.23, except for mining-related uses, industrial uses related to agriculture, and agricultural service establishments, which are exempt from the maximum FAR, but may be limited in intensity by the application of other goals, objectives, or policies in this Comprehensive Plan or by other applicable development regulations.
Maximum Square Footage for Neighborhood Commercial Uses: Small (limited to 30,000 sf), subject to the commercial locational criteria (see Objective 2.10.4).
Analysis: The overall gross density for the residential planned development does not change with this GDP amendment. The overall gross density of The Concession residential planned development will remain at 0.20 DU/GA which is permitted in the AG/R FLUC.

Policy 2.2.2.2.2. Purpose: To maintain and improve the natural and man-made environment and resources in a manner protective of the water supply functions of the Lake Manatee, Evers Reservoir, and Peace River watersheds, which contribute to these preferred potable water sources, so as to maintain water quality and quantity within Lake Manatee, Evers Reservoir, Peace River and all inflowing watercourses.
Analysis: While there will be partial impacts to lands within the watershed protection overlay, the vacation of the easement on Ganton Avenue will reduce impervious surface impacts to the watershed additional impact to the watershed being proposed. For the overall development, the open space greatly exceeds the minimum required by the LDC.

Policy 2.3.4.2. Require that impervious surface within the Watershed Overlay District be minimized through the use of one (1) or more of the following strategies:
- **The appropriate use of pervious materials for pedestrian pathways and driveways,**
- **Site design which utilizes the joint or shared use of parking areas or access roads where appropriate,**
- **Clustering of uses within single instead of multiple structures,**
- **Transfer of density/intensity out of watersheds and away from inflowing watercourses [see policies under Objective 2.3.1],**
- **Use of increased setbacks and buffers from reservoirs and inflowing watercourses and the use of native vegetation within such buffers and setbacks, and**
- **Through the clustering of uses to maximize the preservation of vegetated open space areas in their natural state.**

Analysis: Throughout previous GDP approvals, the project has utilized Comprehensive Plan Policy 2.3.4.2 for development within the watershed that demonstrates a clustering of single-family homes, paver driveways, and preservation of native vegetation within landscape buffer and setbacks. There are no changes to these mitigating measures.

Policy 2.5.1.1. Designate those areas in Manatee County which are suited for long-term agriculture as Agriculture/Rural on the Future Land Use Map so as to limit the degree of suburbanization of such lands and reduce uses which may displace agriculture.
Analysis: This project is approved for 255 single family residential lots on 1,279.1 acres. The proposed GDP amendment does not request any changes to the approved GDP boundary acreage and proposes no changes to the approved 255 single family residential units or lands designated for agricultural use. The project is consistent with maximum allowable density of 0.2 DU/GA.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- **Use of undisturbed or undeveloped and landscaped buffers;**
- **Use of increased size and opacity of screening;**
- **Building setbacks;**
- **Innovative site design (which may include planned development review);**
- **Appropriate building design;**
- **Operational restrictions on the proposed use;**
- **Noise attenuation techniques; and**
- **A density and/or intensity below the maximum allowed.**

Analysis: All development standards have been provided to ensure consistency with surrounding development characteristics and perimeter buffering. The project area for the two entitled lots is adjacent to an existing stormwater pond to the east and a 1.67-acre area tract (formerly approved as an alternative second means of access) inside a privately owned easement which has been vacated and will reflect on the PSP/FSP 1.67 acres of open space, to the west. To the north is a 15-foot greenbelt buffer, which meets LDC requirements for perimeter boundary buffers of this nature. South of the subject property is a private local roadway internal to the project boundary known as Lindrick Lane. The setbacks proposed are the same as Phase V for 1/2 acre lots to ensure consistency and compatibility with the development.

Policy 2.6.1.3. Require appropriate limits on net residential density to achieve compatibility between adjacent residential land uses. Limits on net density may reduce net density on a project, or part thereof, into less than the maximum net density associated with the future land use category or categories on the project site (see also Policy 2.6.1.1).
Analysis: No use is being proposed that could be found incompatible. Compatibility for The Concession development of 255 residential units on 1,279.1 acres has been analyzed through several prior approvals. The two proposed residential lots are compatible with the surrounding areas. The proposed two entitled residential lots have provided use, dimensional, and height standards consistent with previously approved residential units within the development. There is no proposed change to the approved density and further limitation on net density would not be reasonable for single family housing in this development.

Policy 3.2.1.9. Where appropriate, utilize natural wetland systems and buffers as additional filtration mechanisms to maintain or improve water quality in Lake Manatee, Evers Reservoir, Peace River and all receiving coastal waters. [See policies under Objective 3.3.1]
Analysis: As shown on this GDP amendment, the vacated Ganton Avenue is being reallocated as open space since it is no longer needed for a required second means of access. This area consists of approximately 1.76 acres that is added to the open space calculations. This brings the open space from the previously approved 948 acres to 947.17 acres of open space, a net decrease in less than 0.1%. A 15-foot-wide landscaped greenbelt buffer is proposed along the northern boundary of the two proposed, entitled, single-family residential lots which meets the minimum required dimensional standards and contributes to the inclusion of landscaped buffers within the watershed protection overlay.

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- The site design is providing existing vegetation on the north side to remain which will assist with meeting the 15-foot Greenbelt Buffer. Some of this area is considered as Pine Flatwoods: Slash Pine (*Pinus elliotii*) canopy with Saw Palmetto (*Serenoa repens*) understory. (Environmental)
- The proposed reallocation of previously approved residential uses (2 dwelling units) does not result in the assessed trip ends previously approved under Ordinance No. PDR-04-39(G)(R3) being exceeded. (Transportation)

NEGATIVE ASPECTS AND MITIGATING MEASURES

- There were five State-listed Threatened Gopher Tortoise Burrows identified during the Preliminary Listed Species Survey.
  - A condition of approval has been updated to require that 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

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

~~**STIPULATIONS**~~ **CONDITIONS OF APPROVAL**

1. Wetland buffers shall be provided from all post-development jurisdictional wetlands in accordance with Section 706 of the Land Development Code (LDC), and shall be delineated on the Preliminary and Final Site Plans. The wetland buffer on both sides of Cow Pen slough, between University Parkway and the proposed boulevard roadway crossing, shall be a minimum width of 75 feet. **Completed.**

2. All proposed structures and improvements within the wetland buffers shall be designed to meet the requirements of Sections 706.7 of the LDC. Additional details demonstrating compliance with this requirement shall be submitted to the Planning Department for review concurrently with the Preliminary and Final Site Plan. **Completed.**

3. Prior to Preliminary Site Plan approval, the developer shall contact the U.S. Fish and Wildlife Service regarding scrub habitat, and shall conduct additional Scrub Jay Studies if warranted. Additional Upland Preservation may be required as a result of the study. **Completed.**

4. An integrated Pest Management Plan (IPE) for the application of fertilizers, pesticides, and herbicides for the golf course and landscape common areas shall be submitted to the EMD for review and approval prior to Final Site Plan approval. Native xeriscape landscape materials shall be utilized in common areas except as approved by the EMD. **Completed.**

5. Prior to the Preliminary Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/above-ground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures. **Completed.**

6. If determined necessary by the Environmental Management Department, prior to Final Site Plan approval, a Wildlife Management Plan for gopher tortoises shall be approved by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission and be submitted to the EMD for review. **Completed.**

7. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.

8. The Homeowner's Documents shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

9. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners that an inter-neighborhood tie for this project shall connect to University Parkway, a future arterial to the south and Dam Road, a future collector to the west.

Prior to Final Plat approval for Phase 3, at least two signs shall be posted in the right- of-way south of this phase informing lot owners that this area will be the future extension of University Parkway, a proposed arterial. These signs may be removed when all lots in Phase III are sold. **Completed.**

10. For dead end streets and cul-de-sacs that exceed 800 feet, additional hammerheads and eyebrows shall be provided as approved by the Fire District. The location and design shall be approved at time of Final Site Plan submittal. **Completed.**

11. A 50 foot wide upland landscape buffer shall be provided:

A. Along the western project boundary, northward 1,600 feet from University Parkway. The buffer may be provided on the project side of the existing wetland if necessary. **Completed.**

B. Along the southern project boundary of the site between Dam Road and Cow Pen Slough. **Completed.**

Prior to Final Plat approval for the lots adjacent to this buffer, trees shall be planted in the areas within the buffer void of existing trees. Tree coverage shall be at a rate of at least 40 trees (slash pines, oaks, or wax myrtles) per acre of buffer and shall be evenly spaced and randomly distributed throughout the buffer to achieve the look of a natural forest. Existing trees meeting the minimum size requirements may be applied to the tree count. If trees smaller than the minimum requirements listed in Section 701.4 of the Land Development Code are planted, then the smaller trees shall be planted at least two years prior to the platting of the adjacent phase and shall be certified by a Florida Registered Landscape Architect for survivability prior to plat approval. The trees required pursuant to Section 603.7.4.5 shall comply with the standards of Section 701.4. **Completed.**

12. Prior to the first residential Final Plat approval, 17 feet of right-of-way adjacent to the existing Dam Road, to achieve a 42 foot half right-of-way with the existing 25 feet of right-of-way shown on this site, shall be dedicated to the County. **Completed.**

13. The temporary sales office shall only be used to market lots and new construction in this development and comply with Section 521.4 of the Land Development Code. Within 60 days of the sale of the final lot in the project, or if more than 6 months passes without any sales transactions, the temporary sales office shall be removed from the property.

14. Sidewalks shall be provided pursuant to Section 1001.6.A of the LDC.

15. A 75-foot wide tree conservation easement, inclusive of the wetland buffer, shall be designated along the northern property boundary adjacent to the Cow Pen slough from Lots 1 to 41, inclusive, prior to Final Plat approval for these lots. The easement shall be acceptable to the county attorney's office**. Completed.**

16. Access to the commercial parcel shall be as approved by Manatee County and the Florida Department of Transportation. If access to the commercial parcel is on Dam Road, then Dam Road shall be constructed to county standards from State Road 70 to the driveway access of the commercial parcel prior to the first C.O. for the commercial parcel.

17. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Building and Development Services Department with Final Site Plan approval. There shall also be a Notice to Buyers indicating that these lots have a wetland and buffer area on them, with a reference to the recorded conservation easement. **Completed.**

18. **233 lots have been developed in Phases I-III; 112 lots between one-half and one acre, and 121 lots one acre or greater in area. 15 one-half acre lots in Phase IV and 3 one-half acre lots in Phase V were approved, but have yet to be constructed.**

19. Prior to Final Subdivision Plat approval, the Developer shall delineate the open space areas which are to be conveyed to the Homeowner's Association after project build- out. Prior to Final Subdivision Plat approval, the Developer shall record a deed restriction, stating "The Developer and its successors in interest are prohibited from seeking approvals for more than 22 single family dwelling units in the watershed district in the future to change the use of the post development watershed area, provided however, the post development watershed area may be utilized for open space, stormwater management, golf course, or other recreational or conservation purposes".

20. Lots adjacent to Cow Pen Slough shall not be platted beyond the top of the bank. These lots shall also not be platted into wetlands or wetland buffers when adjacent to Cow Pen Slough. **Completed.**

21. The boulevard roadway from 207th Street East to the first cul-de-sac east of the Cow Pen Slough shall be designed as two roadway sections with a 22-foot wide median. **Completed.**

22. The minimum right-of-way width for all streets within the project shall be 84 feet, except for right-of-way within Phase IV, which shall be a minimum of 40 feet in width.

23. The phasing boundaries shall be as shown on the General Development Plan.

24 The developer shall cooperate with Manatee County to accommodate any required SWFWMD wetland mitigation for wetland impacts within the University Parkway alignment in the southeast quadrant of the project adjacent to Phase III. **Completed.**

25. Removal of all exotic nuisance plant species from the golf course site shall be completed prior to the issuance of the first Certificate of Occupancy or Final Subdivision Plat approval for the golf course and related facilities. In accordance with Section 701.4 of the LDC, existing plant communities designated to remain must be intact and undisturbed; noxious and exotic plants must be removed. **Completed.**

26. This golf course site shall be evaluated for the presence of listed species prior to Final Site Plan approval for the entire site. **Completed.**

27. No ground disturbing activities or vehicle travel shall occur within the drip line of the existing trees that will be preserved. Tree protection barriers shall consist of chain link fence or other material as approved by the Planning Department (minimum 5' height) and will be located at the tree drip line.

28. The developer shall require retention of all trees 4-inch d.b.h or greater as defined by the Land Development Code located within twenty-five (25) feet of the rear lot lines of platted lots; provided,

however, that trees from such area may be relocated to another location on the lot or may be removed if replacement trees are planted in another location on the lot or equal total caliper to the total caliper of the trees removed. If trees are to be relocated on-site, the County shall be notified. Completed in Phase I, II, and III. Tree replacement for Phase IV and Phase V and Phase VI shall be in accordance with Land Development Code regulations.

29. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop**.**

30. All other applicable local, state or federal permits shall be obtained prior to commencement of ~~construction~~ development.

31. Tract 308, Concession, Phase II, Block A, as dedicated and shown on the plat thereof, is reserved by the applicant as open space at the time of approval of Phase VI. As proffered by the applicant, this open space shall not be used as vehicular or pedestrian access to lands external to the project. Any additional external pedestrian or vehicular accesses to the Project area shall require an application for an amendment to the GDP be submitted to the County to be processed under the applicable public hearing procedures in the LDC.

DESIGN AND LAND USE- the following stipulations apply only to Phase IV and Phase V of the Concession:

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

33. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

34. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.

ENVIRONMENTAL

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

36. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Before Final Site Plan approval, lots will need to be drawn so they do not encroach into the wetlands, wetland buffers, or upland preservation areas including tree preservation areas.

37. 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. ~~Additionally~~ Pursuant to the March 2026 Environmental Narrative prepared by Kimley Horn, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended ~~by Ardurra in the Environmental Narrative dated September 28, 2021~~. If evidence of gopher tortoises is found, a permit from the Florida Wildlife Commission (FWC) shall be obtained for relocation and/or management of tortoises prior to commencement of development.

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

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

39. 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. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

STORMWATER

40. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain delineation and post-development discharge of runoff. Drainage Modeling incorporating data from the Braden River Watershed Management Plan (WMP) shall be submitted to demonstrate compliance prior to commencement of construction.

41. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by twenty-five (25) percent for Braden River Watershed.

42. Any fill within the 100-year floodplain associated with Braden River Watershed shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition using the Braden River Watershed Management Plan.

43. 150% water quality treatment is required for Evers Watershed Protection Overlay (WP-E).

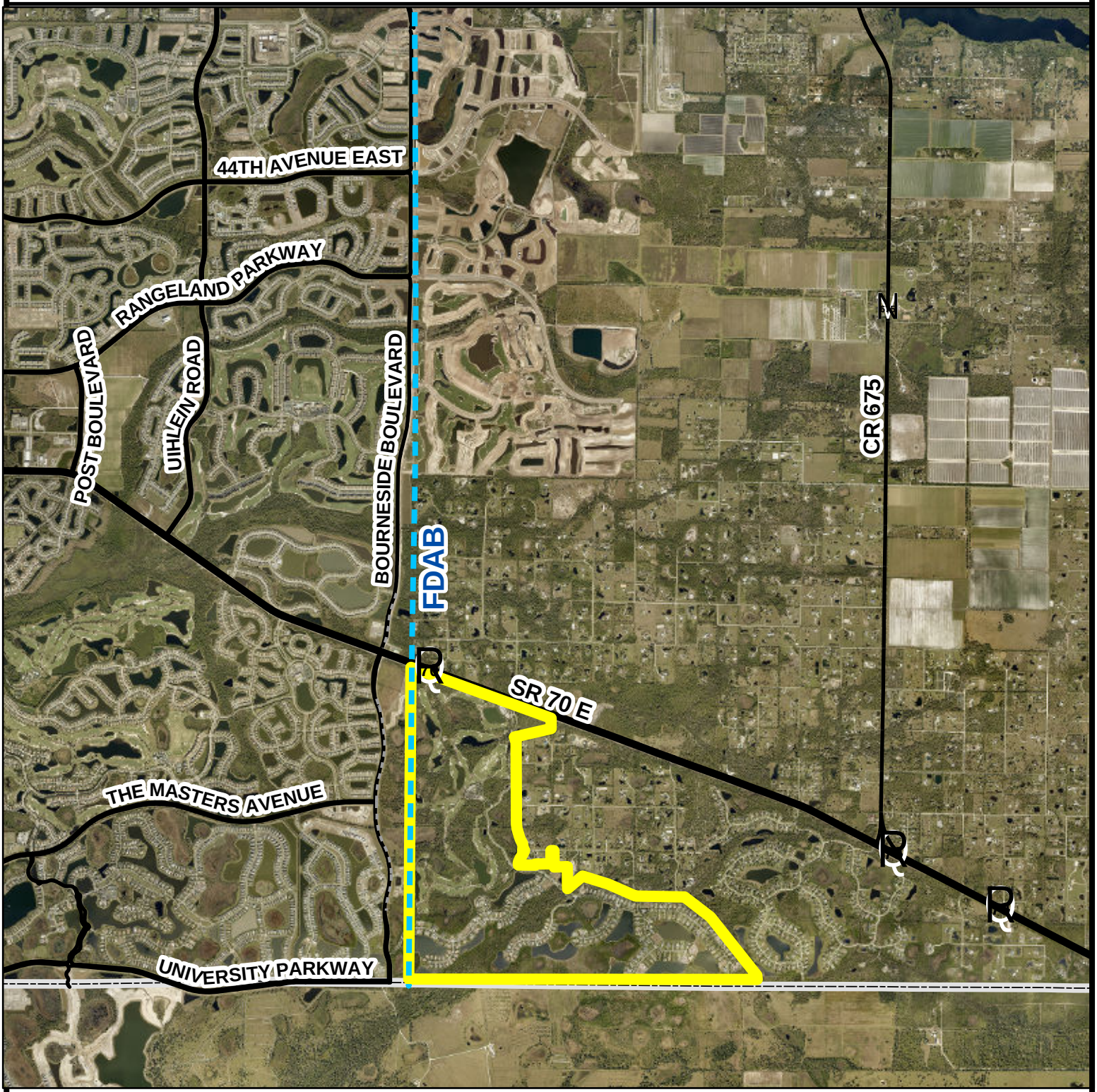
INFRASTRUCTURE

44. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

45. This development is proposing to tie into a privately owned and maintained potable water distribution system and sanitary sewer collection system. Permission to tie into this main must be granted by the owner of this main, not Manatee County.

ATTACHMENTS
1. **Staff Report Maps and Aerials** 2. **General Development Plan** 3. **Traffic Waiver Acceptance** 4. **Concurrency Deferral Form** 5. **Environmental Narrative** 6. **Previous Ordinance PDR-04-39(G)(R3)** 7. **Public Comment** 8. **Ordinance PDR-04-39(G)(R4)** 9. **Affidavit of Publishing**

AERIAL



Parcel ID #(s) Multiple

Project Name: Concession - GDP Amendment
Project #: PDR-04-39 (G)(R4)
Accela #: PLN2603-0145

S/T/R: 30 35S 20E
Acreage: 1,279.1 - Overall Concession
2.49 - Phase VI
Existing Zoning: PD-R
Existing FLU: AG-R
Overlays: ST
Special Areas: Gateway-Greenway Southern Ext. (trail)

CHH: N
Watershed: WPE
Drainage Basin: BRADEN RIVER AB WARD L,UNNAMED DITCH
Commissioner: Dr. Bob McCann

Manatee County
Staff Report Map
Map Prepared: 3 / 2026

AERIAL



Parcel ID #(s) Multiple

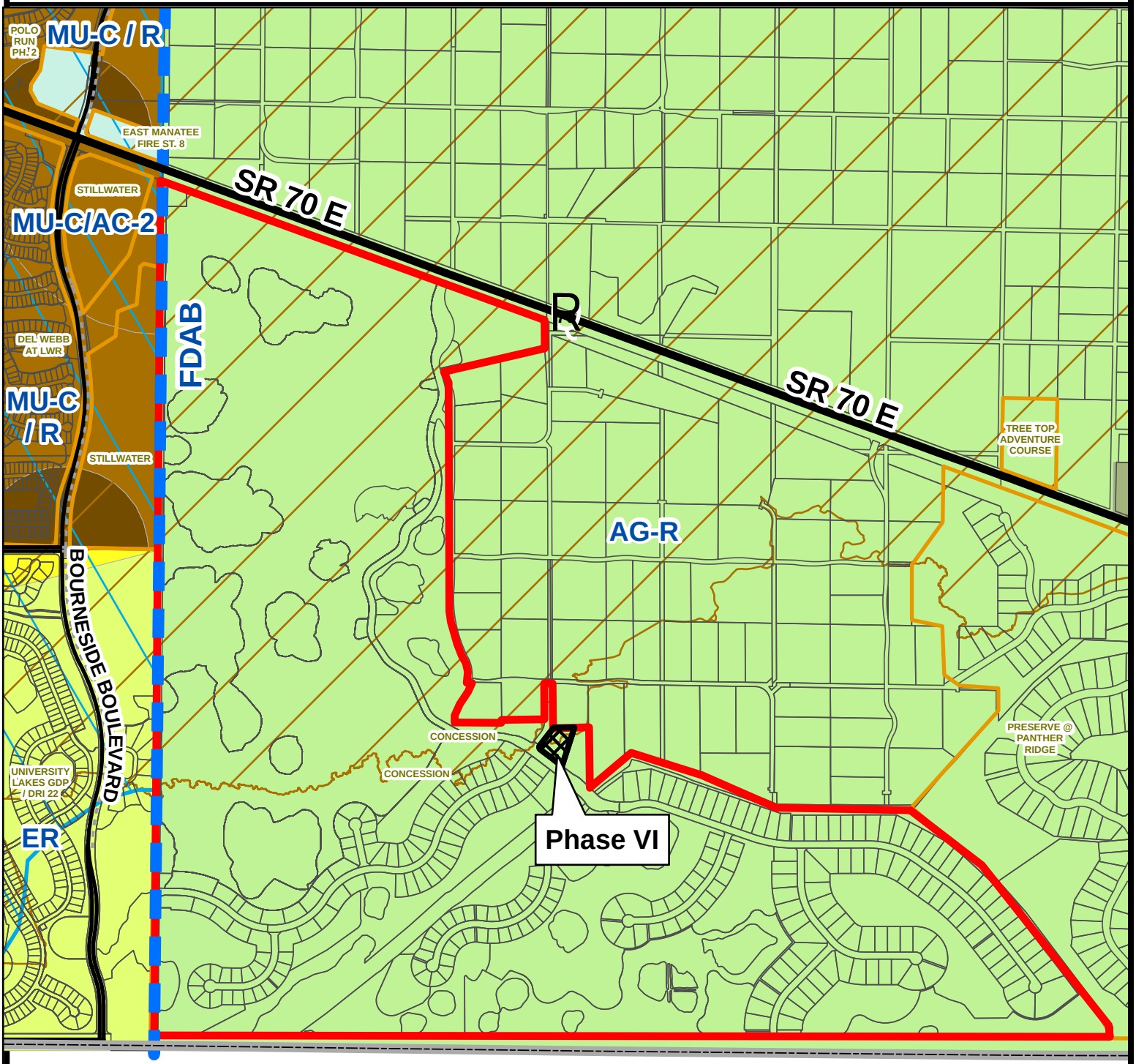
Project Name: Concession - GDP Amendment
Project #: PDR-04-39 (G)(R4)
Accela #: PLN2603-0145

Manatee County
Staff Report Map
Map Prepared: 3 / 2026

S/T/R: 30 35S 20E
Acreage: 1,279.1 - Overall Concession
2.49 - Phase VI
Existing Zoning: PD-R
Existing FLU: AG-R
Overlays: ST
Special Areas: Gateway-Greenway Southern Ext. (trail)

CHH: N
Watershed: WPE
Drainage Basin: BRADEN RIVER AB WARD L,UNNAMED DITCH
Commissioner: Dr. Bob McCann

FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Concession - GDP Amendment
Project #: PDR-04-39 (G)(R4)
Accela #: PLN2603-0145

S/T/R: 30 35S 20E
Acreage: 1,279.1 - Overall Concession
2.49 - Phase VI
Existing Zoning: PD-R
Existing FLU: AG-R
Overlays: ST
Special Areas: Gateway-Greenway Southern Ext. (trail)

Evers Watershed (WPE)

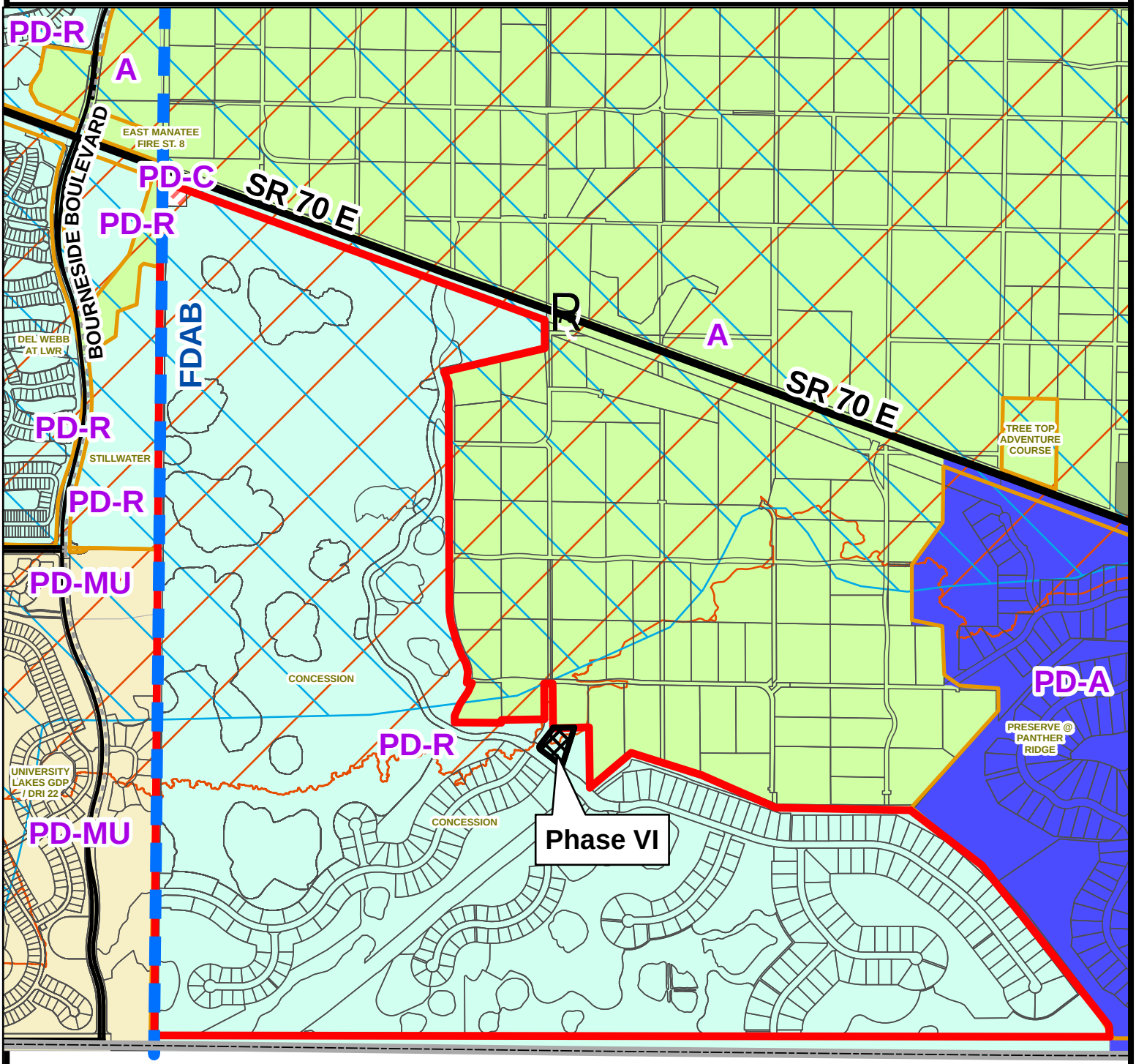
FDAB

Manatee County
Staff Report Map

Map Prepared: 3 / 2026

CHH: N
Watershed: WPE
Drainage Basin: BRADEN RIVER AB WARD L,UNNAMED DITCH
Commissioner: Dr. Bob McCann

ZONING



Parcel ID #(s) Multiple

Project Name: Concession - GDP Amendment
Project #: PDR-04-39 (G)(R4)
Accela #: PLN2603-0145

S/T/R: 30 35S 20E
Acreage: 1,279.1 - Overall Concession
2.49 - Phase VI
Existing Zoning: PD-R
Existing FLU: AG-R
Overlays: ST
Special Areas: Gateway-Greenway Southern Ext. (trail)

Evers Watershed (WPE)
Special Treatment
FDAB

Manatee County
Staff Report Map
Map Prepared: 3 / 2026

CHH: N
Watershed: WPE
Drainage Basin: BRADEN RIVER AB WARD L,UNNAMED DITCH
Commissioner: Dr. Bob McCann

Manatee County Ordinance

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.

WHEREAS, The Concession Golf Club, LLC (the “Applicant”) filed an application for 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) as described in Exhibit “A”, attached hereto, (the Phase VI Property”) and Exhibit “B” attached hereto, (the “Concession Property”); 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 application 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 application 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 conditions 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 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. AMENDED GENERAL DEVELOPMENT PLAN. The amended General Development Plan is hereby approved 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 upon the Concession Property; located in the Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment Overlay Zoning District (PDR/WP-E/ST) upon the property subject to the following Conditions:

1. Wetland buffers shall be provided from all post-development jurisdictional wetlands in accordance with Section 706 of the Land Development Code (LDC), and shall be delineated on the Preliminary and Final Site Plans. The wetland buffer on both sides of Cow Pen slough, between University Parkway and the proposed boulevard roadway crossing, shall be a minimum width of 75 feet. **Completed.**

2. All proposed structures and improvements within the wetland buffers shall be designed to meet the requirements of Sections 706.7 of the LDC. Additional details demonstrating compliance with this requirement shall be submitted to the Planning Department for review concurrently with the Preliminary and Final Site Plan. **Completed.**

3. Prior to Preliminary Site Plan approval, the developer shall contact the U.S. Fish and Wildlife Service regarding scrub habitat, and shall conduct additional Scrub Jay Studies if warranted. Additional Upland Preservation may be required as a result of the study. **Completed.**

4. An integrated Pest Management Plan (IPE) for the application of fertilizers, pesticides, and herbicides for the golf course and landscape common areas shall be submitted to the EMD for review and approval prior to Final Site Plan approval. Native xeriscape landscape materials shall be utilized in common areas except as approved by the EMD. **Completed.**

5. Prior to the Preliminary Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/above-ground storage tanks, or buried drums), by a qualified environmental consultant. Should

evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures. **Completed.**

6. If determined necessary by the Environmental Management Department, prior to Final Site Plan approval, a Wildlife Management Plan for gopher tortoises shall be approved by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission and be submitted to the EMD for review. **Completed.**

7. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.

8. The Homeowner's Documents shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

9. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners that an inter-neighborhood tie for this project shall connect to University Parkway, a future arterial to the south and Dam Road, a future collector to the west.

Prior to Final Plat approval for Phase 3, at least two signs shall be posted in the right-of-way south of this phase informing lot owners that this area will be the future extension of University Parkway, a proposed arterial. These signs may be removed when all lots in Phase III are sold. **Completed.**

10. For dead end streets and cul-de-sacs that exceed 800 feet, additional hammerheads and eyebrows shall be provided as approved by the Fire District. The location and design shall be approved at time of Final Site Plan submittal. **Completed.**

11. A 50 foot wide upland landscape buffer shall be provided:

A. Along the western project boundary, northward 1,600 feet from University Parkway. The buffer may be provided on the project side of the existing wetland if necessary. **Completed.**

B. Along the southern project boundary of the site between Dam Road and Cow Pen Slough. **Completed.**

Prior to Final Plat approval for the lots adjacent to this buffer, trees shall be planted in the areas within the buffer void of existing trees. Tree coverage shall be at a rate of at least 40 trees (slash pines, oaks, or wax myrtles) per acre of buffer and shall be evenly spaced and randomly distributed throughout the buffer to achieve the look of a natural forest. Existing trees meeting the minimum size requirements may be applied to the tree count. If trees smaller than the minimum requirements listed in Section 701.4 of the Land Development Code are planted, then the smaller trees shall be planted at least two years prior to the platting of the adjacent phase and shall be certified by a Florida Registered Landscape Architect for survivability prior to plat approval. The trees required

pursuant to Section 603.7.4.5 shall comply with the standards of Section 701.4. **Completed.**

12. Prior to the first residential Final Plat approval, 17 feet of right-of-way adjacent to the existing Dam Road, to achieve a 42 foot half right-of-way with the existing 25 feet of right-of-way shown on this site, shall be dedicated to the County. **Completed.**

13. The temporary sales office shall only be used to market lots and new construction in this development and comply with Section 521.4 of the Land Development Code. Within 60 days of the sale of the final lot in the project, or if more than 6 months passes without any sales transactions, the temporary sales office shall be removed from the property.

14. Sidewalks shall be provided pursuant to Section 1001.6.A of the LDC.

15. A 75-foot wide tree conservation easement, inclusive of the wetland buffer, shall be designated along the northern property boundary adjacent to the Cow Pen slough from Lots 1 to 41, inclusive, prior to Final Plat approval for these lots. The easement shall be acceptable to the county attorney's office**. Completed.**

16. Access to the commercial parcel shall be as approved by Manatee County and the Florida Department of Transportation. If access to the commercial parcel is on Dam Road, then Dam Road shall be constructed to county standards from State Road 70 to the driveway access of the commercial parcel prior to the first C.O. for the commercial parcel.

17. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Building and Development Services Department with Final Site Plan approval. There shall also be a Notice to Buyers indicating that these lots have a wetland and buffer area on them, with a reference to the recorded conservation easement. **Completed.**

18. 233 lots have been developed in Phases I-III; 112 lots between one-half and one acre, and 121 lots one acre or greater in area. 15 one-half acre lots in Phase IV and 3 one-half acre lots in Phase V were approved, but have yet to be constructed.

19. Prior to Final Subdivision Plat approval, the Developer shall delineate the open space areas which are to be conveyed to the Homeowner's Association after project build- out. Prior to Final Subdivision Plat approval, the Developer shall record a deed restriction, stating "The Developer and its successors in interest are prohibited from seeking approvals for more than 22 single family dwelling units in the watershed district in the future to change the use of the post development watershed area, provided however, the post development watershed area may be utilized for open space, stormwater management, golf course, or other recreational or conservation purposes".

20. Lots adjacent to Cow Pen Slough shall not be platted beyond the top of the bank. These lots shall also not be platted into wetlands or wetland buffers when adjacent to Cow Pen Slough. **Completed.**

21. The boulevard roadway from 207th Street East to the first cul-de-sac east of the Cow Pen Slough shall be designed as two roadway sections with a 22-foot wide median. **Completed.**

22. The minimum right-of-way width for all streets within the project shall be 84 feet, except for right-of-way within Phase IV, which shall be a minimum of 40 feet in width.

23. The phasing boundaries shall be as shown on the General Development Plan.

24. The developer shall cooperate with Manatee County to accommodate any required SWFWMD wetland mitigation for wetland impacts within the University Parkway alignment in the southeast quadrant of the project adjacent to Phase III. **Completed.**

25. Removal of all exotic nuisance plant species from the golf course site shall be completed prior to the issuance of the first Certificate of Occupancy or Final Subdivision Plat approval for the golf course and related facilities. In accordance with Section 701.4 of the LDC, existing plant communities designated to remain must be intact and undisturbed; noxious and exotic plants must be removed. **Completed.**

26. This golf course site shall be evaluated for the presence of listed species prior to Final Site Plan approval for the entire site. **Completed.**

27. No ground disturbing activities or vehicle travel shall occur within the drip line of the existing trees that will be preserved. Tree protection barriers shall consist of chain link fence or other material as approved by the Planning Department (minimum 5' height) and will be located at the tree drip line.

28. The developer shall require retention of all trees 4-inch d.b.h or greater as defined by the Land Development Code located within twenty-five (25) feet of the rear lot lines of platted lots; provided, however, that trees from such area may be relocated to another location on the lot or may be removed if replacement trees are planted in another location on the lot or equal total caliper to the total caliper of the trees removed. If trees are to be relocated on-site, the County shall be notified. Completed in Phase I, II, and III. Tree replacement for Phase IV and Phase V and Phase VI shall be in accordance with Land Development Code regulations.

29. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop**.**

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

31. Tract 308, Concession, Phase II, Block A, as dedicated and shown on the plat thereof, is reserved by the applicant as open space at the time of approval of Phase VI. As proffered by the applicant, this open space shall not be used as vehicular or pedestrian access to lands external to the project. Any additional external pedestrian or vehicular accesses to the Project area shall require an application for an amendment to the GDP be submitted to the County to be processed under the applicable public hearing procedures in the LDC.

DESIGN AND LAND USE- the following stipulations apply only to Phase IV and Phase V of the Concession:

32. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be

consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

33. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

34. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.

ENVIRONMENTAL

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

36. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas. Before Final Site Plan approval, lots will need to be drawn so they do not encroach into the wetlands, wetland buffers, or upland preservation areas including tree preservation areas.

37. 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. Pursuant to the March 2026 Environmental Narrative prepared by Kimley Horn, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a permit from the Florida Wildlife Commission (FWC) shall be obtained for relocation and/or management of tortoises prior to commencement of development.

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

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

39. 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. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

STORMWATER

40. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated

Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain delineation and post-development discharge of runoff. Drainage Modeling incorporating data from the Braden River Watershed Management Plan (WMP) shall be submitted to demonstrate compliance prior to commencement of construction.

41. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by twenty-five (25) percent for Braden River Watershed.

42. Any fill within the 100-year floodplain associated with Braden River Watershed shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition using the Braden River Watershed Management Plan.

43. 150% water quality treatment is required for Evers Watershed Protection Overlay (WP-E).

INFRASTRUCTURE

44. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

45. This development is proposing to tie into a privately owned and maintained potable water distribution system and sanitary sewer collection system. Permission to tie into this main must be granted by the owner of this main, not Manatee County.

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

TRACT 801 OF CONCESSION, PHASE II, BLOCK B & PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 56, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Exhibit “B” Overall

Legal Description

DESCRIPTION: PANTHER RIDGE WESTSIDE P.D.C. SITE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST; THENCE S 00°30’59"WALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 938.96 FT., TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 1316-102 FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°30’59"W,”W ALONG SAID WEST LINE, A DISTANCE OF 300.00 FT.; THENCE S°29’01"W "E, A DISTANCE OF 282.70 FT.; THENCE N S 00°30’59"W. A DISTANCE OF 199.61 FT. TO THE INTERSECTION WITH AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70; THENCE N 69'56'01'W ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 300.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 30. TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA. (±1.6 ACRES) PANTHER RIDGE WESTSIDE P.D.R SITE:

ALL OF SECTIONS 31 AND 32, TOWNSHIP 35 S., RANGE 20 E.

TOGETHER WITH:

ALL THAT PORTION OF SECTIONS 30 AND 33, TOWNSHIP 35 S., RANGE 20 E., LYING SOUTH OF

THE SOUTHERLY RIGHT·OF·WAY OF STATE ROAD NO. 70 PER F.D.O.T. RIGHT.OF-WAY MAP SECTION13160-2506. LESS AND EXCEPT ANY PORTION OF THEFOLLOWING TWO DESCRIBED PARCELS LYINGWITHIN SAID SECTIONS 30,31, 32 AND 33, TOWNSHIP 35 S RANGE 20 E:

FOXWOOD PARCEL:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2D OF PRESERVE AT PANTHER RIDGE, PHASE II A, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 193, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT 2D THE FOLLOWING TWO (2) COURSES: (1) S 40'02'53" W, A DISTANCE OF 739.77 FT.; (2) S 42°38’04’ W, A DISTANCE OF 731.73 FT. .; THENCE S 89°40'00"W, A DISTANCE OF 339.75 FT.;THENCE N 89°13'20"W, A DISTANCE OF 660.36 FT.; THENCE N 88°06'17 ” W, A DISTANCE OF 685.79 FT.;THENCE N 68°04'19" W. A DISTANCE OF 458.05 FT.; THENCE N 69°40'31' W, A DISTANCE OF 452.95 FT.;THENCE N 73°33'44" W, A DISTANCE OF 442.58 FT.;THENCE N 75°10'50" W, A DISTANCE OF 51.83 FT.; THENCE N 70°15'39" W, A DISTANCE OF 377.83 FT.; THENCE S 48°33'53" W,A DISTANCE OF 91.23 FT.;THENCE S 50°08'57" W, A DISTANCE OF 547.88 FT.;THENCE N 00°27'58"W,A DISTANCE OF 331.63 FT.;THENCE N 89°59'05" W. A DISTANCE OF 473.51 FT.; THENCE N 00°27'50'W, A DISTANCE OF 204.00 FT.; THENCE N 89°18'23" W. A DISTANCE OF 1110.13 FT.; THENCE N 05°25'46"W, A DISTANCE OF 108.52 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'27',A DISTANCE OF 445.66 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FT.: THENCE NORTHERLY ALONG THE

ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'28". A DISTANCE OF 195.02 FT.;THENCE N 80°41'08'W, A DISTANCE OF 50.10 FT.TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 76°51'46"W, AT A DISTANCE OF 375.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°18'48", A DISTANCE OF 270.40 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°01'23", A DISTANCE OF 878.95 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FT.;THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°02'33", A DISTANCE OF 129.82 FT. TO A POINT OF TANGENCY;THENCE N 00°11'45"W,A DISTANCE OF 241.49 FT.;THENCE N 00°20'13'W, A DISTANCE OF 295.98 FT.TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS Of 1475.00 FT.;THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°50'32",A DISTANCE OF 150.40 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'04', A DISTANCE OF 311.00 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°50'32", A DISTANCE OF 150.40 FT. TO A POINT OF TANGENCY; THENCE N 00°20'12" W, A DISTANCE OF 438.63 FT.; THENCE S 88°51'08" E. A DISTANCE OF 50.02 FT.; THENCE N 00°20'12" W, A DISTANCE' OF 466.18 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'34". A DISTANCE OF 278.79 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'28", A DISTANCE OF 89.79 FT.; THENCE N 76°55'19" E,A DISTANCE OF 1220.13 FT.; THENCE N 00°37'08" W. A DISTANCE OF 187.96 FT.; THENCE S 69°55'48" E, A DISTANCE OF 9.90 FT.; THENCE S 69°03'35" E. A DISTANCE OF 5003.21 FT. TO THE INTERSECTION WITH THE WESTERLY OUTLINE OF PRESERVE AT PANTHER RIDGE, PHASE I, A SUBDIVISION AS PER PLAT THERE OF RECORDED IN PLAT BOOK 33, PAGE 127 OF AFORE SAID PUBLIC RECORDS; THENCE ALONG THE SAID WESTERLY OUTLINE THE FOLLOWING THIRTEEN (13) COURSES: (1) S 00°22'58" W, A DISTANCE OF 451,27 FT. (2) S 37°00'00"WA DISTANCE OF 602.92 FT.; (3) S 00°28'15" E, A DISTANCE OF 733.14 FT.; (4) S 88°51'51" E. A DISTANCE OF 359.40 FT.;(5) S 00°28'15" E, A DISTANCE OF 348.71 FT.; (6) S 88°51'51" E, A DISTANCE OF 20.01 FT.;(7) S 00°28'15" E. A DISTANCE OF 342.97 FT.; (8) S 88°59'00" E, A DISTANCE OF 140.01 FT.; (9) N 01°01'00" E. A DISTANCE OF 25.00 FT.;(10) S 58°59'00" E, A DISTANCE OF 40.00 FT.; (11) S °01'00"W, A DISTANCE OF 50.00 FT.;(12) S 88°59'00" E A DISTANCE OF 461.04 FT.;(13) S 00°28'19" E,A DISTANCE OF 276.13 FT. TO THE POINT OF SEGINNING, LYING AND SEING IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S. RANGE 20 E., MANATEE COUNTY, FLORIDA. AND PRESERVE PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33,TOWNSHIP 35 S., RANGE 20 E., MANATEE COUNTY, FLORIDA:THENCE N 89°37'38'W,ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 2639.92 FT.; THENCE N 89°38'05" W, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1344.96 FT.; THENCE N 00°20'36" W, A DISTANCE OF 298.33 FT.; THENCE

N 36°53'30" W,A DISTANCE OF 1700.23 FT.;THENCE N 41°23'26" W.A DISTANCE OF 742.86 FT.;THENCE N 54°18'07" W.A DISTANCE OF 1062.88 FT.;THENCE N 42°38'04" E, A DISTANCE OF 845.68 FT.; THENCE N 40°02'53" E. A DISTANCE OF 739.77 FT.; THENCE N 00°28'19" W, A DISTANCE OF 276.13 FT.; THENCE N 86°59'00"W,A DISTANCE OF 461.04 FT.; THENCE N 01°01'00" E, A DISTANCE OF 50.00 FT.; THENCE N 88°59'00" W, A DISTANCE OF 40.00 FT.:THENCE S 01°01'00" W, A DISTANCE OF 25.00 FT.; THENCE N 88°59'00" W, A DISTANCE OF 140.01 FT.;THENCE N 00°28'15" W, A DISTANCE OF 342.97 FT.;THENCE N 88°51'51" W, A DISTANCE OF 20.01 FT.;THENCE N 00°28'15" W, A DISTANCE OF 348.71 FT.;THENCE N 88°51'51" W,A DISTANCE OF 359.40 FT.; THENCE N 00°28'15" W,ADISTANCE OF 733.14 FT.;THENCE N 37°00'00" E, A DISTANCE OF 602.92 FT.;THENCE N 00°22'58'E, A DISTANCE OF 673.16 FT.TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 AS PER F.D.O.T. RIGHT OF WAY MAP SECTION 13160-2506; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: S 69°53'52" E, A DISTANCE OF 3245.73 FT.TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5597.58 FT.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 717.95 FT. THROUGH A CENTRAL ANGLE OF 07°20'56" TO THE P.T. OF SAID CURVE: THENCE S 62°32'57" E, A DISTANCE OF 2466.95 FT.; THENCE S 62°37'21" E, A DISTANCE OF 240.52 FT.; THENCE S 00°03'07" E. A DISTANCE OF 17.98 FT.; THENCE S 62°36'06" E, A DISTANCE OF 820.42 FT., THENCE S 61°52'07" E, A DISTANCE OF 121.37 FT.; THENCE S 63°04'14" E.A DISTANCE OF 398.98 FT.; THENCE N 00°12'17" E, A DISTANCE OF 17.96 FT.; THENCE S 62°45'41" E, A DISTANCE OF 32.95 FT. TO THE END OF SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00°07'00"W, A DISTANCE OF 3675.70 FT. TO THE SOUTHERLY LINE OF SECTION 34,TOWNSHIP 35 S.,RANGE 20 E.; THENCE N 89°32'01" W, ALONG SAID SOUTH LINE, A DISTANCE OF 528.26 FT.; THENCE N 89°37'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 528.26 FT.; THENCE N 89°37'38"W, ALONG SAID SOUTH LINE, A DISTANCE OF 812.85 FT.TO THE POINT OF BEGINNING. LYING AND BEING IN SECTIONS 33 AND 34, TOWNSHIP 35 S., RANGE 20 E, MANATEE COUNTY, FLORIDA.

AND LESS THE FOLLOWING DESCRIBED PAR CEL:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST; THENCE S 00°30'59'W ALONG THE WESTLINE OF SAID SECTION 30, A DISTANCE OF 938.96 FT.,TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. RIGHI-OF-WAY MAPS, SECTION 1316-102, FOR A POINT BEGINNING;THENCE CONTINUE S 00°30'59'W ALONG SAID WEST LINE, A DISTANCE OF 300.00 FT.; THENCE S 89°29'01" E, A DISTANCE OF 282.70 FT.; THENCE N 00°30'59'E, A DISTANCE OF 199.61 FT., TO THE INTERSECTION WITH AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO.70; THENCE N 69°56'01"W ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 300.00 FT. TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING AND LYING IN SECTIONS 30, 31, 32 AND 33, TOWNSHIP 35 S, RANGE 20E., MANATEE COUNTY, FLORIDA.

CONTAINING 1279.1 ACRES MORE OR LESS.

REVISED GENERAL DEVELOPMENT PLAN

TO SERVE:

CONCESSION PHASE VI

LOCATED IN:

SECTION 31 & 32, TOWNSHIP 35 SOUTH, RANGE 20 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. THE PURPOSE OF THIS REVISION IS TO CHANGE THE USE ON PARCEL ID 331946859 FROM RECREATION AREA TO RESIDENTIAL IN ORDER TO ALLOCATE 2 APPROVED SINGLE FAMILY DETACHED RESIDENTIAL UNITS WITHIN PHASE VI.
2. TRACT 801 WILL BE RE-PLATTED FOR THE ALLOCATION OF THE 2 APPROVED SINGLE FAMILY DETACHED RESIDENTIAL UNITS WITHIN PHASE VI (LOTS 252 AND 253).
3. PREVIOUS ZONING APPROVALS: PDR-04-39(Z)(G), PDR-04-39(G)(R), PDR-04-39(G)(R2), PDR-04-39(G)(R3), PDMU-04-39(G)(R3). THE PROJECT IS APPROVED FOR 15 SINGLE FAMILY DETACHED (SFD) RESIDENTIAL UNITS TO PHASE IV AND 3 SFD UNITS TO PHASE V. IMPROVEMENTS TO THE GOLF COURSE AND 233 LOTS HAVE BEEN COMPLETED.
4. PROJECT APPROVED FOR A MAXIMUM OF 255 DWELLING UNITS, AND AN 18 HOLE GOLF COURSE ON 1279.1 +/- ACRES. GROSS RESIDENTIAL DENSITY IS 0.20 UNITS PER ACRE. RESIDENTIAL PHASE I (BLK A, B, C). PHASE II (BLK A & B) & PHASE III HAVE FINAL SITE PLAN AND RECORD PLAT APPROVAL THERE ARE 112 HALF ACRE LOTS AND 121 ONE ACRE LOTS. THERE IS A "SUPPLEMENTAL DECLARATION #1 TO DECLARATION OF PROTECTIVE COVENANTS FOR THE CONCESSION RESIDENCES" WHICH RESTRICTS THE 38 - ½ ACRE LOTS IN PHASE II, BLOCK A TO 19-1 ACRE COMBINED LOTS. THE SUPPLEMENTAL DECLARATION IS FOUND IN BK 2031, PG 8737 DKT 2152870 (1 OF 32) COUNTY PUBLIC RECORDS. THE 19-1 ACRE LOTS CANNOT BE REVISED WITHOUT COUNTY APPROVAL. THERE ARE SIX LOTS WHICH HAVE BEEN COMBINED TO THREE LOTS. SEE TRACKING TABLE.
5. THE CONCESSION DEVELOPMENT ACREAGE IS 1279.1 ACRES +/-. UNIVERSITY PARKWAY R/W PORTION IS 51.77 ACRES. DAM RD R/W PORTION IS 9.69 AC.
6. PROPERTIES NORTH & EAST OF THE CONCESSION DEVELOPMENT ARE PREVIOUSLY APPROVED PHASES OF PANTHER RIDGE. PROPERTY ON WEST SIDE IS OWNED BY SCHROEDER MANATEE INC. AND IS USED FOR AGRICULTURAL PURPOSES. PROPERTY TO THE SOUTH IS IN SARASOTA COUNTY AND IS UNDEVELOPED.
7. EXISTING ZONING WITHIN PHASE VI IS PD-R.
8. THE SITE (PHASE VI) LIES IN FLOOD ZONE X, PANEL NO. 12081C0365E (2014). THE SITE IS NOT IN THE 100 YEAR FLOODPLAIN.
9. THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF THIS HISTORIC ORIGIN, PLATTED STREETS LOCATED WITHIN PHASE VI. THERE IS A DRAINAGE AND UTILITY EASEMENT WITHIN PHASE VI.
10. OPEN SPACE ACREAGE IS 947.26 +/- ACRES (74%) THE FOLLOWING IS AN APPROXIMATE OPEN SPACE ACREAGE BREAKDOWN.

	ACRES	% OF PROJECT
GOLF COURSE AND AMENITIES	150	12%
SWFWMD WETLANDS/ BUFFERS	183	15%
RETENTION PONDS	175	14%
UPLAND OPEN SPACE	439.26	34%
TOTAL	947.26	74%

11. THE OPEN SPACE ACREAGE OF 947.26 +/- ACRES REFLECTS THE REMOVAL OF THE 2.41-ACRE PROJECT SITE AND THE ADDITION OF THE 1.67-ACRE AREA THAT WAS PREVIOUSLY THE PRIVATE ACCESS EASEMENT FOR GANTON AVENUE. THE PREVIOUSLY APPROVED OPEN SPACE AREA WAS 948 ACRES.
12. SIGNS MEET THE REQUIREMENTS OF SECTION 605 OF THE LAND DEVELOPMENT CODE.
13. COMMON OPEN SPACE FOR THE RESIDENTIAL PROPERTY IS MAINTAINED, OWNED AND CONTROLLED BY THE CONCESSION COMMUNITY ASSOCIATION, INC. THE GOLF COURSE IS OWNED AND MAINTAINED BY THE CONCESSION GOLF CLUB, LLC.
14. MAXIMUM BUILDING HEIGHT IS THREE STORIES.
15. ROADWAY BUFFERS HAVE BEEN PROVIDED PURSUANT TO SECTION 701 OF THE LAND DEVELOPMENT CODE.
16. THE DESIGN AND MAINTENANCE OF THE ROADWAY BUFFERS, ON THE RESIDENTIAL PROPERTY, ARE BASED ON A LANDSCAPE PLAN UNDER THE CONTROL OF THE HOMEOWNERS ASSOCIATION(S).
17. THE ROADWAY BUFFER ALONG STATE ROAD 70 WILL CONSIST OF EXISTING PINES, OAKS AND SAW PALMETTOS TO REMAIN UNDISTURBED IN THIS AREA. EXISTING VEGETATION WILL FACILITATE GREENBELT BUFFER REQUIREMENT OF 1 CANOPY TREE EVERY 30'. ALL EXISTING VEGETATION IN THE SR 70 BUFFER WILL BE PRESERVED IN PHASE IV.
18. ROADWAY BUFFER ADJACENT TO FUTURE DAM ROAD FROM UNIVERSITY PARKWAY RIGHT OF WAY 1800' NORTH TO FIRST ENTRANCE ROAD AND ALONG UNIVERSITY PARKWAY RIGHT OF WAY FROM DAM ROAD TO COW PEN SLOUGH HAS BEEN LANDSCAPED PER SECTION 701 OF THE LAND DEVELOPMENT CODE. TREE COVERAGE SHALL BE AT A RATE OF AT LEAST 40 TREES (SLASH PINES, OAKS, OR MAX MYRTLES) PER ACRE OF BUFFER AND SHALL BE EVENLY SPACED AND RANDOMLY DISTRIBUTED THROUGHOUT THE BUFFER TO ACHIEVE THE LOOK OF A NATURAL FOREST, EXISTING TREES MEETING THE MINIMUM SIZE REQUIREMENTS MAY BE APPLIED TO THE TREE COUNT. IF TREES SMALLER THAN THE MINIMUM REQUIREMENTS LISTED IN SECTION 715.4.B OF LAND DEVELOPMENT CODE ARE PLANTED, THEN THE SMALLER TREES SHALL BE PLANTED AT LEAST TWO YEARS PRIOR TO THE PLATTING OF THE ADJACENT PHASE AND SHALL BE CERTIFIED BY A FLORIDA REGISTERED LANDSCAPE ARCHITECT FOR SURVIVABILITY PRIOR TO PLAT APPROVAL.
19. UTILITY EASEMENTS WERE PLACED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE. EASEMENT WIDTHS ARE AS FOLLOWS:

FRONT YARD	10'
SIDE YARD	5'
REAR YARD	5'

20. DESIGN OF ALL STREETS MEET COUNTY ROADWAY STANDARDS. ALL STREETS WILL BE 22' OF PAVEMENT EXCEPT FOR THE ENTRANCEWAYS, THE COW PEN SLOUGH CROSSING AND PHASE IV (WHICH WILL BE 24' OF PAVEMENT.) ALL GATED ROADS WILL BE PRIVATELY MAINTAINED.
21. A 5' SIDEWALK IS PROPOSED ALONG ONE SIDE OF ALL INTERNAL ROADS.
22. SETBACKS FOR PHASES I & II & V & VI WILL BE 35' FRONT, 10' SIDE, AND 25' REAR.
    SETBACKS FOR PHASES III WILL BE 50' FRONT, 10' SIDE, AND 25' REAR.
    SETBACKS FOR PHASES IV ARE 25' FRONT, 10' SIDE, AND 15' REAR.
23. HAMMERHEAD TURNAROUNDS ARE PROVIDED WHERE CUL-DE-SACS EXCEED 800' IN LENGTH PRELIMINARY/FINAL SITE PLAN REVIEW FOR PHASES I-IV.
24. PHASE VI INFRASTRUCTURE WILL COMMENCE IN EARLY 2026 AND WILL BE COMPLETED WITHIN THREE YEARS OF CONSTRUCTION PLAN APPROVAL AND CERTIFICATE OF LEVEL OF SERVICE APPROVAL.
25. THE BOULEVARD CONTAINS TWO (2) TWENTY (20) FOOT WIDE TRAVEL LANES WITH VARIABLE WIDTH MEDIANS AT LEAST TWENTY-TWO (22) FEET WIDE.
26. STORMWATER IS TREATED TO 150% OF THE STANDARD FOR AREAS OF DISCHARGE WITHIN THE WPE OVERLAY AREA. RESIDENTIAL AREAS ARE PROPOSED IN THE WPE OVERLAY AREA. STORMWATER DETENTION DESIGN WITHIN THE EVERS RESERVOIR WATERSHED WILL PROVIDE A 25% REDUCTION IN PREDEVELOPMENT PEAK FLOWRATE. DETENTION DESIGN WITHIN THE COW PEN SLOUGH WATERSHED WILL MATCH PREDEVELOPMENT FLOWRATES PER COUNTY CRITERIA.
27. SINGLE FAMILY LOTS AND GOLF COURSE AMENITIES TO BE SERVED BY CENTRAL SEWER SYSTEM AND WATER DISTRIBUTION SYSTEM VIA CONNECTION TO EXISTING MANATEE COUNTY SYSTEM. ALL WATER AND SEWER LINES ON SITE WILL BE PRIVATELY MAINTAINED.
28. TRASH REMOVAL BY INDIVIDUAL CAN PICK-UP FOR SUBDIVISION AND DUMPSTER FOR GOLF CLUBHOUSE.
29. PARK MAY INCLUDE A TOT LOT, PICNIC AREAS AND BENCHES FOR PASSIVE RECREATION. THE RECREATION AREA MAY INCLUDE TENNIS COURTS, SWIMMING POOLS, RECREATION BLDG ETC.
30. WETLAND BUFFERS ARE MARKED WITH SIGNS INDICATING THAT THIS IS A WETLAND PROTECTION AREA. NO IMPACTS ARE PROPOSED IN PHASE VI TO WETLANDS OR WETLAND BUFFERS, INCLUDING PERENNIAL STREAMS.
31. THE SCREENING OF THE MAINTENANCE FACILITY FROM S.R 70, INCLUDES A SIX (6) FOOT SCREEN WALL WITH STUCCO PAINTED FINISH. IT IS CONSTRUCTED ALONG THE NORTHERN PROPERTY LINE, FROM THE WESTERN SITE BOUNDARY, TO THE ENTRANCE ROAD, THEN SOUTH TO THE GATE HOUSE.
32. HELISTOP TO MEET FAA REQUIREMENTS.
33. THE AREA WITHIN THE PERENNIAL STREAM BUFFER MAY CONTAIN EXISTING NATIVE VEGETATION TO MEET THE GREENBELT BUFFER REQUIREMENTS. HOWEVER, IF THE COUNTY REQUIRES THE DRAINAGE EASEMENT TO BE CLEARED DURING FINAL SITE PLAN REVIEW, EXISTING REMAINING TREES WITHIN THE BUFFER THAT MEET THE MINIMUM SIZE REQUIREMENTS MAY BE APPLIED TO THE TREE COUNT FOR THE REQUIRED BUFFER.
34. STEM WALL CONSTRUCTION MAY BE UTILIZED ON SINGLE FAMILY LOTS TO ALLOW FOR TREE PRESERVATION WITHIN THE NORTHERN AND SOUTHERN BUFFERS.
35. MINIMUM 10 - FOOT WIDE DRAINAGE EASEMENTS ARE REQUIRED WITHIN PROJECT DESIGN.
36. ALL LOTS WITHIN PHASE VI SHALL NOT BE LESS THAN ONE-HALF ACRE AND LIMITED TO A TOTAL OF 2 LOTS.
37. TREE REMOVAL/REPLACEMENT AND LANDSCAPING WILL BE IN ACCORDANCE WITH SECTION 402, 403, 700, AND 701 OF THE LDC.
38. LANDSCAPING WILL MEET OR EXCEED STANDARDS PURSUANT TO SECTION 701, LANDSCAPING AND SCREENING STANDARDS.
39. THE PRESERVATION OF EXISTING PLANT COMMUNITIES SIGNIFICANTLY EXCEEDING THE REQUIREMENTS LDC SECTION 402.6.T.3. SHALL BE USED TO PROMOTE WATER CONSERVATION WITHIN THE PD DISTRICT (LDC SECTION 402.6.T.1.a)
40. REQUIRED IMPROVEMENTS ARE NOT ALLOWED IN THE RESERVATION SETBACK AREA.
41. 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.
42. THIS PROJECT IS WITHIN THE EVERS RESERVOIR WATERSHED PROTECTION OVERLAY DISTRICT AND SHALL BE SUBJECT TO LDC SEC. 403.10.
43. ELEVATIONS ARE BASED ON THE N.A.V.D. 1988 DATUM. THE CONVERSION FROM N.G.V.D. 1929 DATUM TO N.A.V.D. 1988 IS (-)0.95 FT.

ZONING:

PD-R

FUTURE LAND USE:

AG-R

PID# 331946859

SITE DATA

TOTAL

TOTAL AREA:	1,279.1 ACRES
OPEN SPACE:	
REQUIRED (35%)	448.25 ACRES
PROVIDED (74%)	947.26 ACRES
DENSITY:	
MAXIMUM GROSS DENSITY (0.2x1,279.1) =	255
GROSS (255/1,279.1)	0.2 DU/AC
NET (255/1,096.1)	0.23 DU/AC
WETLANDS AND WETLAND BUFFERS	183 ACRES
EXISTING NATIVE PLANT COMMUNITY PRESERVATION REQUIRED:	
448.25 AC x 0.35 (35% OF REQUIRED OPEN SPACE) =	156.89 ACRES
PROVIDED: (WETLANDS, WETLAND BUFFERS, PLUS TREE PRESERVATION AREAS)	398.44 ACRES
STORMWATER PONDS	176.72 ACRES

PHASE VI

TOTAL AREA:	2.41 ACRES
TOTAL UNITS:	2 UNITS
MAXIMUM BUILDING HEIGHT:	3 STORIES (35 FEET)

THERE ARE NO WETLANDS OR ADDITIONAL UPLAND NATIVE PLANT COMMUNITY PRESERVATION WITHIN PHASE VI. EXISTING NATIVE PLANT COMMUNITY PRESERVATION IS PROVIDED ELSEWHERE WITHIN THE CONCESSION.

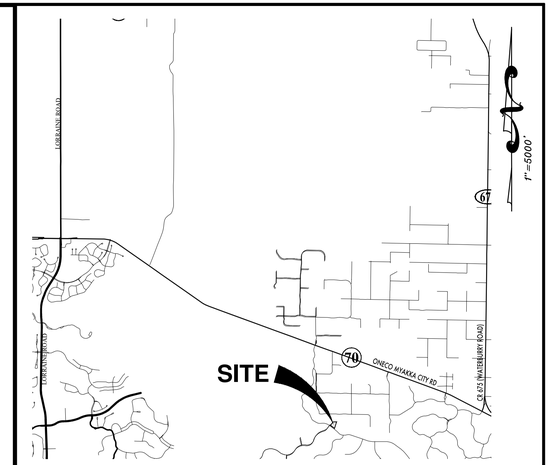
LOT & SETBACK SUMMARY FOR PHASE VI

	REQUIRED	PROVIDED
FRONT YARD SETBACK	35'	35'
SIDE YARD SETBACK	10'	10'
REAR YARD SETBACK	25'	25'
WATERFRONT SETBACK	30'	30'

BUFFERS

TYPE OF BUFFER	REQUIRED	PROVIDED
GREENBELT BUFFER	15'	15'

UTILITY INFRASTRUCTURE TABLE		
UTILITIES	SOURCE (COUNTY, WELL, BRADEN RIVER UTILITIES, ETC.)	OWNERSHIP (COUNTY, PRIVATE, CITY, ETC.)
POTABLE WATER	MANATEE COUNTY	PRIVATE
WASTEWATER	MANATEE COUNTY	PRIVATE
RECLAIMED/IRRIGATION WATER	WELL	PRIVATE



VICINITY MAP
1"=5,000'

INDEX

☒ COVER SHEET.....01
☒ AERIAL SITE PLAN.....02
☒ OVERALL GENERAL DEVELOPMENT PLAN.....03
☒ PHASE VI GENERAL DEVELOPMENT PLAN.....04

☒ INCLUDED IN THIS SET

TRACKING TABLE

			Platted Lots	Plat Book	Original # Lots	Notes
Existing	1/2 AC	1 AC				
	33		Phase I, Block A	Plat Book 44, Page 31	33	
	42		Phase I, Block B	Plat Book 44, Page 31	43	Lots 21 & 22 have been combined
	19		Phase I, Block C	Plat Book 44, Page 31	19	
		19	Phase II, Block A	Plat Book 46, Page 113	19	38 Platted Lots are Restricted to 19 Lots of One Acre Each.
	18	4	Phase II, Block B	Plat Book 48, Page 56	22	
		98	Phase III	Plat Book 48, Page 56	100	Lots 30 & 31 and Lots 41 & 42, Block B have been combined
	15		Phase IV	Plat Book 65, Page 109		
	3		Phase V	Plat Book 84, Page 55		
Subtotal	130	121				
Proposed	2					Phase VI
Future	2					TBD
Total	**134**	**121**				
			Developed/Restricted Lots	251		See Agreements for Reconfigured Lots
			Proposed Single Family Detached	4		
			Allowable Homesites	255		

NOTE:
THERE ARE 102 LOTS PLATTED AT ONE ACRE AND 38 LOTS PLATTED AT 1/2 ACRES, BUT DEED RESTRICTED TO 19 LOTS OF ONE ACRE.
THEREFORE THERE ARE 121 LOTS ONE ACRE IN SIZE .

NOT FOR CONSTRUCTION
FOR REVIEW ONLY

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REVISIONS
1 05/2026 REVISED COVER SHEET NOTES.
2
3
4
5
6

PROJECT DATA:
CONCESSION PHASE VI
45253

ALEC T. AUSLEY, P.E.
FL LICENSE NO. 95675
SIGNATURE

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Fri, 14 Aug 2026 - 10:45am V:\acad\Concession (45253)\ENG\Concession GDP - Phase VI\CON PH VI - COV.dwg

E STATE ROAD 70 (ONECO-MYAKKA CITY ROAD)

PID# 586100119
SCHROEDER/MANATEE RANCH INC
A
MU-C, /R, MU-C/AC-2,MU-C/AC-3

CONCESSION
GOLF CLUB
PD-R
AG-R

PANTHER RIDGE
A
AG-R

PANTHER RIDGE
A
AG-R

PID# 331946859
PROJECT SITE
PHASE VI

PID# 332125359
PANTHER
RIDGE
PD-A
AG-R

CONCESSION
PD-R
AG-R

EXISTING 42' DAM ROAD ROW

EXISTING 20' BUFFER

EXISTING 50' BUFFER

LINDRICK LN

74 AVE. E

75 TH AVE. E.

77 AVE. E

79 AVE. E

197 ST E

201 ST E

205 ST E

213 ST E

JACK NICKLUS CV

GANTON TER

BEACONSFIELD TER

NEW LANE PL

PARKSTONE TER

PARKSTONE CT

LINDRICK LN

LAKE

SWFWMD

DESCRIPTION

CONCESSION PHASE VI
PARCEL ID NUMBER: 331946859

TRACT 801 OF CONCESSION, PHASE II, BLOCK B & PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 56, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

1"=400'

ALEC T. AUSLEY, P.E.
FL LICENSE NO. 95675

SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LB 0027276 LC 0000365
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS

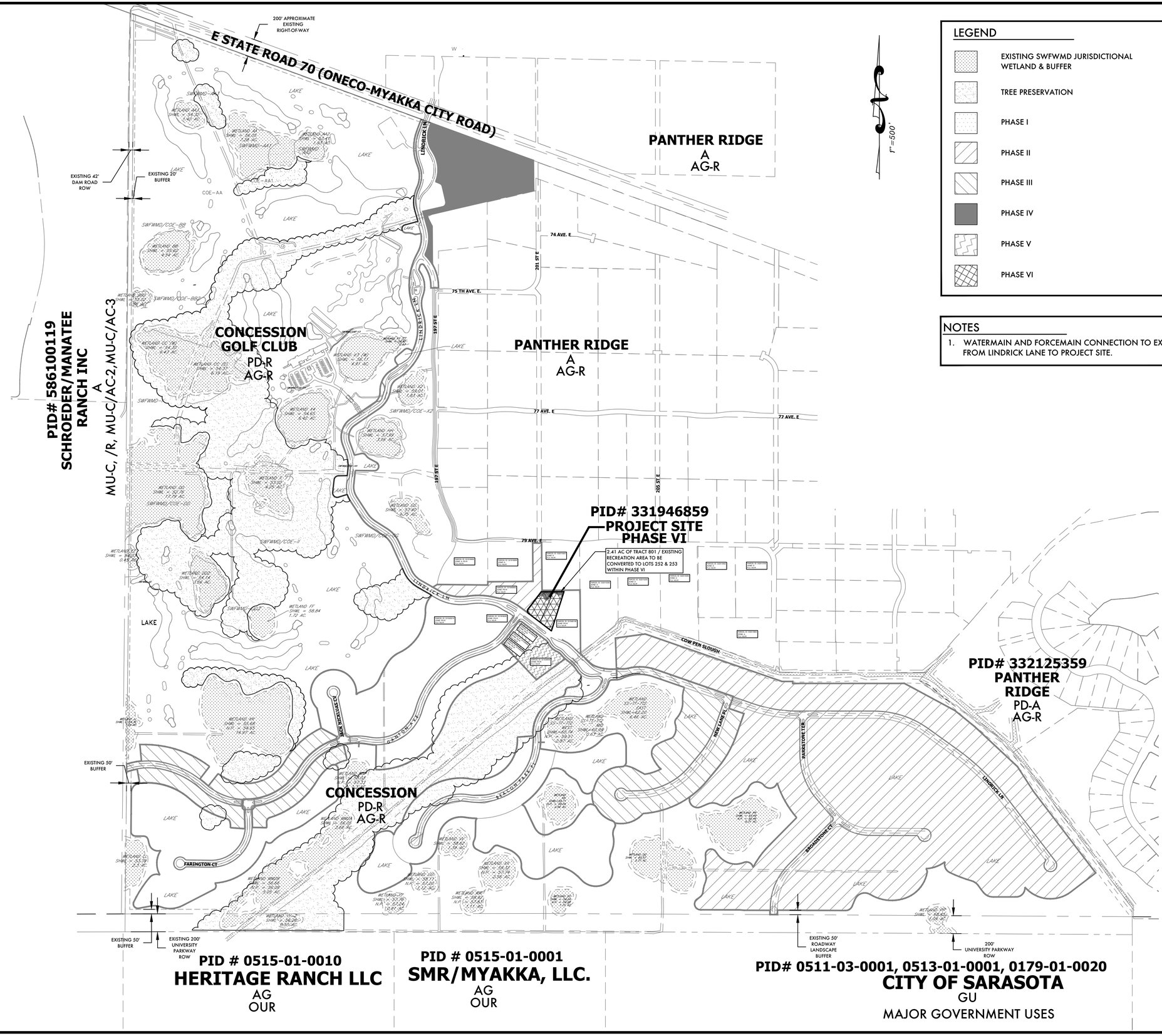
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AERIAL SITE PLAN
FOR
CONCESSION PHASE VI
LOCATED IN
SECTION 31 & 32, TOWNSHIP 35 SOUTH, RANGE 20 EAST
MANATEE COUNTY, FLORIDA

DESIGNED	AA
DRAWN	BP
DATE	08/2025
JOB NO.	45253
SCALE	1" = 400'
SHEET	02

Fri, 14 Aug 2026 – 10:45am V:\acad\Concession (45253)\ENG\Concession GDP – Phase VI\CON PH VI – AER.dwg



LEGEND

- EXISTING SWFWMD JURISDICTIONAL WETLAND & BUFFER
- TREE PRESERVATION
- PHASE I
- PHASE II
- PHASE III
- PHASE IV
- PHASE V
- PHASE VI

NOTES

1. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM LINDRICK LANE TO PROJECT SITE.

ALEC T. AUSLEY, P.E.
FL LICENSE NO. 95675
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
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1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 05/2026 LABELED COW PEN SLOUGH.
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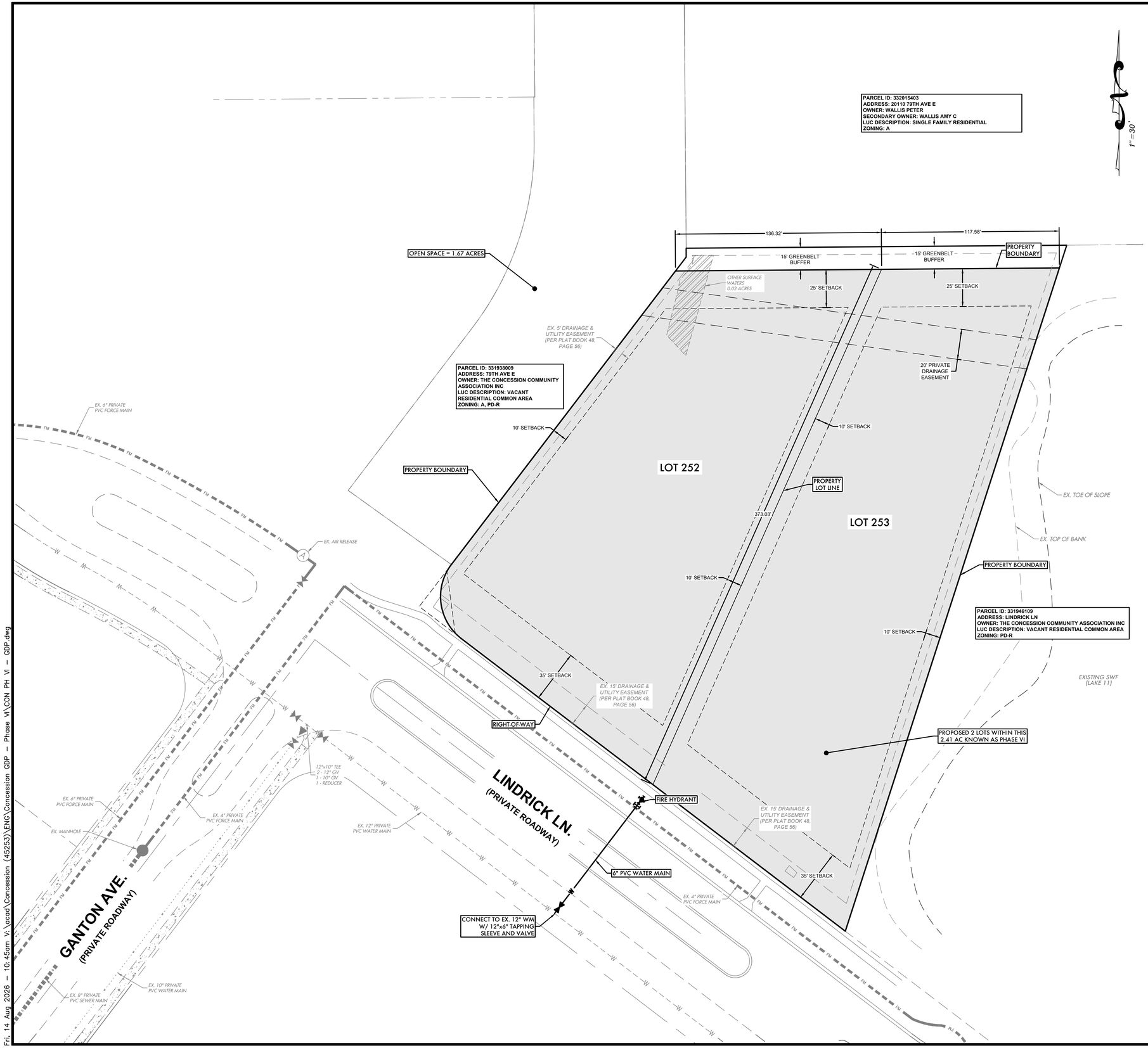
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OVERALL GENERAL DEVELOPMENT PLAN
FOR
CONCESSION PHASE VI
LOCATED IN
SECTION 31 & 32, TOWNSHIP 35 SOUTH, RANGE 20 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AA
DRAWN BP
DATE 08/2025
JOB NO 45253
SCALE 1"=500'

SHEET 03

Fri, 14 Aug 2026 – 10:45am V:\acad\Concession (45253)\ENG\Concession GDP – Phase VI\CON PH VI – OVERALL GDP.dwg



NOTES

1. MAXIMUM BUILDING HEIGHT IS THREE STORIES.
2. WATERMAIN AND FORCEMAIN CONNECTION TO EXTEND FROM LINDRICK LANE TO PROJECT SITE.
3. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
4. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
5. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC AND MANATEE COUNTY PUBLIC WORKS STANDARDS PART 1 UTILITIES STANDARDS MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

IRRIGATION NOTES

1. A FULL IRRIGATION DESIGN PLAN WILL BE CREATED AT THE TIME OF CONSTRUCTION AS A **DESIGN / BUILD SYSTEM** BY THE OWNERS IRRIGATION CONSULTANT AND SUPPLY TO THE COUNTY AN AS-BUILT DOCUMENT THAT INCLUDES THE BELOW REQUIREMENTS PER THE LDC SECTION 701.11.
2. THE IRRIGATION SYSTEM SHALL BE A 100% AUTOMATIC IRRIGATION SYSTEM THAT SERVICES ALL LANDSCAPE AREAS INCLUDING EXISTING PLANT COMMUNITIES AND PROPOSED PLANTINGS.
3. THE SYSTEM SHALL INCLUDE A RAIN MOISTURE SHUT-OFF DEVICE AND BE LOCATED OUTSIDE OF IRRIGATION SPRAY PATTERNS, TREE CANOPIES, STRUCTURES AND BUILDING EVES WHERE IT CAN RECEIVE RAINFALL (VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION).
4. THE SYSTEM SHALL INCLUDE DRIP OR MICRO-JET MATERIALS OR LOW TRAJECTORY SPRAY NOZZLES WHERE APPLICABLE.
5. THE ENTIRE SYSTEM SHALL USE THE LOWEST QUALITY WATER THAT ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. **THE WATER SOURCE SHALL BE FROM A PROPOSED ON-SITE SHALLOW WELL. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED ANYWHERE ON THE PROJECT SITE PER PUBLIC WORKS STANDARDS MANUAL 1.1.3.B.**
6. THE IRRIGATION PLAN WILL SHOW THE LOCATION AND TYPE OF WATER SOURCE, SIZE OF WATER SUPPLY, BACKFLOW PREVENTION DEVICES, LOCATION OF MAIN LINE, SPRAY HEADS OR DRIP LINES TO FULLY OPERATE THE SYSTEM. THE IRRIGATION PLAN SHALL ALSO SHOW THE LOCATION OF SLEEVING UNDER ROADWAY MATERIALS, CONNECTION LINES, ELECTRICAL REQUIREMENTS AND LOCATION OF CONTROL BOX.
7. THE IRRIGATION SYSTEM(S) SHALL BE PROPERLY MAINTAINED AND OPERATED CONSISTENT WITH COUNTY-WIDE WATERING SCHEDULES.
8. SLEEVES FOR IRRIGATION SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF ROADWAYS, CURBING, CONCRETE WALKS, AND ALL FLATWORK. COORDINATE THE SCHEDULE OF INSTALLATION WITH THE SITE CONTRACTOR AND ALL OTHER TRADES.
9. LOCATE ALL PIPE AND EQUIPMENT OUTSIDE OF HARDSCAPE AREAS AND WITHIN PLANTING BEDS. MAINLINE LOOPS SHALL BE LOCATED WITHIN COMMON AREAS ONLY AND 2.0' MINIMUM OUTSIDE OF LOT LINES UNLESS OTHERWISE SHOWN ON THE PLANS. SUB-MAINS MAY EXTEND ONTO INDIVIDUAL LOTS.
10. BUBBLERS, TURF ROTORS AND TURF SPRAYS, AND DRIP SHALL BE ZONED SEPARATELY.
11. ALL VALVES SHALL BE INSTALLED IN LOCKING VALVE BOXES - INCLUDING QUICK COUPLERS AND LOCATED WITHIN PLANTING BEDS. BOXES IDENTIFIED BY THE LANDSCAPE ARCHITECT THAT ARE LOCATED OUTSIDE OF PLANTING BEDS SHALL BE RELOCATED BY THE CONTRACTOR AT NO COST TO THE OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS AND CONNECTION INSPECTIONS INCLUDING BUT NOT LIMITED WATER SOURCE CONNECTIONS, RENTAL OF TEMPORARY METER, RIGHT-OF-WAY USE AND FINAL METERS.
13. THE IRRIGATION CONTRACTOR SHALL SUBMIT DIGITAL COPIES OF AN AS-BUILT PLAN TO THE LANDSCAPE ARCHITECT AND OWNER AT SUBSTANTIAL COMPLETION OF THE CONTRACT. THE OWNER SHALL SUBMIT A COPY OF THE AS-BUILT PLANS TO GOVERNING MUNICIPALITY.
14. THESE DRAWINGS MAY EITHER BE AUTOCAD DWG FILES OR PDF FILES WHICH CLEARLY DIMENSION EACH VALVE BOX, SPLICE BOX, MAINLINE JUNCTION AND CHANGE OF DIRECTION, CONTROLLER WIRE LOCATION, CONTROLLER LOCATION AND EACH END OF EACH SLEEVE. TWO (2) DIMENSIONS SHALL BE PROVIDED FROM FIXED ABOVE-GROUND PERMANENT REFERENCE POINTS (BUILDING CORNERS, PC OR PT AT BACK OF CURB, CENTER OF MANHOLES).
15. **COMMON SPACES SHALL RECEIVE IRRIGATION BY A CONTROLLED ZONED SYSTEM. RESIDENTIAL LOTS SHALL RECEIVE IRRIGATION FROM A 5 ZONED SYSTEM (1 ZONE FOR FRONT BEDS, 1 FOR FRONT LAWN, 1 FOR LEFT SIDE, 1 FOR REAR, 1 FOR LEFT SIDE = 5 ZONES).**
16. **THE DEVELOPER MAY HAVE A NATIONAL CONTRACT WITH A SPECIFIC IRRIGATION MANUFACTURER. THE CONTRACTOR SHALL CONFIRM WITH THE OWNER THE PREFERRED SYSTEM AND ENSURE COMMON SPACES AND LOT IRRIGATION SYSTEMS ARE FROM THE SAME MANUFACTURER TO ENSURE SIMILAR PEAK FLOW RATES (HUNTER, RAINBIRD, OTHER).**

ALEC T. AUSLEY, P.E.
FL LICENSE NO. 95675
SIGNATURE

ZNS ENGINEERING
Land Planning Engineering Surveying Landscape Architecture
LC #0027276 LB #0006992 LC #0000365
1023 MANATEE AVENUE WEST, 7TH FLOOR, BRADENTON, FL 34205
E-MAIL: ZNS@ZNSENG.COM TELEPHONE 941.748.8080 FAX 941.748.3316

REVISIONS
1 05/2026 PROPOSED PH LOCATION, EX. EASEMENTS, EX. UTILITIES, ADDED NOTES.
2 06/2026 PROPOSED GREENBELT BUFFER.
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GENERAL DEVELOPMENT PLAN
FOR
CONCESSION PHASE VI
LOCATED IN
SECTION 31 & 32, TOWNSHIP 35 SOUTH, RANGE 20 EAST
MANATEE COUNTY, FLORIDA

DESIGNED AA
DRAWN BP
DATE 06/2025
JOB NO 45253
SCALE 1" = 30'

SHEET 04

Fri, 14 Aug 2026 – 10:45am V:\accd\Concession (45253)\ENG\Concession GDP – Phase VI\CON PH VI – GDP.dwg

Palm Traffic
Engineering + Planning

Revised May 15, 2026
March 11, 2026

Mr. Nafis Anwari, PhD, EIT
Transportation Planner
Manatee County Government
Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: The Concession GDP Amendment
PDR-04-39(G)(R3)

Dear Mr. Anwari:

The purpose of this letter is to request a traffic study waiver for the proposed General Development Plan (GDP) amendment to The Concession GDP. Our client proposes the GDP amendment will remain trip neutral with the previous approved GDP (PDR-04-39(G)(R3)) and will not increase the units previously approved.

The development is approved for 255 residential units on approximately 1,279 acres. The General Development Plan has been approved with three revisions. Of the approved 255 units, 251 have been accounted for with FSP approvals, the most recent being PLN2407-0055. The purpose of this amendment is to allow 2 of the approved single family detached residential units on 2 lots to take the place of a 2.49-acre recreation area known as Tract 801.

Given there is no increase in trips associated with the proposed modification, a traffic study waiver is requested.

Sincerely,

PALM TRAFFIC



Michael R. Yates
Principal

NOTE

SR Complete - No increase in trips, changes in access or roads.

PUBLIC WORKS TRANSPORTATION PLANNING

Created by: Greg Krause on 6/2/2026, 8:51:55 AM

NOTE

Description:

The proposed 4th GDP Amendment to change the land use of Tract 801 from Common Area to 2 Single Family Detached Lots brings the total number of single family lots to 253 of the 255 and does not increase the number of units or trips beyond what was approved previously.

Revised Waiver corrected the typos and reflect a zero increase in new new trips from what was approved under PDR-04-39(G)(R4) – PLN2603-0145.

OPEN

Close

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: 331946859 Property Size (acres or sq. ft.): 2.49 AC

Section: 30 Township: 35S Range: 20 TAZ: NA

Print Name(s) of all Property Owners:

The Concession Golf Club 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)

TRACT 801 OF CONCESSION, PHASE II, BLOCK B & PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 56, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

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):

Marshall J Robinson
(Signature)

3/10/2026
(Date)

(Signature)

Click or tap to enter a date.
(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 10th day of March (month), 2026 (year), by Marshall Robinson (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

JULIE PRALL
Notary Public - State of Florida
Commission # HH 353989
My Comm. Expires Jan 25, 2027
Bonded through National Notary Assn.

Signature of Notary Public – State of Florida

Julie Prall

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

CONCESSION PHASE VI

MANTEE COUNTY GENERAL DEVELOPMENT PLAN
ENVIRONMENTAL NARRATIVE

March 2026

Prepared for:
THE CONCESSION GOLF CLUB LLC
7700 LINDRICK LANE
BRADENTON, FL 34202

Prepared by:
KIMLEY-HORN
1800 2ND STREET, SUITE 900
SARASOTA, FL 34236

Kimley»Horn

INTRODUCTION

This environmental narrative has been prepared in support of a General Development Plan (GDP) application for the conversion of 2.49 acres of existing recreation area to be converted to residential lots (Lots 252 & 253) within Phase VI. The Concession VI project area is approximately 2.49 acres in size and is located at the southwest corner of Ganton Avenue and Lindrick Lane in Section 32, Township 35 South, Range 20 East Manatee County. Upland habitats found within the project area primarily consist of mowed and maintained open land vegetated with turf grasses and other weedy ruderal species and pine flatwoods habitat that has recruited since the property was cleared in the early 2000's. There is one (1) surface water ditch within the project area and there are no wetlands located within or adjacent to project area.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the Natural Resources Conservation Services (NRCS) Web Soil Survey for Manatee County, Florida and documentation of the soil characteristics on site.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species.

EXISTING CONDITIONS

Wetland, upland, and other surface water habitats within the project area are categorized below using the Florida Department of Transportation "Florida Land Use, Cover and Forms Classification System (FLUCCS)" as shown on the 'FLUCCS Habitat Map' (attached).

Description of On-Site Habitats:

A. Wetland and Other Surface Water Habitats

FLUCCS Code 510, Ditches
There is a small upland-excavated ditch that runs southwest to northeast located within the in the northwest portion of the project area.

B. Upland Habitats

FLUCCS Code 190, Open Land
There is an area of mowed and maintained open land dominated by bermudagrass *(Cynodon dactylon)* and St. Augustine's grass *(Stenotaphrum secundatum)* within the project area.

FLUCCS Code 411, Pine Flatwoods
These areas are characterized by a canopy of slash pine *(Pinus elliotii)* with an understory of saw palmetto *(serenoa repens)* and wax myrtle *(Morella cerifera)*.

Kimley»Horn

Soils

According to the current Natural Resources Conservation Service (NRCS) web soil survey (http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx) for Manatee County, there is tone (1) soil type is found within the project boundary. Hydric and non-hydric soil designations are based on the Hydric Soils of Florida Handbook published in March 2000. The soil type found on site is:

30 – Myakka, Myakka Wet fine sands, 0 to 2 percent slopes (Non-Hydric)

LISTED SPECIES

Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included a field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in January 2026.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted, including review of the Florida Native Areas Inventory (FNAI) and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, scientists with Kimley-Horn have performed field surveys of the project. The most recent field survey was conducted by Cole Jacobs in January 2026. Gopher tortoises were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, utilization of the project site by gopher tortoises is anticipated. If Gopher tortoise burrows are identified within 25 feet of project construction, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. As such, Kimley-Horn recommends a 100% gopher tortoise survey 90 days prior to construction on this project site.

FNAI Biodiversity Matrix

In addition to the previous listed species evaluations conducted at 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 Unit 27658), is the Wood Stork (*Mycteria americana*).

The table below lists both the species that are likely and/or have the potential to utilize the project area and the results of field surveys.

Common Name	Scientific Name	Federal/State Status	Likelihood of Occurrence	Results of Field Survey
Eastern Indigo Snake	*Drymarchon couperi*	T/T	Potential (FNAI)	Not Observed.
Florida Burrowing Owl	*Athene cunicularia floridana*	N/T	Potential (FNAI)	Not Observed.

Florida Bonneted Bat	*Eumops floridanus*	E/FE	Potential (FNAI)	Not Observed.
Gopher Tortoise	*Gopherus polyphemus*	N/T	Potential (FNAI)	Potentially Active Burrows Observed.
Wood Stork	*Mycteria americana*	N/T	Likely (FNAI)	Not Observed.
Legend N – Not Listed T – Threatened E, FE – Endangered, Federally Endangered				

Eastern Indigo Snake (*Drymarchon couperi*)
The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The indigo snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in more hydric habitats. The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews and wetland evaluations, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) to prevent any adverse impacts to this species.

Florida Bonneted Bat *(Eumops floridanus)*
The Florida bonneted bat is small, brownish-gray or black bat with an adult wingspan of ~20 inches and distinctive ears in the middle of their heads that create the bonnet-like appearance for which they are named. The Florida bonneted bat forages in open habitats including pine and hardwood forests, agricultural areas, golf courses, and neighborhoods. As of the April 8th, 2024 update to the FWS Bonneted Bat Consultation Guidelines, Manatee County is no longer considered within the range/consultation area for the species, therefore no adverse impacts are anticipated.

Florida Burrowing Owl *(Athene cunicularia floridana)*
Florida burrowing owls are native to open habitats throughout peninsular Florida, including grasslands, pastures, and open prairie type landscapes with little to no understory vegetation. This species relies on open, sparsely vegetated areas with loose, well-drained soils for burrowing, often using abandoned mammal burrows for nesting and roosting. While suitable habitat exists within the project area, no evidence of Florida burrowing owls or their burrows were identified during the site visit.

Gopher Tortoise (*Gopherus polyphemus*)
The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flatwoods, xeric oak hammocks, and open sandy pastures, but is also often found in disturbed areas. Kimley-Horn scientists conducted a preliminary survey of the potential gopher tortoise habitat in January 2026. During this survey, five (5) potentially occupied gopher tortoise burrows were observed. Kimley-Horn recommends a 100 percent survey of suitable habitat to be conducted ninety (90) days prior to construction and land clearing within the project area. Should any gopher tortoise burrows be in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher

tortoises within the project area.

Wood Stork (*Mycteria americana*)
Wood storks inhabit hardwood swamps, sloughs, mangroves, and cypress wetlands, feeding on small fish, crayfish, and small vertebrates. Breeding occurs from late November to early March, where individuals nest in colonies often consisting of 100 to 500 nests constructed in trees situated in standing water. The wood stork was recently delisted by the FWS but nesting is still protected by the US Migratory Bird Treaty Act. The project is within the Core Foraging Area (CFA) of several wood stork nesting colonies, the closest of which is the Casey Key Sorrento Inlet Nesting Colony located approximately 18.88 miles southwest of the project area. There is no evidence of breeding or foraging occurring within the project area. Should wood storks be observed within 0.47 miles of the project area, the appropriate consultation will occur, and permits acquired, if necessary.

POST DEVELOPMENT CONDITIONS

Please see the General Development Plan (GDP) prepared by ZNS Engineering for the proposed conditions of the project.

Native Plant Communities
Per LDC Section 402.6.(T)(3)(b), thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. Thirty-five (35) percent of the total open space for the overall Concession GDP equates to 156.89 acres. The Concession GDP includes 398.44 acres of native plant community preservation, which significantly exceeds this requirement, therefore, no additional native upland habitat preservation is proposed within the Concession Phase VI project area.

Other Surface Water Impacts
Impacts to other surface water features do not require avoidance and minimization pursuant to F.A.C. 62-330.051. Additionally, ditches excavated from uplands do not require avoidance, minimization, or mitigation pursuant to the ERP Applicant's Handbook Section 10.2.2.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me at 941-404-1639 or chris.kennedy@kimley-horn.com.

Sincerely,



Chris Kennedy
Environmental Scientist

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Tallahassee, FL 32303
850-224-8207
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Florida Natural Areas Inventory

Biodiversity Matrix Query Results

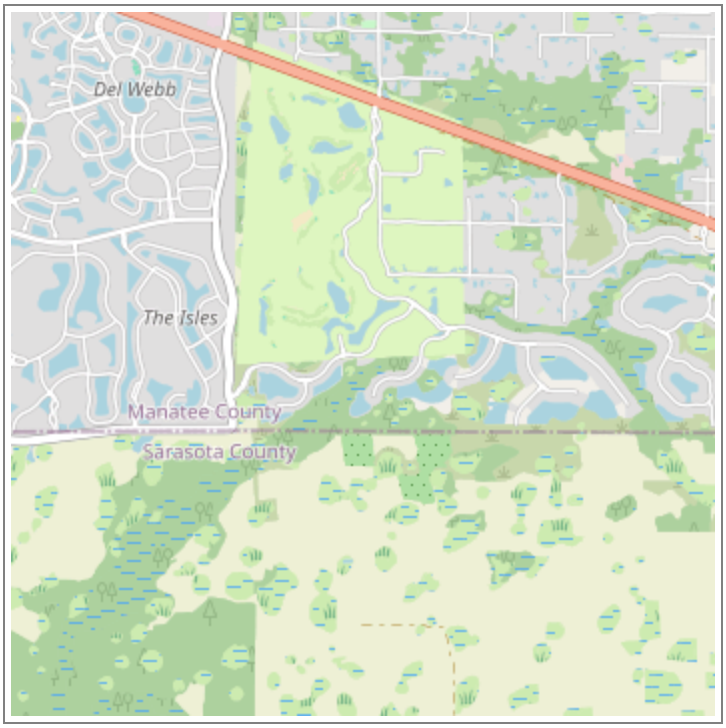
UNOFFICIAL REPORT

Created 4/1/2026

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

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

Report for 1 Matrix Unit: 27658



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: 27658

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: 27658

17 **Potential** Elements for Matrix Unit 27658

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

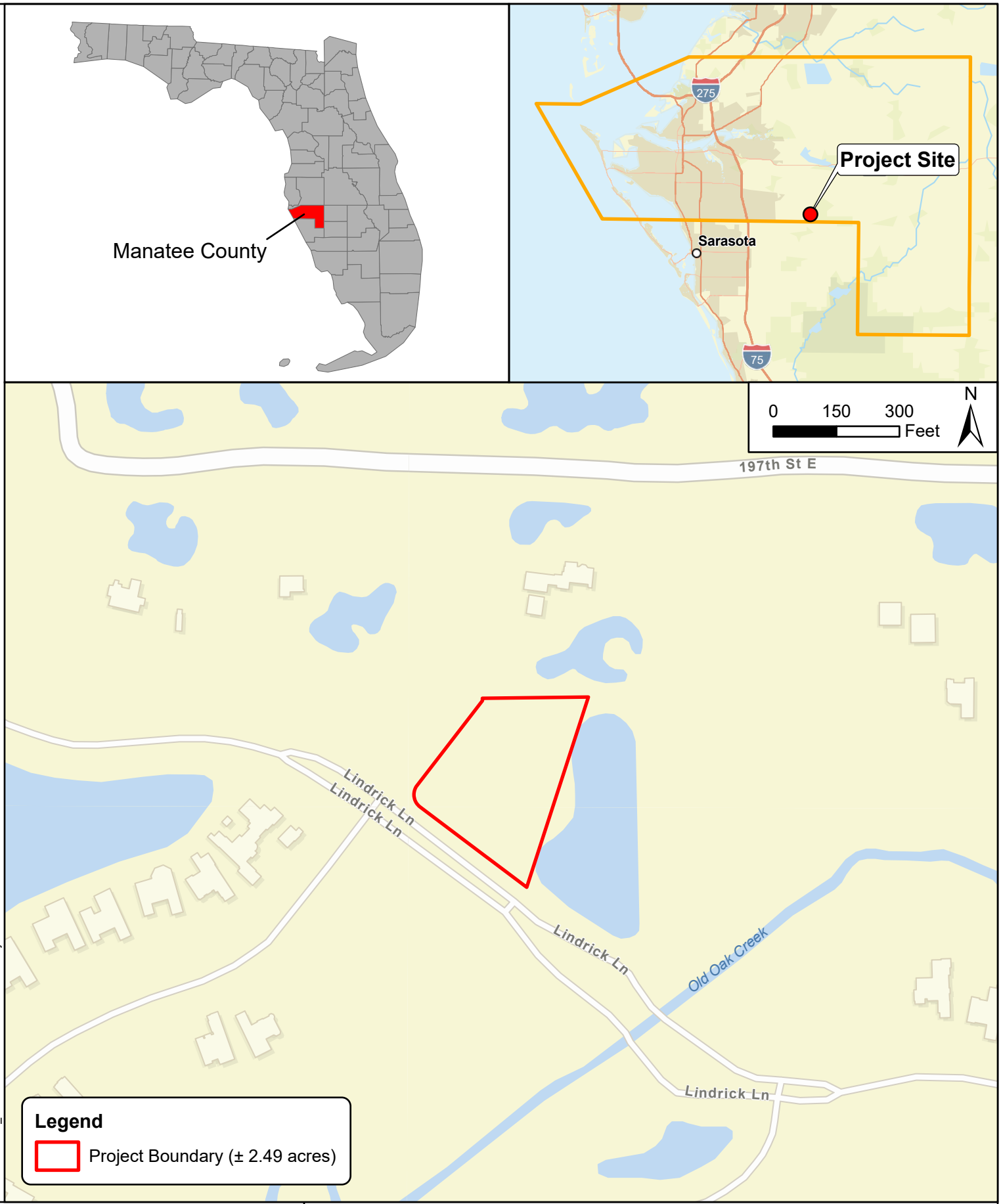
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bigelowia nuttallii Nuttall's rayless goldenrod	G3G4	S1	N	E
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Centrosema arenicola sand butterfly pea	G2Q	S2	N	E
Chrysopsis floridana Florida goldenaster	G3	S3	E, PDL	E
Coleataenia abscissa cutthroatgrass	G3	S3	N	E
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Eumops floridanus Florida bonneted bat	G1	S1	E	FE
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Lithobates capito Gopher Frog	G2G3	S3	N	N
Lythrum flagellare lowland loosestrife	G3	S3	N	E
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Pteroglossaspis ecristata giant orchid	G2G3	S2	N	T
Rhynchospora megaplumosa large-plumed beaksedge	G2	S2	N	E
Sciurus niger niger Southeastern Fox Squirrel	G5T5	S3	N	N

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.



Folder: K:\SAR_GIS\SarasotaEnvironmental\GIS Projects\Concession Phase IV\

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Project Location Map

Concession Phase IV
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 248391001	APRIL 2026	FIGURE 1



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USGS Quadrangle Map

Concession Phase IV
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 248391001	APRIL 2026	FIGURE 2



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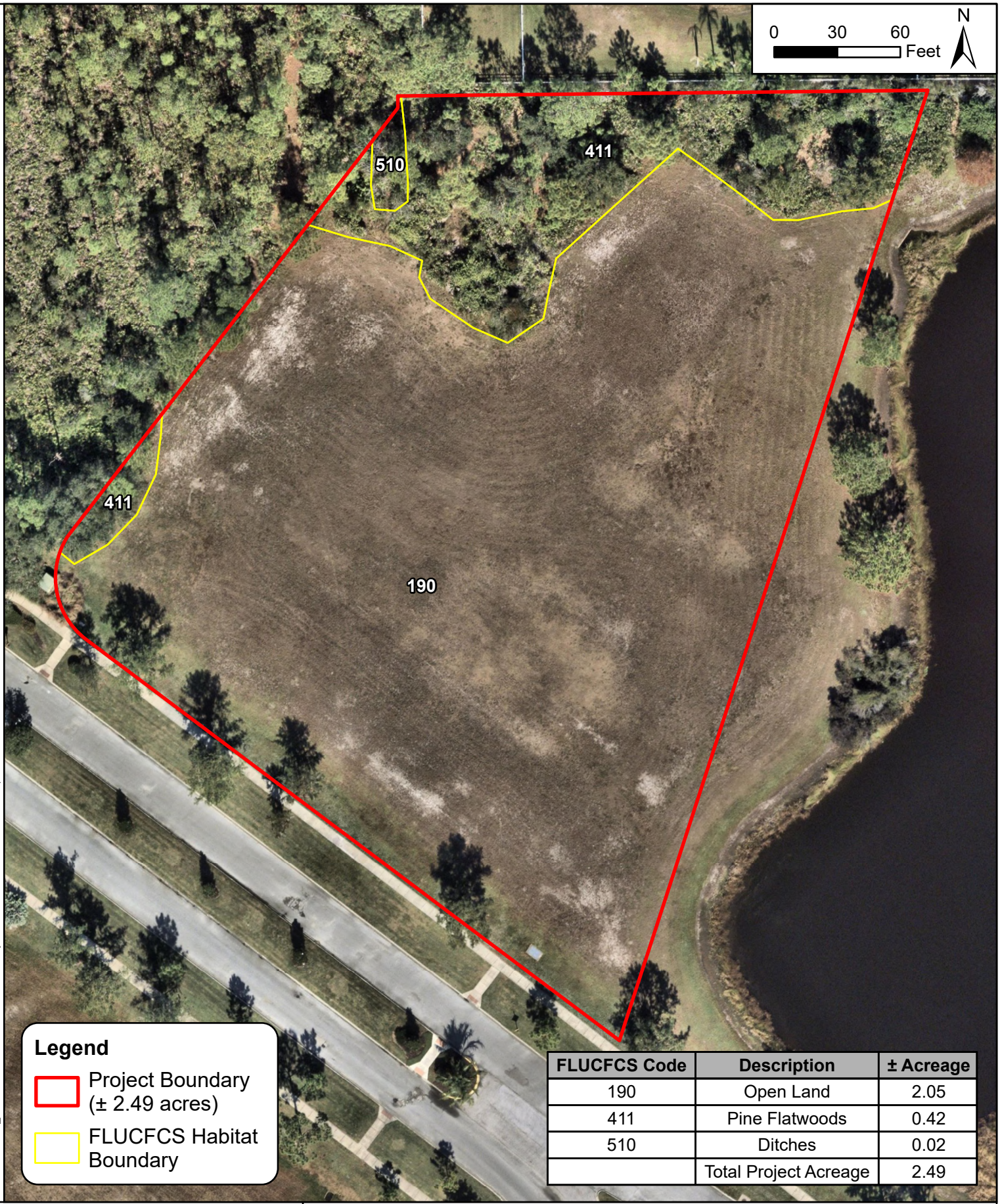
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National Resource Conservation Service Soils Classification Map

Concession Phase IV
Manatee County, Florida

1 IN = 60 FT	PROJECT NUMBER: 248391001	APRIL 2026	FIGURE 3



Legend

- Project Boundary (± 2.49 acres)
- FLUCFCS Habitat Boundary

FLUCFCS Code	Description	± Acreage
190	Open Land	2.05
411	Pine Flatwoods	0.42
510	Ditches	0.02
	Total Project Acreage	2.49

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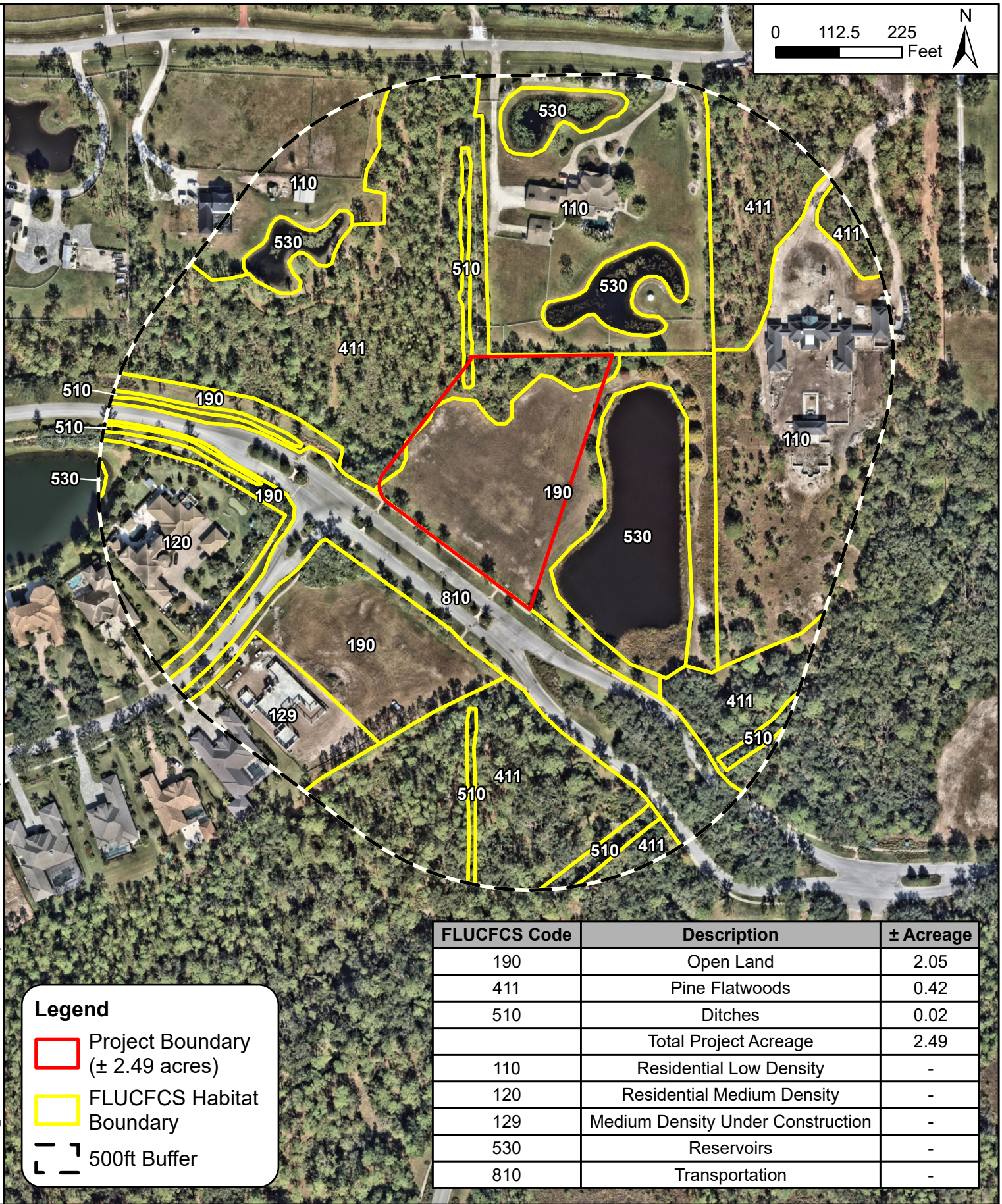
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Florida Land Use Covers & Forms Classification System Map

Concession Phase IV
Manatee County, Florida

1 IN = 60 FT	PROJECT NUMBER: 248391001	APRIL 2026	FIGURE 4



FLUCFCS Code	Description	± Acreage
190	Open Land	2.05
411	Pine Flatwoods	0.42
510	Ditches	0.02
	Total Project Acreage	2.49
110	Residential Low Density	-
120	Residential Medium Density	-
129	Medium Density Under Construction	-
530	Reservoirs	-
810	Transportation	-

Legend

- Project Boundary (± 2.49 acres)
- FLUCFCS Habitat Boundary
- 500ft Buffer

Folder: K:\SAR_GIS\SarasotaEnvironmental\GIS Projects\Concession Phase IV\GIS\Maps\

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Florida Land Use Covers & Forms Classification System within 500 ft. Map

Concession Phase IV
Manatee County, Florida

1 IN = 225 FT	PROJECT NUMBER: 248391001	APRIL 2026	FIGURE 5

Manatee County Ordinance

PDR-04-39(G)(R3) – THE CONCESSION PLN1910-0042

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ZONING ORDINANCE NO. PDR-04-39(G)(R2) AND APPROVING AN AMENDED GENERAL DEVELOPMENT PLAN TO IMPLEMENT A BERT HARRIS ACT SETTLEMENT AGREEMENT BY: A) DELETING 16 SINGLE-FAMILY DETACHED VILLAS FROM THE OVERALL CONCESSION PROJECT; AND B) REALLOCATING 15 SINGLE-FAMILY LOTS ON APPROXIMATELY 17.02-ACRES IN PHASE IV AND 3 SINGLE FAMILY LOTS ON APPROXIMATELY 5.12 ACRES WITHIN PHASE V ALL WITHIN THE PREVIOUSLY APPROVED 255 SINGLE FAMILY DETACHED LOTS; LOCATED IN THE PDR/WP-E/ST (PLANNED DEVELOPMENT RESIDENTIAL/EVERS RESERVOIR WATERSHED PROTECTION/SPECIAL TREATMENT) ZONING DISTRICT; THE CONCESSION IS GENERALLY LOCATED ON THE SOUTH SIDE OF STATE ROAD 70 EAST, EAST OF LORRAINE ROAD AND WEST OF PANTHER RIDGE SUBDIVISION, BRADENTON (MANATEE COUNTY); SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING A LEGAL DESCRIPTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Concession Land Development, LLC, a Florida limited liability company, (the "Applicant") filed an application to amend Zoning Ordinance No. PDR-04-39(G)(R2) and an amended General Development Plan to: A) delete 16 single-family detached villas within a project known as The Concession; and B) reallocate the remaining 22 single-family lots from within the project known as the Concession to approximately 17.02 acres within Phase IV of the Concession for a total of the previously approved 255 single-family detached lots within the Concession, as described in Exhibit "A", attached hereto, (the "Phase IV Property") and Exhibit "B", attached hereto, (the "Concession Property"); and

WHEREAS, the Board of County Commissioners of Manatee County, Florida (Board) held a duly noticed public hearing on the proposed Zoning Ordinance No. PDR-04-39(G)(R3) hereinafter (the "Zoning Ordinance") with amended stipulations and the proposed Amended General Development Plan on June 23, 2020, and continued the deliberation portion of the public hearing to enable written findings for denial to be prepared in accordance with Section 125.022(3), Florida Statutes; and

WHEREAS, on July 22, 2020, the Board adopted Resolution No. R-20-103 to deny the Amended General Development Plan depicting 22 single-family detached residential lots within Phase IV of the Concession with related amended stipulations; and

WHEREAS, the Board held duly noticed public hearings on the Second Amended General Development Plan with amended stipulations as referenced within the Second

Amended proposed Ordinance No. PDR-04-39(G)(R3) on May 6, 2021, said public hearing being continued and advertised for August 5, 2021.

WHEREAS, on September 2, 2021, the Board adopted Resolution No. R-21-147 to deny the Second Amended General Development Plan with amended stipulations as referenced within the Second Amended proposed Ordinance No. PDR-04-39(G)(R3) depicting 15 single-family detached residential lots within Phase IV of the Concession with related amended stipulations; and

WHEREAS, Applicant has sued the County in the 12th Judicial Circuit Court in and for Manatee County, Florida, Case No. 2022-CA-03333AX ("the Lawsuit"), asserting a claim for Inverse Condemnation under the Florida Constitution (Count I), and a claim under the *Bert J. Harris, Jr., Private Property Rights Protection Act*, Section 70.001, Florida Statutes (Count II).

WHEREAS, Applicant and the Board recognize the time, expense and uncertainty associated with protracted litigation and are desirous of avoiding same by resolving the pending Lawsuit fully, finally, and in its entirety;

WHEREAS, the intent of the Board is to delete 16 single-family detached villas within the overall Concession project and to reallocate 15 single-family residential lots to the Phase IV Property as described in Exhibit "A" and reallocate 3 single-family residential lots to 5.12± acres ("Phase V Property") within Tract 800, as described in Exhibit "C", encompassed within the previously approved 251 single-family lots;

WHEREAS, pursuant to Section 70.001(4)(d), Florida Statutes (2023) the Board finds that the adoption of this Ordinance serves to protect the public interest served by Manatee County's Land Development Code ("LDC") and Comprehensive Plan ("Plan"), as the entitlements recognized hereunder are: (a) consistent with the LDC and Plan; (b) consistent with the land-use and zoning approvals governing both the Phase IV Property, Phase V Property and the overall Concession Project; (c) consistent with the June 22, 2004, Agreement to Provide Water and Wastewater Utility Service to The Concession development between the Applicant and the County; and (d) the Board finds that the reallocation of the 15 single-family residential lots to the Phase IV Property and 3 single-family lots to the Phase V Property is compatible with existing, adjacent residential uses.

WHEREAS, the Board finds that the development approvals granted by this Ordinance are the appropriate relief necessary to prevent the County from "inordinately burdening" the Phase IV Property, and the Concession Property as that term is defined in Section 70.001(3)(e), Florida Statutes (2023);

WHEREAS, the Board finds that the development approvals granted by this Ordinance do not contravene the application of any Florida Statute that would otherwise apply to the Phase IV and the Phase V Properties or the Concession Property as a whole unified Project.

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, documentation, and the additional information presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners, after due public notice, held a public hearing on June 20, 2024 regarding the amendments to the proposed Zoning Ordinance and general development plan in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

B. The proposed amendments to the Zoning Ordinance and the General Development Plan regarding Phase IV located upon 17.02 ±acres and Phase V located upon 5.12 ±acres within the overall 1,279.1± acres of the Concession, the overall acreage described in Exhibit "B" herein are 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. AMENDED GENERAL DEVELOPMENT PLAN. The amended General Development Plan is hereby approved to: A) delete 16 single-family detached villas within the overall Concession Project; and B) reallocate the 15 single-family residential lots from acreage within the overall Concession Project, to approximately 17.02 acres in Phase IV and 3 single-family lots within Phase V for a total of the previously approved 251 single-family detached lots upon the Concession Property subject to the following Stipulations:

STIPULATIONS

1. Wetland buffers shall be provided from all post-development jurisdictional wetlands in accordance with Section 706 of the Land Development Code (LDC) and shall be delineated on the Preliminary and Final Site Plans. The wetland buffer on both sides of Cow Pen slough, between University Parkway and the proposed boulevard roadway crossing, shall be a minimum width of 75 feet. **Completed.**

2. All proposed structures and improvements within the wetland buffers shall be designed to meet the requirements of Sections 706.7 of the LDC. Additional details demonstrating compliance with this requirement shall be submitted to the Planning Department for review concurrently with the Preliminary and Final Site Plan. **Completed.**

3. Prior to Preliminary Site Plan approval, the developer shall contact the U.S. Fish and Wildlife Service regarding scrub habitat and shall conduct additional Scrub Jay Studies if warranted. Additional Upland Preservation may be required as a result of the study. **Completed.**

4. An Integrated Pest Management Plan (IPE) for the application of fertilizers, pesticides, and herbicides for the golf course and landscape common areas

shall be submitted to the EMD for review and approval prior to Final Site Plan approval. Native xeriscape landscape materials shall be utilized in common areas except as approve by the EMD. **Completed.**

5. Prior to the Preliminary Site Plan approval, the entire site shall be evaluated for potential hazardous material locations (i.e. historical cattle dipping vats, underground/above-ground storage tanks, or buried drums), by a qualified environmental consultant. Should evidence of contamination be discovered, further investigation will be required to determine the level of contamination and appropriate remediation/mitigative measures. **Completed.**

6. If determined necessary by the Environmental Management Department, prior to Final Site Plan approval, a Wildlife Management Plan for gopher tortoises shall be approved by the U.S. Fish and Wildlife Service or the Florida Fish and Wildlife Conservation Commission and be submitted to the EMD for review. **Completed.**

7. All lot owners shall be encouraged to participate in the Florida Yards and Neighborhoods Program. Information shall be provided in the sales office and provided to all lot purchasers.

8. The Homeowner's Documents shall include a notice to inform homeowners of the presence of neighboring agricultural uses, which may possibly include pesticides and herbicides and may have odors and noises associated with such uses.

9. The Notice to Buyers shall be included in the Declaration of Covenants and Restrictions, and in the sales contract or a separate addendum to the sales contract, and in the Final Site Plan and shall include language informing prospective homeowners that an inter-neighborhood tie for this project shall connect to University Parkway, a future arterial to the south and Dam Road, a future collector to the west.

   Prior to Final Plat approval for Phase 3, at least two signs shall be posted in the right-of-way south of this phase informing lot owners that this area will be the future extension of University Parkway, a proposed arterial. These signs may be removed when all lots of Phase III are sold. **Completed.**

10. For dead end streets and cul-de-sacs that exceed 800 feet, additional hammerheads and eyebrows shall be provided as approved by the Fire District. The location and design shall be approved at time of Final Site Plan submittal. **Completed.**

11. A 50 foot wide upland landscape buffer shall be provided:

    A. Along the western project boundary, northward 1,600 feet from University Parkway. The buffer may be provided on the project side of the existing wetland if necessary. **Completed.**

    B. Along the southern project boundary of the site between Dam Road and Cow Pen Slough. **Completed.**

Prior to Final Plat approval for the lots adjacent to this buffer, trees shall be planted in the areas within the buffer void of existing trees. Tree coverage shall be at a rate of at least 40 trees (slash pines, oaks, or wax myrtles) per acre of buffer and shall be evenly spaced and randomly distributed throughout the buffer to achieve the look of a natural forest. Existing trees meeting the minimum size requirements may be applied to the tree count. If trees smaller than the minimum requirements listed in Section 701.4 of the Land Development Code are planted, then the small trees shall be planted at least two years prior to the platting of the adjacent phase and shall be certified by a Florida Registered Landscape Architect for survivability prior to plat approval. The trees required pursuant to Section 603.7.4.5 shall comply with the standards of Section 701.4. **Completed.**

12. Prior to the first residential Final Plat approval, 17 feet of right-of-way adjacent to the existing Dam Road, to achieve a 42 foot half right-of-way with the existing 25 feet of right-of-way shown on this site, shall be dedicated to the County. **Completed.**

13. The temporary sales office shall only be used to market lots and new construction in this development and comply with Section 521.4 of the Land Development Code. Within 60 days of the sale of the final lot in the project, or if more than 6 months passes without any sales transactions, the temporary sales office shall be removed from the property. **Completed.**

14. Sidewalks shall be provided pursuant to Section 1001.6.A of the LDC.

15. A 75-foot wide tree conservation easement, inclusive of the wetland buffer, shall be designated along the northern property adjacent to the Cow Pen slough from Lots 1 to 41, inclusive, prior to Final Plat approval for these lots. The easement shall be acceptable to the county attorney's office. **Completed.**

16. Access to the commercial parcel shall be as approved by Manatee County and the Florida Department of Transportation. If access to the commercial parcel is on Dam Road, then Dam Road shall be constructed to county standards from State Road 70 to the driveway access of the commercial parcel prior to the first C.O. for the commercial parcel.

17. The boundaries of the wetland buffers shall be marked with signs (up to 2 per lot) indicating that this is a wetland protection area. Such signage shall be approved by the Building and Development Services Department with Final Site Plan approval. There shall also be a Notice to Buyers indicating that these lots have a wetland and buffer area on them, with a reference to the recorded conservation easement. **Completed.**

18. **233 lots have been developed in Phases I-III: 112 lots between one-half and one acre, and 121 lots one acre or greater in area.**

19. Prior to Final Subdivision Plat approval, the Developer shall delineate the open space areas which are to be conveyed to the Homeowner's Association after project build-out. Prior to Final Subdivision Plat approval,

the Developer shall record a deed restriction, stating "The Developer and its successors in interest are prohibited from seeking approvals for more than 22 single family dwelling units in the watershed district in the future to change the use of the post development watershed area, provided however, the post development watershed area may be utilized for open space, stormwater management, golf course, or other recreational or conservation purposes".

20. Lots adjacent to Cow Pen Slough shall not be platted beyond on top of the bank. These lots shall also not be platted into wetlands or wetland buffers when adjacent to Cow Pen Slough. **Completed.**

21. The boulevard roadway from 207th Street East to the first cul-de-sac east of the Cow Pen Slough shall be designed as two roadway sections with a 22-foot wide median. **Completed.**

22. The minimum right-of-way width for all streets within the project shall be 84 feet, except for right-of-way within Phase IV, which shall be a minimum of 40 feet in width.

23. The phasing boundaries shall be as shown on the General Development Plan.

24. The developer shall cooperate with Manatee County to accommodate any requires SWFWMD wetland mitigation for wetland impacts within the University Parkway alignment in the southeast quadrant of the project adjacent to Phase III. **Completed.**

25. Removal of all exotic nuisance plant species from the golf course site shall be completed prior to the issuance of the first Certificate of Occupancy or Final Subdivision Plat approval for the golf course and related facilities. In accordance with Section 701.4 of the LDC, existing plant communities designated to remain must be intact and undisturbed; noxious and exotic plants must be removed. **Completed.**

26. This golf course site shall be evaluated for the presence of listed species prior to Final Site Plan approval for the entire site. **Completed.**

27. No ground disturbing activities or vehicle travel shall occur within the drip line of the existing trees that will be preserved. Tree protection barriers shall consist of chain link fence or other material as approved by the Planning Department (minimum 5' height) and will be located at the tree drip line.

28. The developer shall require retention of all trees 4-inch d.b.h. or greater as defined by the Land Development Code located within twenty-five (25) feet of the rear lot lines of platted lots; provided, however, that trees from such area may be relocated to another location on the lot or may be removed if replacement trees are planted in another location on the lot or equal total caliper to the total caliper of the trees removed. If trees are to be relocated on-site, the County shall be notified. Completed in Phase I, II, and III. Tree replacement for Phase IV and Phase V shall be in accordance with Land Development Code regulations.

29. All applicable state or federal permits shall be obtained before commencement of the development of the private helistop.

DESIGN AND LAND USE- <u>the following stipulations apply only to Phase IV and Phase V of the Concession:</u>

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

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

32. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.

33. Final Site Plan (FSP) review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the LDC requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation Area structure(s) shall have a minimum setback of 20-feet from property lines.

ENVIRONMENTAL

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

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

36. 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. Additionally, ninety (90) days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended by Ardurra in the Environmental Narrative dated September 28, 2021. If evidence of gopher tortoises is found, a permit from the Florida Wildlife Commission (FWC) shall be obtained prior to commencement of development.

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

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

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

38. 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. Comprehensive Plan Policy 3.2.1.8 prohibits the use of treated effluent within the WO Overlay District.

STORMWATER

39. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the 100-year floodplain delineation and post-development discharge of runoff. Drainage Modeling incorporating data from the Braden River Watershed Management Plan (WWP) shall be submitted to demonstrate compliance prior to commencement of construction.

40. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by twenty-five (25) percent for Braden River Watershed.

41. Any fill within the 100-year floodplain associated with Braden River Watershed shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table, 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e. stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition using the Braden River Watershed Management Plan.

42. 150% water quality treatment is required for Evers Watershed Protection Overlay (WP-E).

INFRASTRUCTURE

43. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the construction plans review process for the project.

44. The development is proposing to tie into a privately owned and maintained potable water distribution system and sanitary sewer collection system. Permission to tie into this main must be granted by the owner of this main, not Manatee County.

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 20th day of June 2024.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA.

MANATEE COUNTY FLORIDA

BY: _____
Chairperson

Clerk of the Circuit Court

BY: Julissa Santana
Deputy Clerk

Exhibit "A"

PHASE IV LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF CONCESSION, PHASE I, A SUBDIVISION AS RECORDED IN PLAT BOOK 44, PAGES 31 THROUGH 45, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF- WAY OF STATE ROAD NO. 70 AND THE EASTERLY PLATTED LINE OF SAID PLAT, FOR A POINT OF BEGINNING; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES ALONG SAID EASTERLY PLATTED LINE: (1) RUN S20°03'59"W, A DISTANCE OF 57.40 FT. TO THE POINT OF CURVATURE (P.C). OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 270.00 FT.; (2) THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°46'19", A DISTANCE OF 149.72 FT. TO THE POINT OF COMPOUND CURVATURE (P.C.C.) OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 324.00 FT.; (3) THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°04'48", A DISTANCE OF 124.86 FT. TO THE POINT OF REVERSE CURVATURE (P.R.C.) OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 366.00 FT.; (4) THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°04'01", A DISTANCE OF 351.76 FT.; (5) THENCE S67°47'12"E, A DISTANCE OF 47.71 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FT.; (6) THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°04'03", A DISTANCE OF 48.06 FT. TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; (7) THENCE S12°43'09"E, A DISTANCE OF 174.78 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FT.; (8) THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 78.54 FT. TO THE P.T. OF SAID CURVE; (9) THENCE S77°16'51"W, 224.36 FT.; (10) THENCE S15°41'24"E, A DISTANCE OF 187.15 FT. TO THE P.C. OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 428.00 FT.; (11) THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°33'21", A DISTANCE OF 295.48 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FT.; (12) THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°16'05", A DISTANCE OF 29.79 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 484.00 FT.; (13) THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'26", A DISTANCE OF 113.40 FT. TO THE INTERSECTION WITH THE WESTERLY LINE OF A 50 FT. WIDE PLATTED RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF POMELLO PARK, AS

RECORDED IN PLAT BOOK 6, PAGE 61, SAID PUBLIC RECORDS; THENCE N00°20'12"W, ALONG SAID WESTERLY LINE, A DISTANCE OF 420.49 FT. TO A POINT ON THE ARC OF A CURVE WHOSE RADIUS POINT LIES S64°27'16"W, A DISTANCE OF 525.00 FT.; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°13'29", A DISTANCE OF 47.87 FT. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 275.00 FT. THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°43'05", A DISTANCE OF 89.84 FT.; THENCE N76°55'30"E, 1220.13 FT.; THENCE N00°36'57"W, A

DISTANCE OF 332.71 FT. TO THE INTERSECTION WITH AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70; THENCE N69°56'53"W, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 1215.28 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA. CONTAINING 17.02 ACRES MORE OR LESS.

CONTAINING 17.02 ACRE MORE OR LESS.

Exhibit "B"

OVERALL LEGAL DESCRIPTION

DESCRIPTION: PANTHER RIDGE WESTSIDE P.D.C. SITE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST; THENCE S 00°30'59"W ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 938.96 FT., TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. RIGHT-OF-WAY MAPS, SECTION 1316-102 FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°30'59"W,"W ALONG SAID WEST LINE, A DISTANCE OF 300.00 FT.; THENCE S°29'01"W "E, A DISTANCE OF 282.70 FT.; THENCE N S 00°30'59"W. A DISTANCE OF 199.61 FT. TO THE INTERSECTION WITH AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70; THENCE N 69'56'01'W ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 300.00 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 30. TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA. (±1.6 ACRES) PANTHER RIDGE WESTSIDE P.D.R SITE:

ALL OF SECTIONS 31 AND 32, TOWNSHIP 35 S., RANGE 20 E.

TOGETHER WITH:

ALL THAT PORTION OF SECTIONS 30 AND 33, TOWNSHIP 35 S., RANGE 20 E., LYING SOUTH OF

THE SOUTHERLY RIGHT·OF·WAY OF STATE ROAD NO. 70 PER F.D.O.T. RIGHT.OF-WAY MAP SECTION 13160-2506. LESS AND EXCEPT ANY PORTION OF THE FOLLOWING TWO DESCRIBED PARCELS LYING WITHIN SAID SECTIONS 30, 31, 32 AND 33, TOWNSHIP 35 S RANGE 20 E:

FOXWOOD PARCEL:

BEGIN AT THE NORTHWEST CORNER OF TRACT 2D OF PRESERVE AT PANTHER RIDGE, PHASE II A, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGE 193, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID TRACT 2D THE FOLLOWING TWO (2) COURSES: (1) S 40'02'53" W, A DISTANCE OF 739.77 FT.; (2) S 42°38'04' W, A DISTANCE OF 731.73 FT. .; THENCE S 89°40'00"W, A DISTANCE OF 339.75 FT.; THENCE N 89°13'20"W, A DISTANCE OF 660.36 FT.; THENCE N 88°06'17" W, A DISTANCE OF 685.79 FT.; THENCE N 68°04'19" W. A DISTANCE OF 458.05 FT.; THENCE N 69°40'31' W, A DISTANCE OF 452.95 FT.; THENCE N 73°33'44" W, A DISTANCE OF 442.58 FT.; THENCE N 75°10'50" W, A DISTANCE OF 51.83 FT.; THENCE N 70°15'39" W, A DISTANCE OF 377.83 FT.; THENCE S 48°33'53" W,A DISTANCE OF 91.23 FT.; THENCE S 50°08'57" W, A

DISTANCE OF 547.88 FT.; THENCE N 00°27'58"W, A DISTANCE OF 331.63 FT.; THENCE N 89°59'05" W. A DISTANCE OF 473.51 FT.; THENCE N 00°27'50'W, A DISTANCE OF 204.00 FT.; THENCE N 89°18'23" W. A DISTANCE OF 1110.13 FT.; THENCE N 05°25'46"W, A DISTANCE OF 108.52 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°24'27',A DISTANCE OF 445.66 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FT.: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°17'28". A DISTANCE OF 195.02 FT.; THENCE N 80°41'08'W, A DISTANCE OF 50.10 FT. TO A POINT ON THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 76°51'46"W, AT A DISTANCE OF 375.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°18'48", A DISTANCE OF 270.40 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°01'23", A DISTANCE OF 878.95 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°02'33", A DISTANCE OF 129.82 FT. TO A POINT OF TANGENCY; THENCE N 00°11'45"W, A DISTANCE OF 241.49 FT.; THENCE N 00°20'13'W, A DISTANCE OF 295.98 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS Of 1475.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°50'32", A DISTANCE OF 150.40 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 1525.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°41'04', A DISTANCE OF 311.00 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°50'32", A DISTANCE OF 150.40 FT. TO A POINT OF TANGENCY; THENCE N 00°20'12" W, A DISTANCE OF 438.63 FT.; THENCE S 88°51'08" E. A DISTANCE OF 50.02 FT.; THENCE N 00°20'12" W, A DISTANCE' OF 466.18 FT. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°25'34". A DISTANCE OF 278.79 FT. TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FT.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°42'28", A DISTANCE OF 89.79 FT.; THENCE N 76°55'19" E, A DISTANCE OF 1220.13 FT.; THENCE N 00°37'08" W. A DISTANCE OF 187.96 FT.; THENCE S 69°55'48" E, A DISTANCE OF 9.90 FT.; THENCE S 69°03'35" E. A DISTANCE OF 5003.21 FT. TO THE INTERSECTION WITH THE WESTERLY OUTLINE OF PRESERVE AT PANTHER RIDGE, PHASE I, A SUBDIVISION AS PER PLAT THERE OF RECORDED IN PLAT BOOK 33, PAGE 127 OF AFORE SAID PUBLIC RECORDS; THENCE ALONG THE SAID WESTERLY OUTLINE THE FOLLOWING THIRTEEN (13) COURSES:(1) S 00°22'58" W, A DISTANCE OF 451,27 FT. (2) S 37°00'00"W A

DISTANCE OF 602.92 FT.; (3) S 00°28'15" E, A DISTANCE OF 733.14 FT.; (4) S 88°51'51" E. A DISTANCE OF 359.40 FT.;(5) S 00°28'15" E, A DISTANCE OF 348.71 FT.; (6) S 88°51'51" E, A DISTANCE OF 20.01 FT.;(7) S 00°28'15" E. A DISTANCE OF 342.97 FT.; (8) S 88°59'00" E, A DISTANCE OF 140.01 FT.; (9) N 01°01'00" E. A DISTANCE OF 25.00 FT.;(10) S 58°59'00" E, A DISTANCE OF 40.00 FT.; (11) S °01'00"W, A DISTANCE OF 50.00 FT.;(12) S 88°59'00" E A DISTANCE OF 461.04 FT.;(13) S 00°28'19" E, A DISTANCE OF 276.13 FT. TO THE POINT OF BEGINNING, LYING AND BEING IN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 35 S. RANGE 20 E., MANATEE COUNTY, FLORIDA. AND PRESERVE PARCEL:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 35 S., RANGE 20 E., MANATEE COUNTY, FLORIDA: THENCE N 89°37'38'W, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 2639.92 FT.; THENCE N 89°38'05" W, ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 1344.96 FT.; THENCE N 00°20'36" W, A DISTANCE OF 298.33 FT.; THENCE

N 36°53'30" W, A DISTANCE OF 1700.23 FT.; THENCE N 41°23'26" W. A DISTANCE OF 742.86 FT.; THENCE N 54°18'07" W. A DISTANCE OF 1062.88 FT.; THENCE N 42°38'04" E, A DISTANCE OF 845.68 FT.; THENCE N 40°02'53" E. A DISTANCE OF 739.77 FT.; THENCE N 00°28'19" W, A DISTANCE OF 276.13 FT.; THENCE N 86°59'00 W, A DISTANCE OF 461.04 FT.; THENCE N 01°01'00" E, A DISTANCE OF 50.00 FT.; THENCE N 88°59'00" W, A DISTANCE OF 40.00 FT.: THENCE S 01°01'00" W, A DISTANCE OF 25.00 FT.; THENCE N 88°59'00" W, A DISTANCE OF 140.01 FT.; THENCE N 00°28'15" W, A DISTANCE OF 342.97 FT.; THENCE N 88°51'51" W, A DISTANCE OF 20.01 FT.; THENCE N 00°28'15" W, A DISTANCE OF 348.71 FT.; THENCE N 88°51'51" W, A DISTANCE OF 359.40 FT.; THENCE N 00°28'15" W, A DISTANCE OF 733.14 FT.; THENCE N 37°00'00" E, A DISTANCE OF 602.92 FT.; THENCE N 00°22'58 'E, A DISTANCE OF 673.16 FT. TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 70 AS PER F.D.O.T. RIGHT OF WAY MAP SECTION 13160-2506; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: S 69°53'52" E, A DISTANCE OF 3245.73 FT. TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5597.58 FT.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 717.95 FT. THROUGH A CENTRAL ANGLE OF 07°20'56" TO THE P.T. OF SAID CURVE: THENCE S 62°32'57" E, A DISTANCE OF 2466.95 FT.; THENCE S 62°37'21" E, A DISTANCE OF 240.52 FT.; THENCE S 00°03'07" E. A DISTANCE OF 17.98 FT.; THENCE S 62°36'06" E, A DISTANCE OF 820.42 FT., THENCE S 61°52'07" E, A DISTANCE OF 121.37 FT.; THENCE S 63°04'14" E. A DISTANCE OF 398.98 FT.; THENCE N 00°12'17" E, A DISTANCE OF 17.96 FT.; THENCE S 62°45'41" E, A DISTANCE OF 32.95 FT. TO THE END OF SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S00°07'00" W, A DISTANCE OF 3675.70 FT. TO THE SOUTHERLY LINE OF SECTION 34, TOWNSHIP 35 S. ,RANGE 20 E.; THENCE N 89°32'01" W, ALONG SAID SOUTH LINE, A DISTANCE OF 528.26 FT.; THENCE N 89°37'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 528.26 FT.; THENCE N 89°37'38" W, ALONG SAID SOUTH LINE, A DISTANCE OF 812.85 FT. TO THE POINT OF BEGINNING. LYING AND

BEING IN SECTIONS 33 AND 34, TOWNSHIP 35 S., RANGE 20 E, MANATEE COUNTY, FLORIDA.

AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST; THENCE S 00°30'59'W ALONG THE WESTLINE OF SAID SECTION 30, A DISTANCE OF 938.96 FT. ,TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70, AS SHOWN ON F.D.O.T. RIGHI-OF-WAY MAPS, SECTION 1316-102, FOR A POINT BEGINNING; THENCE CONTINUE S 00°30'59'W ALONG SAID WEST LINE, A DISTANCE OF 300.00 FT.; THENCE S 89°29'01" E, A DISTANCE OF 282.70 FT.; THENCE N 00°30'59'E, A DISTANCE OF 199.61 FT., TO THE INTERSECTION WITH AFORESAID SOUTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 70; THENCE N 69°56'01"W ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 300.00 FT. TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 30, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING AND LYING IN SECTIONS 30, 31, 32 AND 33, TOWNSHIP 35 S, RANGE 20E., MANATEE COUNTY, FLORIDA.

CONTAINING 1279.1 ACRES MORE OR LESS.

Exhibit "C"

PHASE V LEGAL DESCRIPTION

TRACT 800 OF CONCESSION, PHASE II, BLOCK A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 113, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

CONTAINING 5.12 ACRES MORE OR LESS

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 21, 2024

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

Dear Honorable 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. PDR-04-39(G)(R3), which was filed in this office on June 21, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

From: peter wallis <peter.wallis.eng@gmail.com>
Sent: Thursday, September 10, 2026 4:48 PM
To: Jay Stearman <jay.stearman@mymanatee.org>
Subject: Re: PDR-04-39(G)(R4) - CONCESSION PHASE VI - PLN2603-0145

You don't often get email from peter.wallis.eng@gmail.com. Learn why this is important

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Mr. Stearman

Thank you for your quick response and explanations.

My lot is the one directly to the north of these two lots and lake 11. I have owned it since 2009. During that time lake 11 has flooded at least 4 times and flowed to the north and made my house an island surrounded by water. So as designed the lake is not able to sustain itself under extreme conditions.

My request would be could they study this to see what would be necessary to contain the lake. Our current plan is to build a berm or dike along our back lot line to block the water however this is likely then to flood these two new lots more than they have flooded previously. Perhaps it would be necessary to control the river that runs through the Concession just adjacent to this area. I know the road has also flooded there and become impassable on the same occasions our property has flooded.

Thanking you in advance for anything you can do to help protect us and the two people who will buy those properties.

Peter

Peter Wallis and Associates - Structural Engineers

8470 Enterprise Circle - Suite 300

Lakewood Ranch, Florida, 34202

941-907-9192 - Office

941-323-2112 - Cell

peter.wallis.eng@gmail.com

On Thu, Sep 10, 2026, 3:45 PM Jay Stearman <jay.stearman@mymanatee.org> wrote:

Good afternoon Peter,

I apologize for missing your calls yesterday. Regarding the Concession Phase VI application, I have provided four attachments which should help answer your questions. First is the drainage report submitted by the applicant. I am not qualified to comment on stormwater calculations as it is not my field, but I can put you in touch with the stormwater reviewer for this application if you have follow-up technical questions.

Next is the tracking table which describes where the 255 entitled single family homesites are or will be located. The previous amendment allocated 15 in the area you described by SR 70 as Phase IV and situated 3 at the southwest corner of the intersection of Lindrick Lane and Ganton Ave as Phase V. Looking at the middle-bottom of the table you can see that 251 of the 255 homesites have so far been accounted for, leaving 4 remaining to be placed subject to the deed restriction reading:

“The Developer and its successors in interest are prohibited from seeking approvals for more than 22 single family dwelling units in the watershed district in the future to change the use of the post development watershed area, provided however, the post development watershed area may be utilized for open space, stormwater management, golf course , or other recreational or conservation purposes.”

This language appears on Condition of Approval #19 on the previous zoning ordinance (page 5-6).

Of those four remaining homesites, two are proposed at the location described in the latest application. In this manner, it isn’t so much that lots are moving from X to Y, but rather that there are still remaining homesites to be placed, as previously platted lots have been combined (see notes column on the table).

Finally, I have provided a screenshot with the highlighted parcel being the tract where the secondary means of access has been removed. The land is now being designated as open space.

Please let me know if you have any more questions or would like to submit public comment for the record.

Thank you,

Jay Stearman | Planner I

Manatee County Government

Development Services Department

Mailing Address: P.O. Box 1000, Bradenton, FL 34205

Office Location: 9000 Town Center Pkwy, Lakewood Ranch, FL 34202

941-748-4501 ext. 3477

mymanatee.org

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

From: peter wallis <peter.wallis.eng@gmail.com>
Sent: Thursday, September 10, 2026 1:11 PM
To: Jay Stearman <jay.stearman@mymanatee.org>
Subject: PDR-04-39(G)(R4) - CONCESSION PHASE VI - PLN2603-0145

> You don't often get email from peter.wallis.eng@gmail.com. Learn why this is important

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Mr. Stearman

I received a notice in the mail with regards to the above referenced. I have major concerns as follows:

1. The amendment indicating the two proposed residential properties abuts my property in Panther Ridge - Foxwood. I would appreciate seeing their proposed drainage for these lots as currently in every major rain event those properties and the adjacent lake flood and the water backflows onto my property. Putting structures on those properties and reducing the pervious material will undoubtedly make matters worse.

2. The Concession previously was granted permission to build on 16 or 17 lots on the "Rail Trail" adjacent to SR 70 to the east of Lindrick Lane (PDR-04-39(G)(R3)). We were told this was the final permissible amendment and that all previous lots to the west of Lindrick Lane had been relocated to this new eastern parcel and that no more lots within the Concession would be permissible. To that end the map provided does not indicate where the reallocation is taking the two lots away from nor does it clearly indicate where the alternate second means of access west of tract 801 is being removed.

I would appreciate a response as to how my concerns of lot drainage will be addressed and a clear delineation of where they have eliminated/shifted the two previous lots from.

--

Peter Wallis and Associates - Structural Engineers

8470 Enterprise Circle - Suite 300

Lakewood Ranch, Florida, 34202

941-907-9192 - Office

941-323-2112 - Cell

peter.wallis.eng@gmail.com

From: Abbie Bulaga <abbulaga@gmail.com>
Sent: Thursday, September 3, 2026 10:06 AM
To: Jay Stearman <jay.stearman@mymanatee.org>
Subject: Oppose Concession Phase VI

> You don't often get email from abbulaga@gmail.com. Learn why this is important

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To whom it may concern,
I am a resident in the Concession and I am writing formally oppose Project No. PDR-04-39(G) (R4) / PLN2603-0145, Concession Phase VI.

The proposal would cram two to three new homes onto a small corner lot that is already known to have significant flooding issues in that area. Adding additional impervious surface and structures to this site will worsen stormwater runoff and increase the risk of even worse flooding for surrounding properties, including homes in our community.

In addition, this corner already experiences traffic congestion and visibility concerns. Introducing new households means more vehicles entering and exiting a site that was not designed to safely accommodate that level of activity, raising real safety concerns for residents, children, and pedestrians in the area.

This lot also sits close to natural surroundings that give our neighborhood its quiet, open character. There is no need to fill in this space with additional density — our community values it as it is, and squeezing three homes onto this corner would permanently change the feel of the area for the residents who live here.

Our neighborhood is not equipped to absorb this kind of high-density infill on a lot with these known constraints. We respectfully request that the Planning Commission deny this application.

Thank you for your time and attention to our concerns. Please include this letter in the official record for Project No. PDR-04-39(G) (R4) / PLN2603-0145.

Sincerely,

Abbie Bulaga

Public Comment

Manatee County Government

Submitted On:
Sep 19, 2026, 05:32PM EDT

Full Name	**First Name:** Darren **Last Name:** Slegg
Email	darrenslegg@mac.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	The Concession Golf Club LLC
Comment	I have no objection to the additional 2 homes being built on Lindrick Lane. I live on Lindrick and think this will enhance the community.

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

THE CONCESSION

GENERAL DEVELOPMENT PLAN AMENDMENT

PDR-04-39(G)(R4) | BOARD OF COUNTY COMMISSIONERS – LAND USE MEETING | OCTOBER 8, 2026

PROJECT TEAM

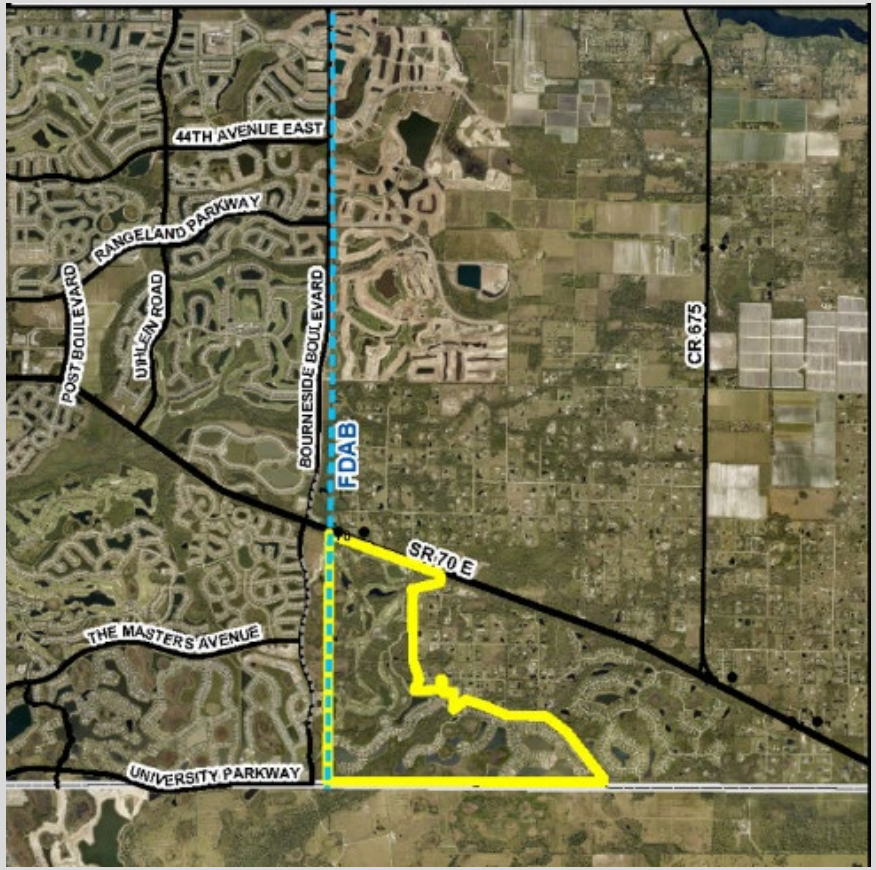
PLANNER:	**MARSHALL ROBINSON – GRIMES GALVANO**
OWNER:	**THE CONCESSION GOLF CLUB, LLC**
ENGINEER:	**ALEC AUSELY, M.S., P.E. – ZNS ENGINEERING**
TRAFFIC:	**MICHAEL YATES – PALM TRAFFIC**
ENVIRONMENTAL:	**CHRIS KENNEDY – KIMLEY-HORN**
ATTORNEY:	**BILL GALVANO, ESQUIRE – GRIMES GALVANO**

PROJECT LOCATION

THE CONCESSION

TRACT 801 / PHASE VI

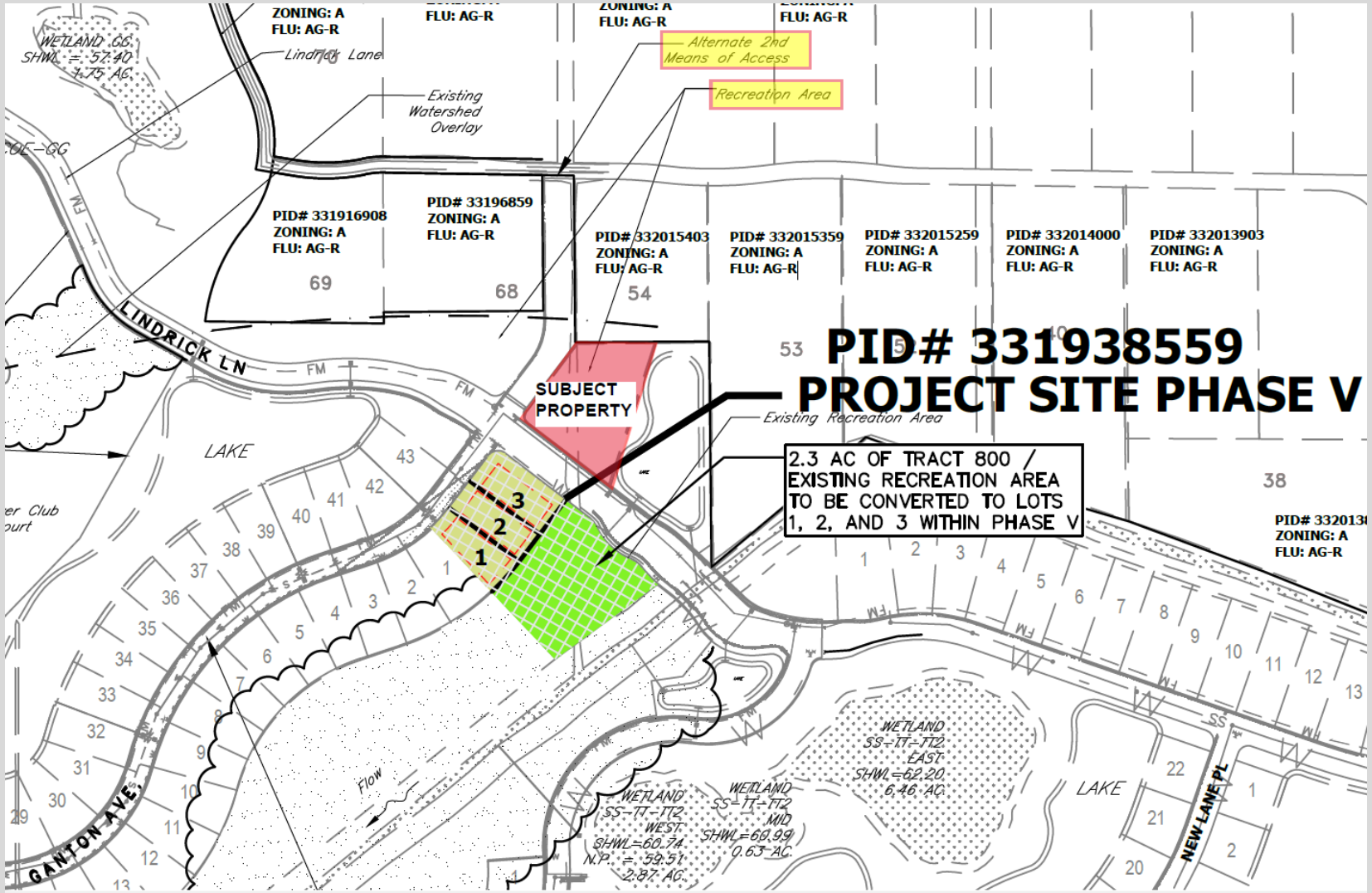
PHASE VI: ± 2.41 AC





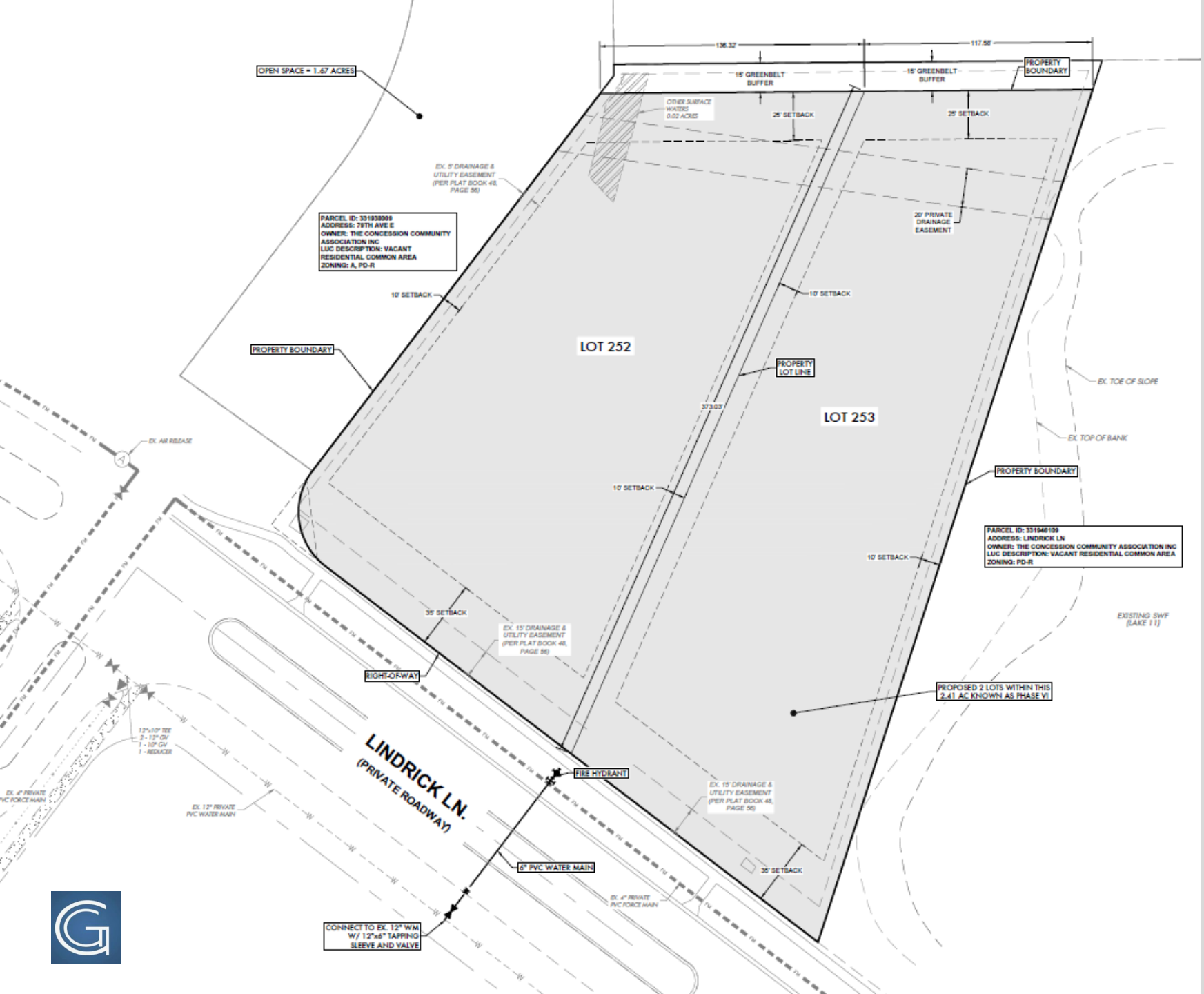
ENTITLEMENT HISTORY

- **2000 – ORIGINAL PANTHER RIDGE WESTSIDE GDP APPROVED 255 SINGLE-FAMILY LOTS**
- **2004 – THE CONCESSION GDP APPROVED FOR THE REMAINING UNDEVELOPED PORTION, CARRYING FORWARD THE 255 PREVIOUSLY APPROVED RESIDENTIAL LOTS AND APPROVING THE 18-HOLE GOLF COURSE**
- **2017 – R2 DESIGNATED TRACT 801 AS RECREATION AREA**
- **2024 – R3 REALLOCATED REMAINING APPROVED RESIDENTIAL UNITS TO PHASES IV AND V**
- **2026 – R4 REMOVES THE RECREATION DESIGNATION FROM TRACT 801 TO ALLOW 2 PREVIOUSLY APPROVED UNITS WITHIN PHASE VI**



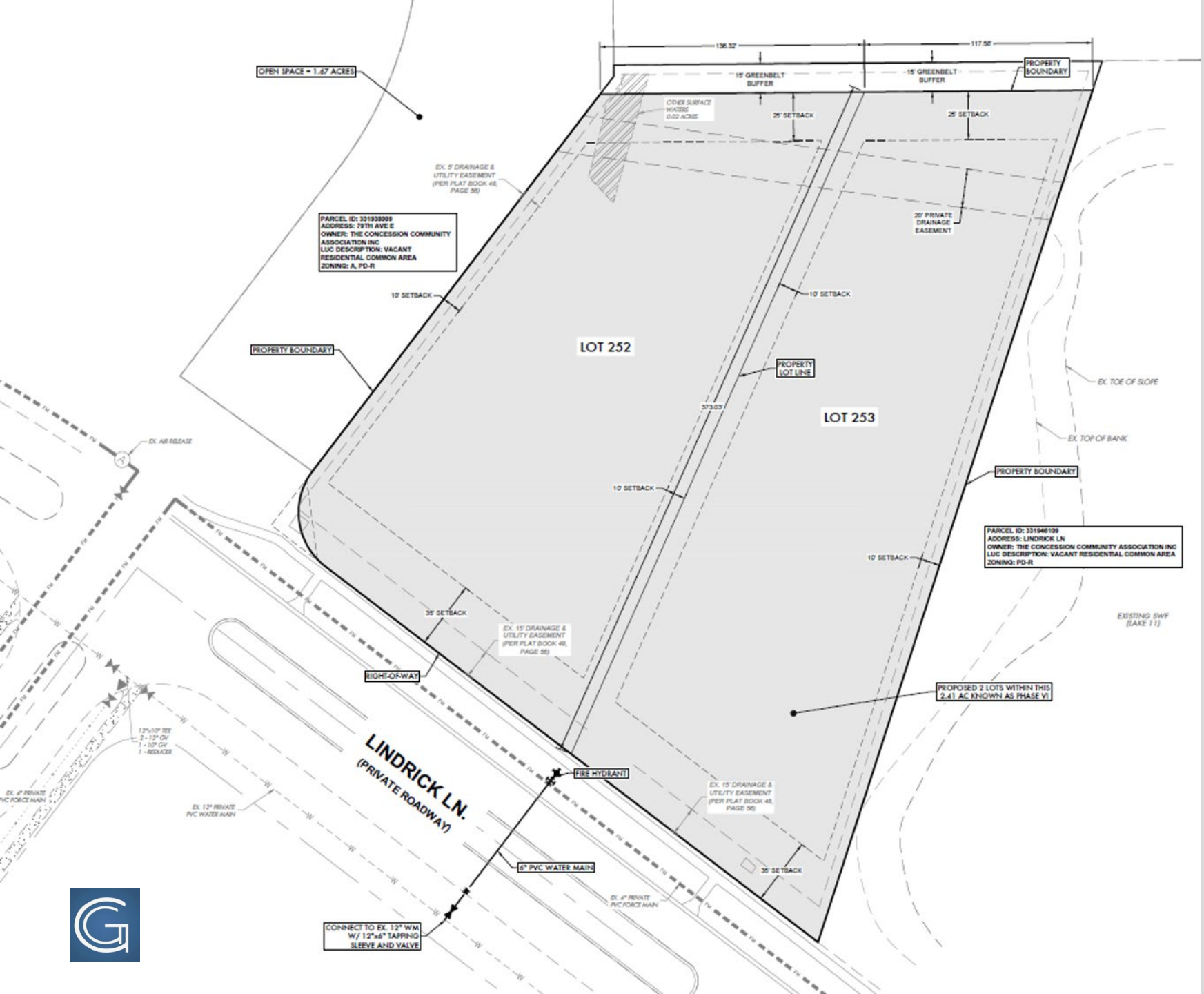
CURRENT APPROVAL
PDR-04-39(G)(R3)

- 255 RESIDENTIAL UNITS APPROVED
- TRACT 801 CURRENTLY DESIGNATED AS RECREATION AREA
- ALTERNATE SECOND-ACCESS EASEMENT SHOWN WEST OF TRACT 801



PHASE VI DEVELOPMENT STANDARDS

- **2 SINGLE-FAMILY DETACHED LOTS**
- **MIN. LOT AREA: ½ ACRE**
- **MIN. LOT WIDTH: 90 FT**
- **FRONT SETBACK: 35 FT**
- **SIDE SETBACK: 10 FT**
- **REAR SETBACK: 25 FT**
- **MAX. HEIGHT: 3 STORIES**
- **NORTH PERIMETER GREENBELT BUFFER: 15 FT**
- **ACCESS: LINDRICK LANE**



OPEN SPACE / ALTERNATE ACCESS

- **CODE MINIMUM: 35% / 448.25 AC**
- **PROVIDED: 74% / 947.26 AC**
- **499.01 ACRES ABOVE CODE MINIMUM**
- **FORMER ALTERNATE ACCESS EASEMENT AREA RETURNED TO OPEN SPACE**
- **OVERALL PROJECT CONTINUES TO SUBSTANTIALLY EXCEED OPEN SPACE REQUIREMENTS**

GDP AMENDMENT SUMMARY

- NO INCREASE IN APPROVED RESIDENTIAL UNITS
- NO NEW STREETS
- NO CHANGE TO OVERALL PROJECT DENSITY
- TRAFFIC WAIVER ACCEPTED
- FINAL DESIGN DETAILS REVIEWED AT PSP/PP/FSP

QUESTIONS?

The Concession Phase VI

PDMU-04-39(G)(R4)
PLN2603-0145

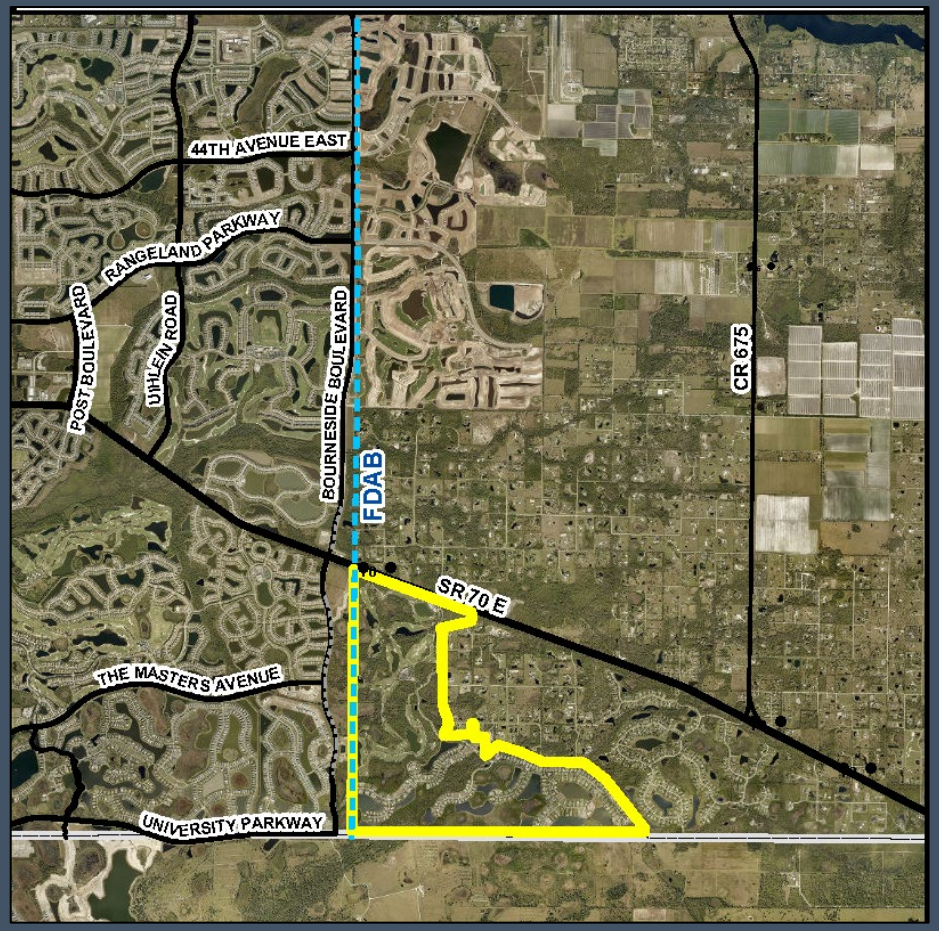
Jay Stearman
Planner I
Board of County Commissioners
October 8, 2026

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Site Location

General Location:
South side of State Road 70 East, and east of Lindrick Lane (Manatee County).

Project Area:
2.49 acres

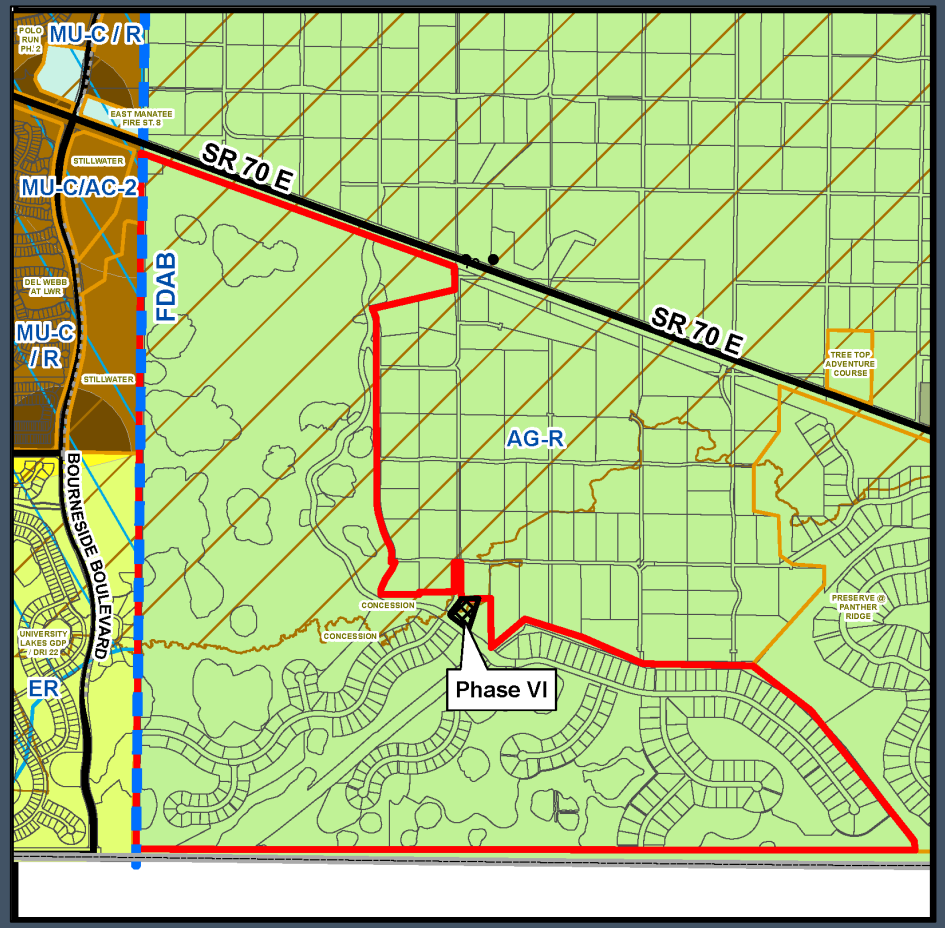


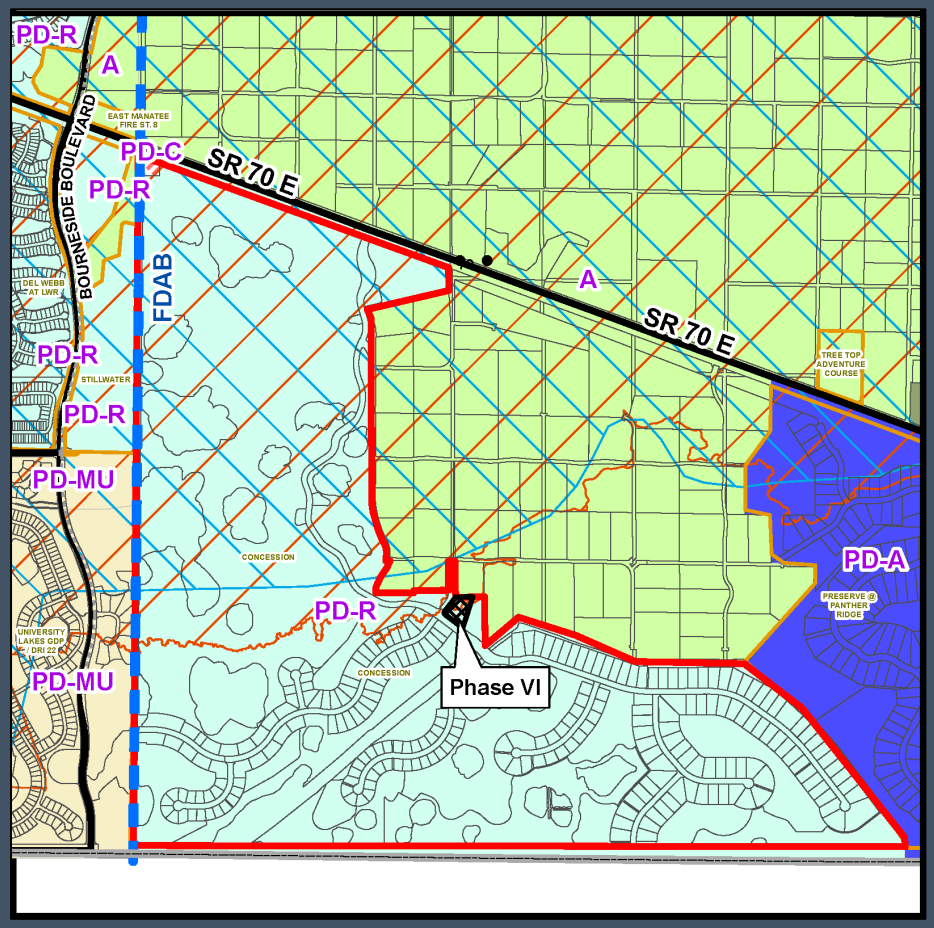


Source: Manatee County GIS

Future Land Use & Zoning District

- **FLUC:** AG/R
- **Zoning District:** PDR





Source: Manatee County GIS

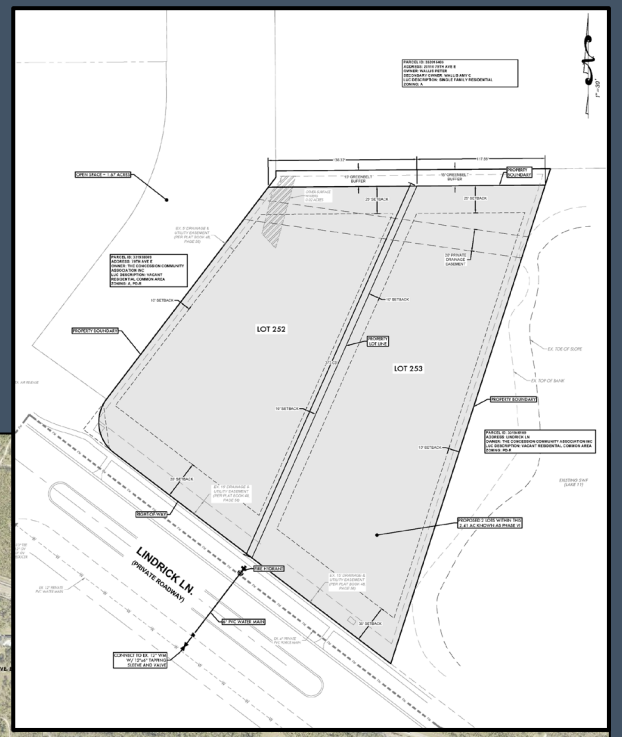
History

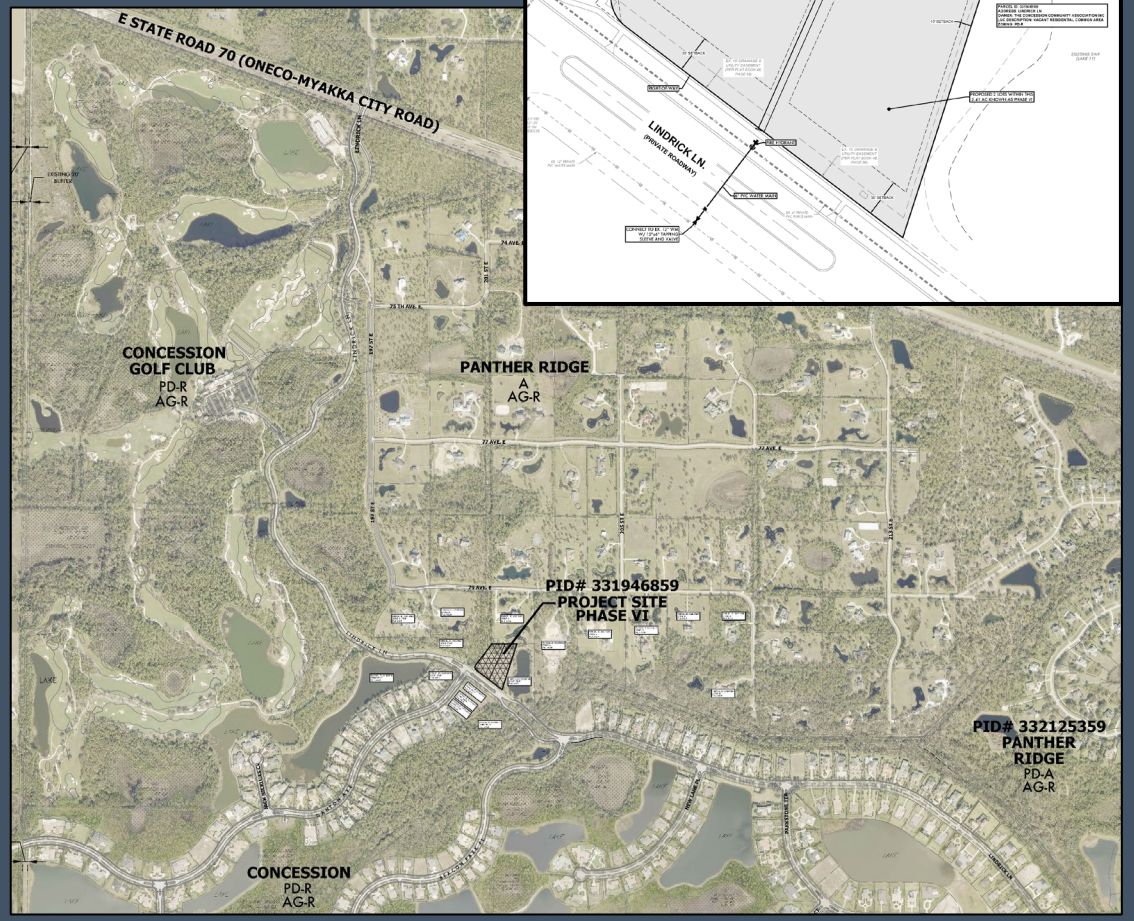
- **2000:** PDR-00-10(Z)(G) was approved for Panther Ridge Westside for 255 single-family lots, a 19-hole golf course and clubhouse, 3,000 square feet of commercial building space, and a temporary sales office
  - Subsequent revisions approved related to house locations and number of golf holes
- **2003:** Concession Land Development purchases 1,232 +/- acres from Panther Ridge
- **2004:** PDR-04-39(Z)(G) was approved as "The Concession (f/k/a Panther Ridge-Westside)" for an 18-hole golf course, clubhouse, and maintenance facility, and included the 255 previously approved lots
- **2022-3:** Agreement approved by the BOCC to settle claim under the Bert Harris Act filed after prior GDP denials
- **2024:** PDR-04-39(G)(R3) was approved to reallocate 18 of the 22 remaining single-family residential units to two different phases: 15 to Phase IV and 3 to Phase V

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Request

- **Proposed Zoning:** PDR (no change)
- **Site Plan:** General Development Plan Amendment (GDP)
- **Entitlements/Intensity:**
  - 0.2 DU/GA sitewide – no change
  - Establish two approved lots on a parcel currently dedicated as recreation area
- **Access:** Residential driveways
- **Schedule of Uses:** No changes
- **Specific Approvals:** No new requests
- **Conditions of Approval:** One requiring Board approval for any new external through Tract 301





Source: ZNS Engineering

Public Facilities

- **Potable Water Infrastructure**
  - Existing private 12-inch potable water main along the south side of Lindrick Lane
- **Wastewater Infrastructure**
  - Existing private 4-inch private sanitary force main along the north side of Lindrick Lane
- **Reclaimed Water Infrastructure**
  - Reclaimed water is not available for this project

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Floodplain

- The project site is NOT located within the FEMA FIRM 1% Annual Chance Flood Hazard Area (Zone X)

Stormwater

- Master stormwater design is part of the previously approved site

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Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS *(WITH PROJECT)*	FUTURE LOS *(W/O PROJECT)*
SR 70	3138	C	D	D	D

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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
▪ The site design is providing existing vegetation on the north side to remain which will assist with meeting the 15-foot Greenbelt Buffer. ▪ The proposed reallocation of previously approved residential uses (2 dwelling units) does not result in the assessed trip ends previously approved under Ordinance No. PDR-04-39(G)(R3) being exceeded. (Transportation)	▪ There were five State-listed Threatened Gopher Tortoise Burrows identified during the Preliminary Listed Species Survey. ▪ **Mitigating Measure:** A condition of approval has been updated to require that 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.

Significant Conditions of Approval

- Tract 308 is reserved as open space by the applicant. This open space shall not be used as vehicular or pedestrian access to lands external to the project. Any additional external access requires a GDP amendment.
- 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted. If evidence of gopher tortoises is found, a permit from the Florida Wildlife Commission (FWC) shall be obtained for relocation and/or management of tortoises prior to commencement of development

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Consistency with Comprehensive Plan

- **Objective 2.1.2** (Geographic Extent of Future Development)
- **Policy 2.2.1.8.3** (Gross density for AG/R Future Land Use)
- **Policy 2.3.4.2** (Minimize impervious surfaces within the Watershed Overlay District)
- **Objective 2.6.1** (Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures)
- **Policy 3.2.1.9** (utilize natural wetland systems and buffers as additional filtration mechanisms to maintain or improve water quality)

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Compliance with the Land Development Code Sections

- **402.6** (Planned Development Site Plan requirements)
- **402.7** (Planned Development Residential)
- **402.3.10.C** (Watershed Protection Overlay Districts – Use Limitations And Standards)
- **531.47** (Residential Uses)

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Planning Commission

- **Recommendation of Approval**
  - 4-2
- **Concerns**
  - Stormwater retention, flooding on adjacent properties
  - Traffic visibility on proposed driveways
  - Management and relocation of Gopher Tortoise burrows

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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.**

Manatee County FLORIDA

Thank you!

Manatee County
FLORIDA