



June 15, 2026 - Hearing Officer

Subject

SP-25-06 - S & J Recycling Center - PLN2505-0241- Quasi-Judicial- Barney Salmon, MSP, DURP, Senior Planner - District 2

Approval of a Special Permit with a Concept Plan allowing for a Solid Waste Management Facility - Resource Recovery Facility on approximately 2.32 acres in the HM (Heavy Manufacturing) zoning district within the Industrial Heavy (IH) Future Land Use Category (FLUC) and located on the north side of 44th Avenue East, approximately 450 feet west of 15th Street East, commonly known as 1401 44th Avenue East, Bradenton (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

None

Contact and/or Presenter Information

Presenter: Barney Salmon, MSP, DURP, Senior Planner 941-748-4501 x 3417, Barney.Salmon@mymanatee.org

Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

N/A

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background Discussion

- This is a Special Permit application for the establishment of a Resource Recovery Facility at 1401 44th Avenue East. The site is generally located northwest of 44th Avenue E and 15th Street E with a street address of 1401 44th Avenue E, Bradenton, FL 34203.
- The Property is currently zoned Heavy Manufacturing (HM) and appears to have been used for construction service establishment, based on GIS aerials. No approvals were found for this use. The Applicant is proposing to use the property for

a 1,540 (1,440 warehouse/storage & 100 sq. ft. office) metal recycling center. The facility will receive metals including copper, brass, aluminum, and steel. The Applicant primarily processes air conditioning units and components. However, they would like the opportunity to also process home appliances including refrigerators, ranges/ovens, dishwashers, etc. The Applicant would also like to receive loose metals from the public including copper, brass, aluminum, and steel. The proposed facility will not receive, process, or store motor vehicles. Based upon a review of the Manatee County GIS website, the underlying future land use associated with the property is Industrial Heavy.

- Per LDC Section 401.1-Purpose of Districts, the Heavy Commercial district purpose is to ...” is to provide areas for intense commercial activities permitting commercial and service uses which have greater external effects such as noise, traffic, vibration, outdoor storage and other such impacts than those permitted in less intensive districts”. These zoning districts were established to facilitate these types of uses.
- The site is bordered by Planned Development-Public Interest (PD-PI) zoned property on the northern border and Heavy Manufacturing (HM) on both east and west property lines. 44th Avenue East borders the southern property line. The property to the north is owned by the Manatee County School Board and used for storage to include a small office. The uses to the east and west of this site include outdoor storage, warehouse distribution, light industrial, and junk yard.
- This use is subject to the specific standards in Section 531.53.F.- Resource Recovery Facility. All standards appear to have been met. Further review and approval will follow with submission of the Final Site Plan.
- The project complies with the requirements of Section 316.6 and the standards contained in Section 531.53.
- It is opinion of staff that the project can be found to be consistent with the policies of the Comprehensive Plan and the applicable requirements of the Land Development Code.

Attorney Review

Other (Requires explanation in field below) Welch

Kate Welch reviewed and responded by email to Matter #FY25/26-0332 on May 11, 2026.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

AERIAL



44TH AVENUE E

Parcel ID #(s) 4810500001

Project Name: Metal Recycling Center

Project #: SP-25-06

Accela #: PLN2505-0241

S/T/R: 33 34S 18E

Acreage: 2.32

Existing Zoning: HM

Existing FLU: IH

Overlays: NONE

Special Areas: SWTIF, USA

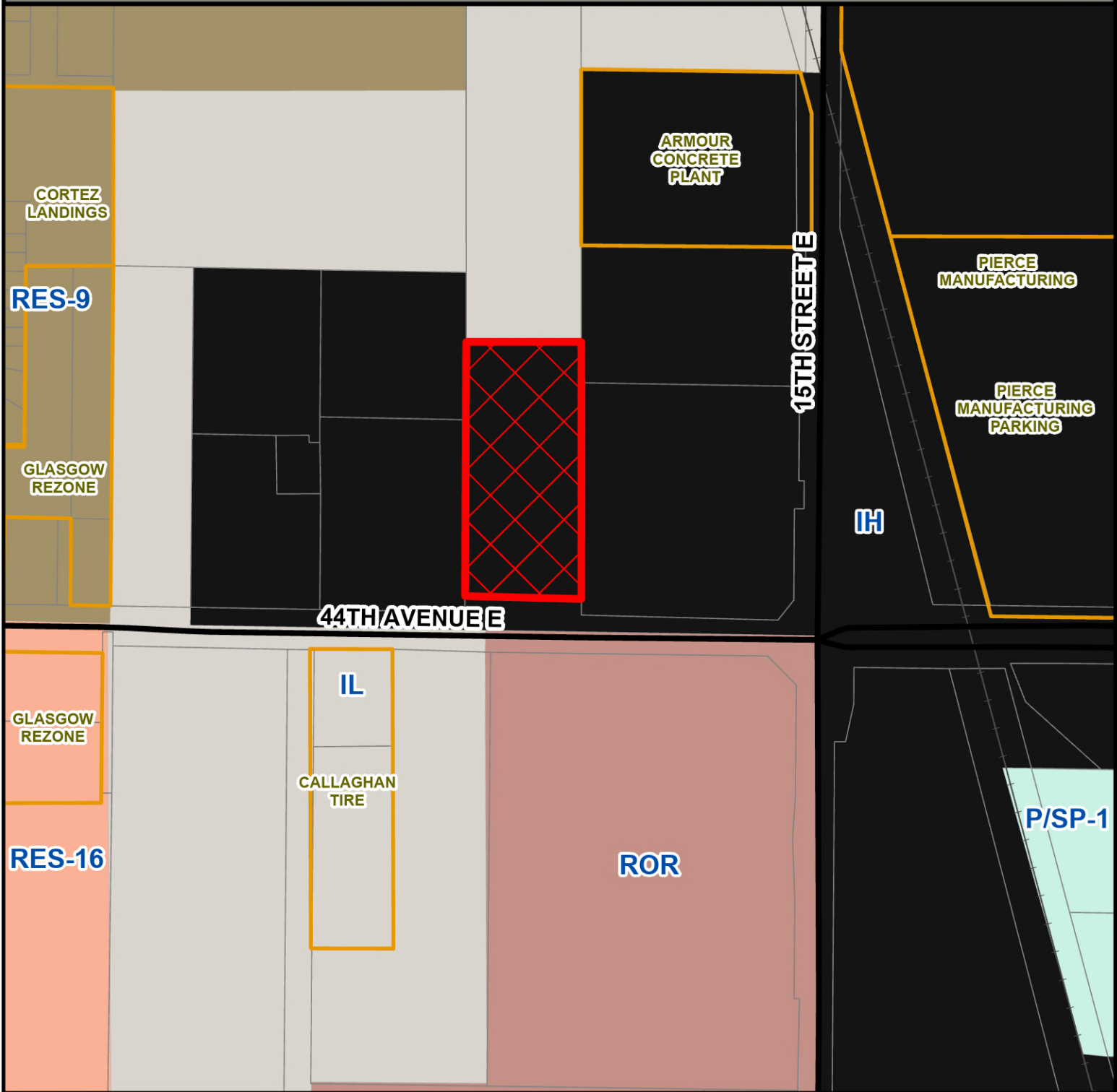
CHH: N

Watershed: NONE

Drainage Basin: BOWLEES CREEK

Commissioner: Amanda Ballard

FUTURE LAND USE



Parcel ID #(s) 4810500001

Project Name: Metal Recycling Center

Project #: SP-25-06

Accela #: PLN2505-0241

S/T/R: 33 34S 18E

Acreage: 2.32

Existing Zoning: HM

Existing FLU: IH

Overlays: NONE

Special Areas: SWTIF, USA

CHH: N

Watershed: NONE

Drainage Basin: BOWLEES CREEK

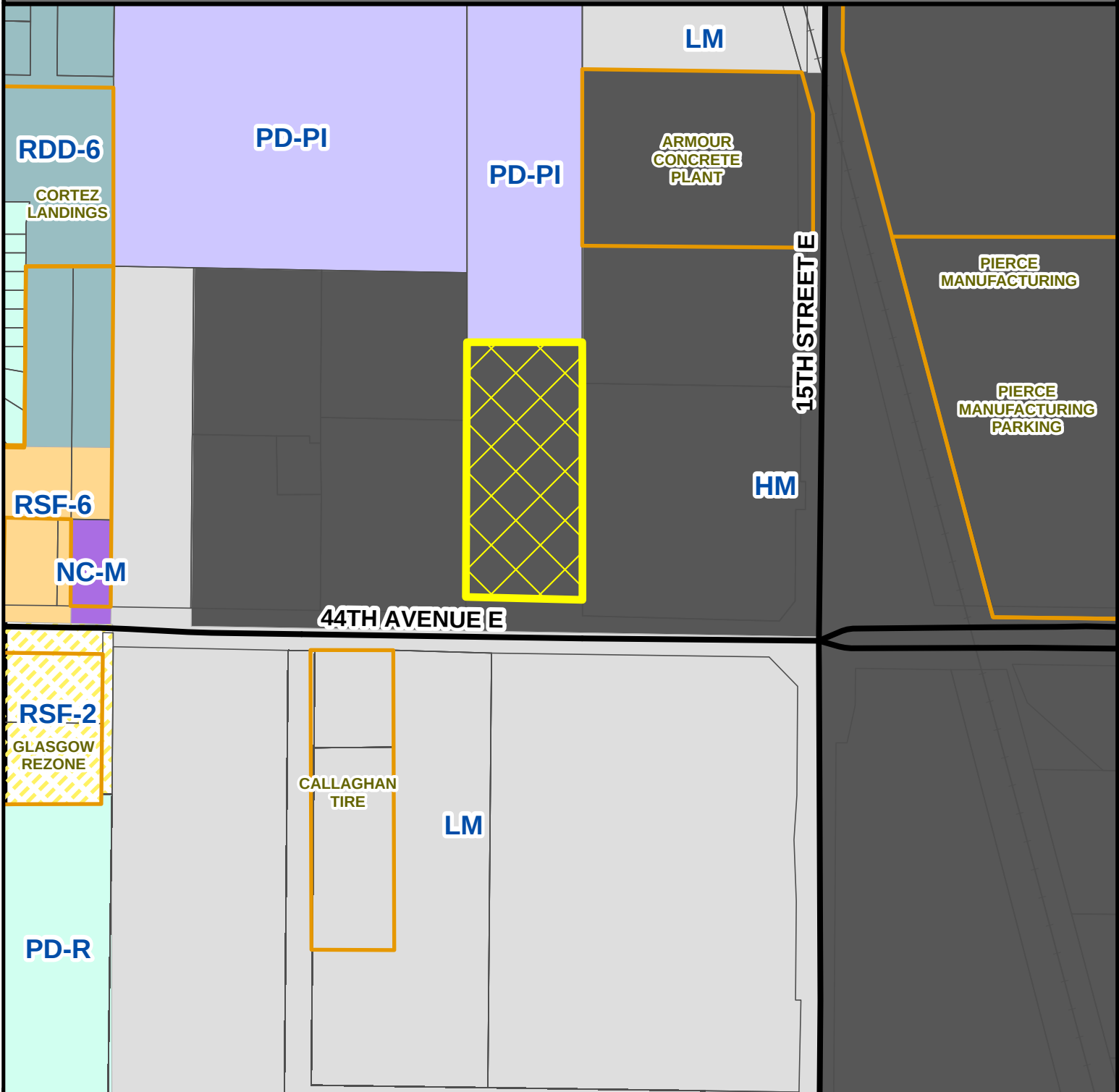
Commissioner: Amanda Ballard



Manatee County
Staff Report Map
Map Prepared 6 / 2025

0 150 300
Feet

ZONING



Parcel ID #(s) 4810500001

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Watershed: NONE

Drainage Basin: BOWLEES CREEK

Commissioner: Amanda Ballard

1401 E 44th Avenue, Bradenton – PLN2505-0241
Metal Recycling Center

Project Narrative

The subject property is an approximately 2.1054 +/- acre parcel located generally northwest of 44th Avenue E and 15th Street E with a street address of 1401 44th Avenue E, Bradenton, FL 34203. Based upon a review of the Manatee County Property Appraiser's website, the Parcel ID number associated with the parcel is 4810500001. The property is more specifically described in Exhibit "A".

The Property is currently zoned Heavy Manufacturing (HM) and is currently used for industrial purposes. The Applicant is proposing to use the property for a metal recycling center. The facility will receive metals including copper, brass, aluminum and steel. The Applicant primarily processes air conditioning units and components. However, they would like the opportunity to also process appliances including refrigerators, ranges/ovens, dishwashers, etc. The Applicant would also like to receive loose metals from the public including copper, brass, aluminum and steel. The proposed facility will not receive, process or store motor vehicles. Based upon a review of the Manatee County GIS website, the underlying future land use associated with the property is Industrial Heavy.

The proposed use of the property is logical and reasonable for the following reasons:

- 1) The proposed use is consistent with the existing zoning district.
- 2) The proposed use is consistent with the underlying future land use.
- 3) The proposed use is an industrial use consistent with other industrial uses adjacent to the site. This will allow for the productive use of the site and promote the property tax base of Manatee County.

S&J RECYCLING CENTER
SPECIAL PERMIT SITE PLAN
1401 44TH AVENUE EAST
MANATEE COUNTY, FLORIDA

PLN 2505-0241

SITE DATA

OWNER: UBEDA MARY CHRISTINE SPICER
10003 GEESE TRAIL CIR
SUN CITY CENTER, FL 33573

APPLICANT: S&J RECYCLING
1404 44TH AVENUE E.
BRADENTON, FL 34205
SJRECYCLING20@OUTLOOK.COM
CELL: (941) 586-5476

ENGINEER: DAVID W. HOWARD, P.E.
PO BOX 192
MYAKKA CITY, FL 34251
DDLWH1961@GMAIL.COM
CELL: (941) 920-3316

SURVEYOR: A. DUCHART LAND SURVEYING INC.
2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
PHONE: (941) 345-9891
ADUCHART@GMAIL.COM

PROJECT AREA: 2.32 ACRES

ZONING: EXISTING: HM

ADJACENT ZONING: NORTH: PD-PI
SOUTH: LM
EAST: HM
WEST: HM

EXISTING LAND USE: VACANT

PROPOSED LAND USE: MATERIALS RECOVERY FACILITY

COMPREHENSIVE LAND USE DESIGNATION (FUT.): IH

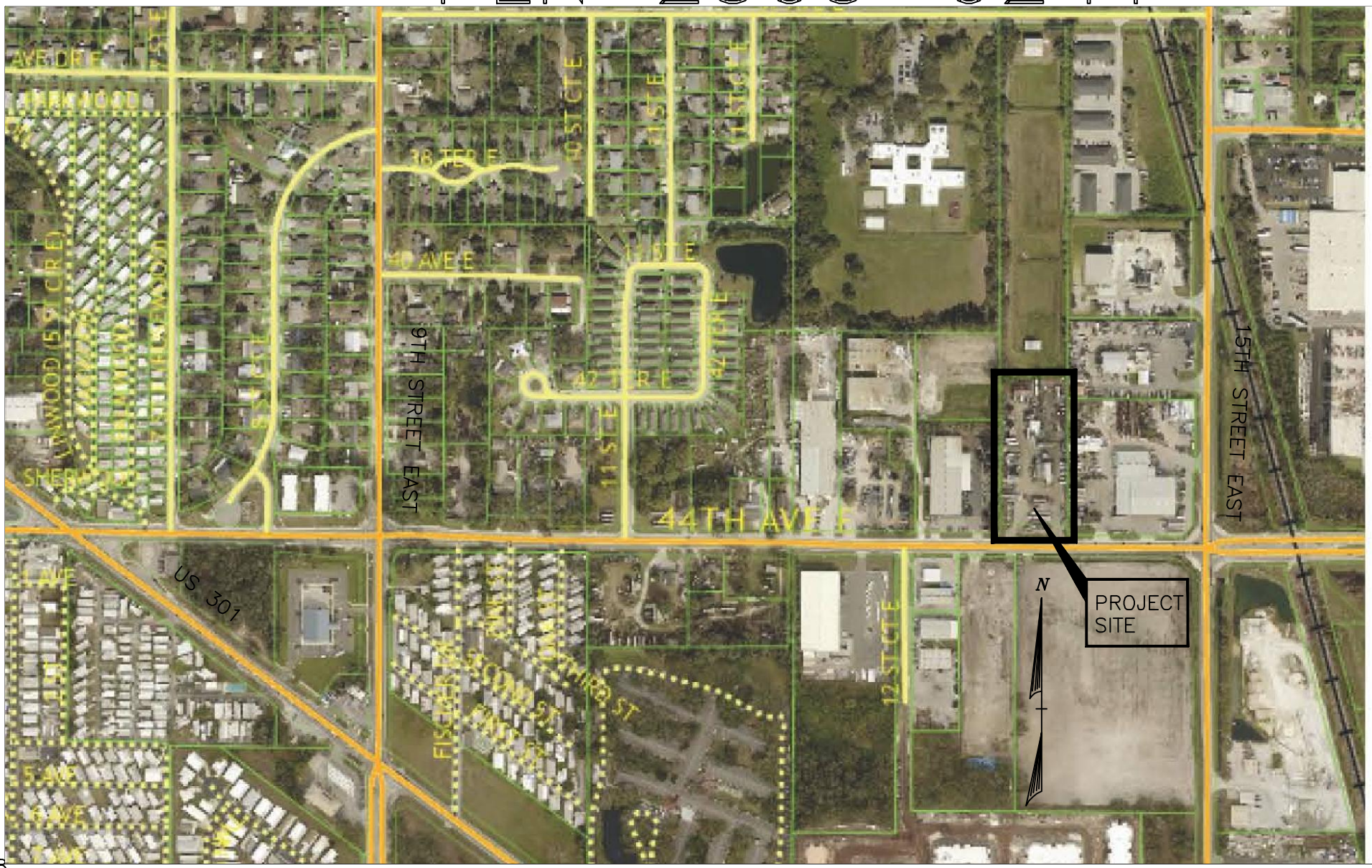
FLOOD ZONE: FLOOD ZONE A- BFE NOT ESTABLISHED -EL. 30.35- NAVD88
DETERMINED FROM FEMA MAP PANEL 12081C0308 E DATED 8/10/2021
ELEVATION DETERMINED FROM MANCO MAP ATLAS-BOWLEES CREEK WATERSHED MODEL
NAVD88- REFER TO SURVEY

ELEVATIONS:

DIMENSIONS: ALL DIMENSIONS ARE SUBJECT TO FINAL RECORD DRAWING MEASUREMENTS

PROJECT SETBACKS:

REQUIRED
FRONT: 25'
SIDE: 20'
REAR: 20'



OWNERSHIP: PROJECT IS UNDER A SINGLE OWNERSHIP AND CONTROL

PROPOSED LAND USE: MATERIALS RECOVERY FACILITY

MAINTENANCE: UPON COMPLETION, THE OWNER WILL MAINTAIN SITE IMPROVEMENTS

WETLANDS: THERE ARE NO WETLANDS ON THE PROJECT SITE

HABITAT: THERE ARE NO KNOWN SIGNIFICANT, CRITICAL, ENDANGERED OR THREATENED SPECIES HABITAT ON THE PROJECT SITE OR IN THE VICINITY.

SIGNAGE: SIGNAGE WILL BE BY OTHERS, SIGNAGE PAINTED ON SCREENING FENCE FACING 44TH AVE.

TREE PROTECTION: EXISTING TREES WILL BE PROTECTED WHERE FEASIBLE.

DEMOLITION: NONE

ACCESS: ACCESS TO SITE WILL BE THROUGH EXISTING DRIVEWAYS-GATED

PERMITS: A SEPARATE BUILDING PERMIT IS NECESSARY PRIOR TO CONSTRUCTION OF ANY BUILDING/FENCES/GATES/WALLS

EASEMENTS: NONE

WELLS: IRRIGATION WELL WAS FOUND ON SITE/ 2 MONITORING WELLS FOUND ON SITE
IRRIGATION WELL WILL BE USED FOR IRRIGATION FOR THE SITE

INDEX

SHEET NO.	DESCRIPTION
SD 1	COVER SHEET / INDEX
SD 2	CONSTRUCTION NOTES
SD 3	EXISTING SITE/EROSION CONTROL PLAN
SD 4	SITE DEVELOPMENT PLAN
SD 5	ROADWAY DETAILS
SD 6	EROSION CONTROL DETAILS
SD 7	LANDSCAPE PLAN
SD 8	SECTIONS
SD 9	DETENTION BASIN DETAILS
SD 10	EXISTING DRAINAGE PLAN
SD 11	DEVELOPED DRAINAGE PLAN
SD 12	TRAFFIC CIRCULATION PLAN
SD 13	SITE UTILITY PLAN

PROJECT LOCATION

PARCEL ID # 4810500001
SECTION 01 TOWNSHIP 35S RANGE 17E

LEGAL DESCRIPTION

(SEE ATTACHED SURVEY)

PROPOSED PROJECT SCHEDULE:
BEGIN: 3/10/26; PROJECT COMPLETION: 7/12/26

ZONING INFORMATION

PROJECT PARKING SUMMARY
OFFICE 1/300 SF X 100 SF = 1 SPACE
WAREHOUSE= 1440 SF = 1/1500 SF= 1 SPACE
LOADING ZONE = 15' X 35'
TOTAL REQUIRED = 2 SPACES: PROVIDED = 5 SPACES INCLUDING 1 HANDICAP

ALL BUILDING PERMITS MUST BE ISSUED PRIOR TO THE EXPIRATION OF THE CLOS OR FSP WHICHEVER OCCURS FIRST

EXISTING:	ACRES	PERCENTAGE
BUILDING SLABS/PAVT:	0.39 AC	16.4%
DIRT/GRAVEL	1.73	74.6%
OPEN SPACE	0.20	9%
PROPOSED:	ACRES	PERCENTAGE
EX. BLDG/SLABS/NEW PAVE/SIDE	0.50 AC	21.6% (NET CHANGE = 5.2%)
DIRT/GRAVEL	1.32 AC	56.9%
OPEN SPACE	0.50 AC	21.5%
TOTALS	2.32 AC	100%

LAND USE REQUIREMENTS:

MINIMUM LOT SIZE:	10,000	
MINIMUM LOT WIDTH	100'	
MAX. HEIGHT	5 STORY	ONE STORY

SIDEWALKS WIDTH 5' EXIST 6' INTERNAL

MINIMUM LANDSCAPING OPEN SPACE REQUIREMENTS = 15%

NUMBER OF SCHOOL AGE CHILDREN: N/A

UTILITIES:

WATER: MANATEE COUNTY - 5/8" NEW

WASTEWATER: MANATEE COUNTY - EXIST - NO CHANGE

SOLID WASTE: MANATEE COUNTY - 1 COMMERCIAL CAN W/ ENCLOSURE

IRRIGATION WATER: PRIVATE - N/A

ELECTRIC: FLORIDA POWER & LIGHT- EXIST- NO CHANGE

TELEPHONE: VERIZON - EXIST - NO CHANGE

CABLE TV: COMCAST - NO CHANGES/N/A

	SOURCE (COUNTY,WELL, BRADEN RIVER UTILITIES, ETC)	OWNERSHIP (COUNTY, PRIVATE, CITY, ETC.)
POTABLE WATER	COUNTY	PRIVATE
WASTEWATER	COUNTY	PRIVATE
RECLAIMED/IRRIGATION WATER	PRIVATE WELL EXISTING	PRIVATE-AUTO IRRIG.

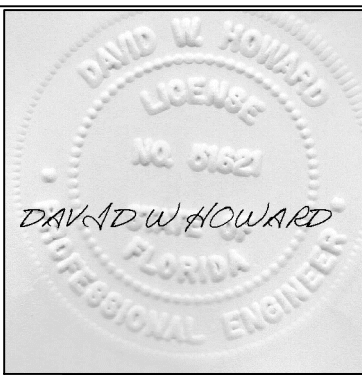
THIS IS TO CERTIFY THAT THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH THE APPLICABLE PORTIONS OF THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.075 (1) AND (4), FLORIDA STATUTES.

FOR ENGINEER'S USE ONLY

REV#1-FUT USE/SIGN	DWH	10/1/25
DRAWN BY:	DWH	6/1/25
SCALE: NONE		

COVER SHEET

S&J RECYCLING
1401 44TH AVENUE E, BRADENTON, MANATEE COUNTY, FL 34203



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
AND SEALED BY DAVID HOWARD PE, ON 6/1/25
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES

David W. Howard, P.E. #51621
Date:

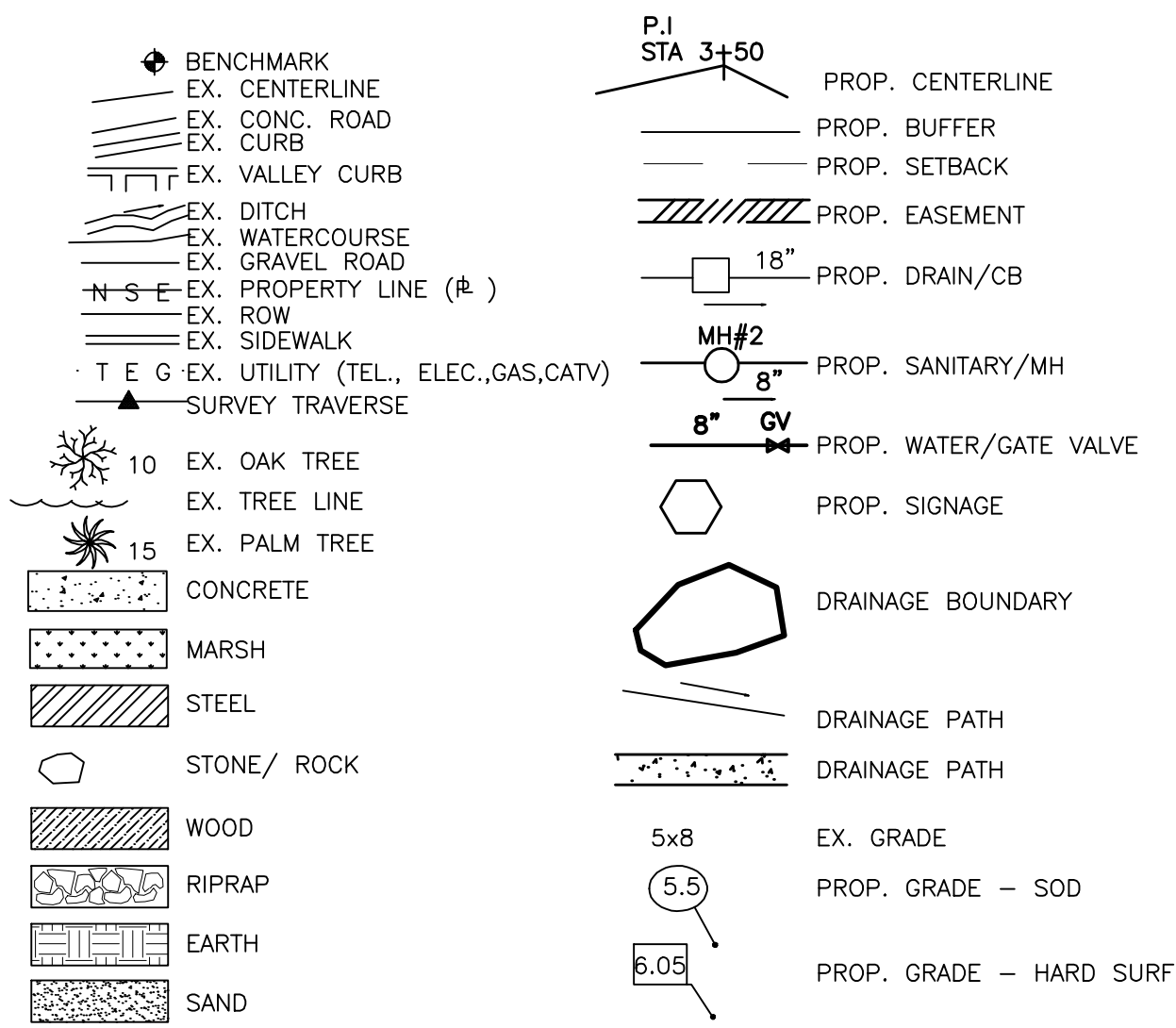
David Howard, P.E.
PO BOX 192
MYAKKA CITY, FL 34251
DDLWH1961@GMAIL.COM
(941) 920-3316-CELL

Sheet
SD 1

CONSTRUCTION NOTES

1. ALL STORMWATER SHALL BE DIRECTED TOWARD THE DETENTION AREAS.
2. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88 DATUM CONVERSION TO NAVD 29 IS +1.001 FROM VERTCON.
3. THERE SHALL BE NO DEVIATIONS FROM THIS PLAN ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER-OF-RECORD. DISTRICT (SWFWM) AND FROM MANATEE COUNTY.
4. SHOULD THERE BE ANY DISCREPANCIES FOUND BETWEEN THE ENGINEERED PLANS AND ACTUAL FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY ENGINEER-OF-RECORD FOR A DETERMINATION OF MODIFICATIONS, IF NECESSARY. CONTRACTOR/OWNER SHALL RECEIVE A WRITTEN CHANGE ORDER PRIOR TO CONTINUATION OF CONSTRUCTION.
5. RECORD DRAWINGS AND CERTIFICATIONS ARE REQUIRED BY MANATEE COUNTY AND SWFWM. CONTRACTOR/OWNER SHALL NOTIFY ENGINEER-OF-RECORD A MINIMUM OF 72 HOURS PRIOR TO SOD PLACEMENT FOR VERIFICATION OF ELEVATIONS. ANY DEVIATIONS MAY BE CAUSE FOR A DENIAL OF CERTIFICATION BY ENGINEER-OF-RECORD.
6. THERE IS NO OFF-SITE RUNOFF WHICH CONTRIBUTES TO THIS PROJECT.
7. EROSION CONTROL DURING CONSTRUCTION: CONTRACTOR SHALL TAKE ALL PRECAUTIONS IN ORDER TO PREVENT EROSION DURING CONSTRUCTION. SUCH MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO:
- A. PLACEMENT OF HAY BALES AT PERIMETER OF SITE AND IN OUTFALL PLACES TO PREVENT RUNOFF FROM THE SITE.
- B. INSTALLATION OF SILTATION SCREENING AT THE PERIMETER OF THE CONSTRUCTION AREA WHICH SHALL PREVENT RUNOFF TO ADJACENT BODIES OF WATER.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO OBTAIN UP TO DATE APPROVED PLANS PRIOR TO THE START OF ANY CONSTRUCTION.
9. CONTRACTOR/OWNER SHALL VERIFY WITH ENGINEER-OF-RECORD THAT ALL PERMITS HAVE BEEN SECURED AS IT RELATES TO SITE DEVELOPMENT PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR/OWNER SHALL PROVIDE WRITTEN NOTIFICATION TO SWFWM PRIOR TO BEGINNING ANY CONSTRUCTION AS REQUIRED, OR CONTACT ENGINEER-OF-RECORD TO PROVIDE NOTIFICATION TO THEM IN WRITING. THE PERMIT NUMBER ALONG WITH THE PROJECT NAME AND ADDRESS SHALL BE REFERENCED IN THE LETTER.
11. CONTRACTOR TO FIELD VERIFY LOCATION, ALIGNMENT, AND INVERTS OF DRAINAGE BASIN CONNECTOR PIPE. CONTRACTOR TO NOTIFY ENGINEER IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON SITE PLAN.
12. IF EVIDENCE OF THE EXISTENCE OF HISTORICAL RESOURCES IS DISCOVERED OR OBSERVED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITIES AFTER FINAL APPROVAL ALL WORK SHALL CEASE IN THE AREA OF EFFECT AS DETERMINED BY THE DIRECTOR. THE DEVELOPER OWNER, CONTRACTOR OR AGENT THEREOF SHALL NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. EXAMPLES OF EVIDENCE OF HISTORICAL RESOURCES INCLUDE: WHOLE OR FRAGMENTARY STONE TOOLS, SHELL TOOLS, ABORIGINAL OR HISTORIC POTTERY, HISTORIC GLASS, HISTORIC BOTTLES, BONE TOOLS, HISTORIC BUILDING FOUNDATIONS, SHELL MOUNDS, SHELL MIDDENS, OR SAND MOUNDS. THE DIRECTOR SHALL ASSESS THE SIGNIFICANCE OF THE FINDS AND MITIGATE ANY ADVERSE EFFECTS AS SOON AS POSSIBLE, BUT NOT LATER THAN WITHIN THREE WORKING DAYS OF NOTIFICATION.
13. IF ANY HUMAN SKELETAL REMAINS OR ASSOCIATED BURIAL ARTIFACTS ARE DISCOVERED AT DEVELOPMENT SITES OR DURING DEVELOPMENT ACTIVITY, ALL WORK IN THE AREA MUST CEASE, AND THE PERMITTEE MUST IMMEDIATELY NOTIFY THE NEAREST LAW ENFORCEMENT OFFICE AND NOTIFY THE DEPARTMENT OF HISTORICAL RESOURCES WITHIN TWO WORKING DAYS. ACCORDING TO CHAPTER 872, FLORIDA STATUTES, IT IS UNLAWFULL TO DISTURB, VANDALIZE, OR DAMAGE A HUMAN BURIAL.

LEGEND



SITE CONDITIONS:

1. ALL CONSTRUCTION IS TO BE IN CONFORMANCE WITH STATE AND LOCAL CODES AND ALL APPROVED PERMITS. WORKMANSHIP AND MATERIALS SHALL BE IN CONFORMANCE WITH THE F.D.O.T. SPECIFICATIONS FOLLOWING MANATEE COUNTY SPECIFICATIONS, LATEST EDITION.
2. ALL RIGHT-OF-WAY AND/OR PRIVATE PROPERTY DISTURBED SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT PRESENTLY EXISTING. RESTORATION FOR DISTURBED RIGHT-OF-WAY GRASSED AREAS SHALL BE MADE USING SOD.
3. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST WITHIN THE AREA OF CONSTRUCTION. NO GUARANTEE IS MADE THAT THE UTILITIES SHOWN ARE TRULY REPRESENTATIVE OF ACTUAL FIELD LOCATIONS. CONTRACTOR TO CALL SUNSHINE STATE ONE OF FLORIDA INC. AT (800) 432-4770 AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION IN RIGHTS OF WAY TO LOCATE EXISTING UNDERGROUND UTILITIES.
4. CONTRACTOR TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, AND WATERWAYS. SHOULD SILTATION OCCUR TO ANY OF THE ABOVE, CONTRACTOR SHALL REMOVE SAID SEDIMENTATION AND RESTORE ANY DAMAGED AREAS AS REQUIRED. IN ADDITION, CONTRACTOR SHALL PLACE STRAW MULCH OR SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION-RELATED TRAFFIC IS TO ENTER AND EXIT SITE. CONTRACTOR SHALL SWEEP ALL STREETS WITHIN PUBLIC RIGHTS OF WAY AS NECESSARY TO REMOVE DIRT BEING TRANSPORTED FROM SITE BY CONSTRUCTION VEHICLES. IF, IN THE OPINION OF THE ENGINEER AND /OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE, EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER OR AUTHORITIES. IN PARTICULAR, THE SITE CONTRACTOR SHALL PLACE HAY BALES AND/OR CONSTRUCTION FENCING ALONG ALL PROPERTY LINES AROUND THE ENTIRE SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THE DRAWINGS.
5. THE OWNER WILL ENSURE THAT ALL MECHANICAL EQUIPMENT IS SCREENED FROM PUBLIC VIEW.
6. ALL IMPROVEMENTS WITHIN THE PROJECT AREA ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC.
7. THE ENGINEER OF RECORD WILL CERTIFY THAT ALL REQUIRED INSPECTIONS, TESTS, AND PHYSICAL MEASUREMENTS HAVE BEEN MADE AND CONFIRM THAT THE PROJECT COMPLIES WITH THE COUNTY DEVELOPMENT REGULATIONS AND STANDARDS.
8. SOD WILL BE ON ALL BACK OF CURBS, PAVEMENT EDGES AND SWALES FOR A WIDTH OF TWO FEET (2') UNLESS OTHERWISE SHOWN OR INDICATED.
9. ALL ROADWAY AND DRAINAGE STRUCTURES WILL BE CAST FROM 3,500 PSI CONCRETE ONLY.
10. THE CONTRACTOR MUST PROVIDE THAT ALL DRAINAGE STRUCTURES HAVE PAVED INVERTS TO PRECLUDE PONDED WATER; (i.e., MOSQUITO CONTROL).
11. BACKFILL: A SOFT, YIELDING OR SUPER-SATURATED MATERIAL THAT WILL NOT BE READILY COMPACTED, SHALL BE CONSIDERED UNACCEPTABLE FOR BACKFILL. THIS IS AT THE DISCRETION OF THE FIELD ENGINEER.

SEWER AND WATER NOTES:

1. SITE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS (INFORMATION SECURED BY REGISTERED SURVEYOR) TO THE ENGINEER UPON COMPLETION OF WORK FOR DEVELOPMENT OF THE RECORD DRAWING MYLARS. (SEE THE SPECIFICATIONS FOR THE DETAILS REQUIRED FOR PROJECT CLOSE-OUT INFO).
2. LOCATION OF EXISTING UTILITIES HAS BEEN TAKEN FROM SURVEYS AND UTILITY RECORD DRAWINGS. THE ENGINEER MAKES NO WARRANTY THAT THESE LOCATIONS ARE CORRECT. THE SITE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.
- WATER SPECIFIC NOTES:
3. VERTICAL SEPARATION OF UTILITIES: SANITARY SEWERS, FORCE MAINS, RECLAIMED WASTEWATER, AND/OR STORM SEWERS SHALL ALWAYS CROSS UNDER WATER MAINS WITH A VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. WHERE SANITARY SEWERS, FORCE MAINS, RECLAIMED WASTEWATER, AND/OR STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN AT THE CROSSING SHALL BE INSTALLED USING A MINIMUM 20' LENGTH OF DR14 PVC EACH CENTERED ON THE CROSSING. SUFFICIENT LENGTHS OF DR14 SHALL BE USED TO PROVIDE A MINIMUM SEPARATION OF TEN FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING AND FOR SANITARY SEWERS SHALL BE MECHANICALLY RESTRAINED. A MINIMUM CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT THE CROSSING. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATERMAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING). WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER THE WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION OF 18 INCHES BETWEEN LINES AND 10 FEET BETWEEN JOINTS SHALL BE REQUIRED. WHERE A NEW PIPE CONFLICTS WITHIN EXISTING PIPE, THE NEW PIPE SHALL BE DR14 AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.
4. HORIZONTAL SEPARATION OF UTILITIES: A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING RECLAIMED WASTEWATER) AND WATER MAINS IN A PARALLEL INSTALLATION WHENEVER POSSIBLE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH OR ON A UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DR14 WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCEMAIN (STAGGERED JOINTS). COMPLY WITH CITY EDM STANDARDS REGARDING ENCASEMENT.
5. WATER PIPE SHALL MEET THE REQUIREMENTS OF PVC DR 18, GASKETED JOINT PIPE. NO SOLVENT WELD JOINTS WILL BE ALLOWED IN THE 2" LINES. ALL NEW WATER MAINS INSTALLED SHALL HAVE A MINIMUM COVER OF 36 INCHES. THRUST BLOCKS SHALL BE INSTALLED AT ALL BENDS, TEES, VALVES AND HYDRANTS IN THE NEW WATER SYSTEM. REFER TO DETAIL DRAWINGS FOR RESTRAINED JOINT TABLES.
6. SITE CONTRACTOR TO SECURE SAMPLES AS REQUIRED FOR BACTERIAL TESTING FOR THE PROPOSED WATER SYSTEM PRIOR TO CONNECTION TO THE CITY SYSTEM. IT SHOULD BE REMEMBERED THAT BACTERIAL SAMPLES ARE ONLY GOOD FOR 30 DAYS. SITE CONTRACTOR SHALL SCHEDULE BACTERIAL TESTING WITH A LABORATORY SO THAT THE RESULTS ARE PROCURED WITHIN 30 DAYS OF FINALIZING THE NEW WATER DISTRIBUTION SYSTEM. SHOULD TESTING BE REQUIRED BECAUSE THE SAMPLES ARE OLDER THAN 30 DAYS AT TIME OF CERTIFICATION, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH RETESTING.
7. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER OF RECORD AS REQUIRED FOR FINAL INSPECTION AND PRESSURE TEST OF THE POTABLE WATER SYSTEM.
8. WATER DISTRIBUTION AND SANITARY SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH UTILITY PUBLIC WORKS DEPARTMENT REQUIREMENTS AND STANDARDS, LATEST EDITION, AND PROJECT SPECIFICATIONS.
9. GRAVITY SANITARY SEWER PIPE SHALL CONFORM TO ASTM D3034 SDR 26; FORCE MAINS SHALL CONFORM TO ANNA C-900 (OR 21) PVC OR ANNA C-906 (OR 11), UNLESS OTHERWISE NOTED.
10. MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE MCPWUS, THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE COUNTY INFRASTRUCTURE INSPECTOR SHALL BE APPLIED.

PAVING AND DRAINAGE NOTES:

1. WHEN MATCHING THE EXISTING PAVEMENT IN DRIVES/ROADS THE SITE CONTRACTOR SHALL SAW CUT ALONG THE EDGE OF THE EXISTING PAVEMENT. MATCHING OF THE ASPHALT SHALL OCCUR AT THE SAW CUT LINE 1/4 INCH ABOVE THE EXISTING PAVEMENT.
2. THE SITE CONTRACTOR SHALL SCHEDULE TESTING OF ALL SUBGRADE, SUBBASE, BASE AND CONCRETE MATERIALS AS REQUIRED FOR CONSTRUCTION OF THE PAVEMENT SECTION. IF A TESTING LABORATORY HAS BEEN SELECTED AND RETAINED BY THE OWNER, THE NAME OF THE LABORATORY SHALL BE MADE KNOWN TO THE SITE CONTRACTOR DURING THE PRECONSTRUCTION CONFERENCE. IF A TESTING LABORATORY HAS NOT BEEN RETAINED BY THE OWNER, CONTRACTOR SHALL IDENTIFY THE LABORATORY AT THE PRECONSTRUCTION CONFERENCE (SEE SPECIFICATIONS). ALL TESTS IDENTIFIED BELOW SHALL BE MADE AT A FREQUENCY OF ONE TEST PER 5,000 SQ. FT. OF PAVEMENT CONSTRUCTED.
- TESTING OF THE FOLLOWING ITEMS SHALL BE REQUIRED:
- SUBGRADE: DENSITY
SUBBASE: DENSITY, THICKNESS, & LBR
BASE: DENSITY & THICKNESS
CONCRETE: CYLINDER BREAKS
ASPHALT: MIX TYPE, TEMPERATURE AND THICKNESS
- TESTING FREQUENCIES NOTED ABOVE ARE MINIMUM AND MAY BE INCREASED AT THE OPTION OF THE ENGINEER. THE SITE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AT LEAST 24 HOURS NOTICE PRIOR TO ANY AND ALL TESTING. TESTING FAILING TO MEET THE MINIMUM REQUIREMENTS SHALL BE REMOVED AND REPLACED AT NO COST TO THE OWNER OR ENGINEER.
3. ALL MATERIALS FOR SIGNAGE AND STRIPING SHALL BE IN CONFORMANCE WITH COUNTY MINIMUM REQUIREMENTS. ALL STRIPING, I.E., STOP BARS, SHALL BE 90 MILS ALKYL THERMOPLASTIC EXCEPT PARKING STALLS. STOP SIGNS SHALL HAVE A MINIMUM DIMENSION OF 30 INCHES. PAINTING FOR ALL PARKING SPACES SHALL BE A 4 INCH WIDE, WHITE STRIPE. STRIPINGS SHALL ENCLOSE THE ENTIRE SPACE IN WHICH THE VEHICLE WILL PARK. THE HANDICAP SPACE SHALL HAVE A 6 INCH BLUE STRIPE INSIDE OF THE 6 INCH WHITE STRIPE WITH A 2 INCH SPACE BETWEEN THE BLUE AND WHITE STRIPES. THE STANDARD HANDICAP SYMBOL SHALL BE SPRAYED IN THE CENTER OF THE PARKING SPACE, ITS COLOR BEING WHITE ON BLUE OR BLUE ON WHITE, AND SHALL BE NO SMALLER THAN 60" X 60". A HANDICAP PARKING SIGN CONFORMING TO MUTCD AND THE STANDARDS OF MANATEE COUNTY SHALL BE PLACED AHEAD OF EACH PARKING SPACE WITH THE BOTTOM OF THE SIGN BEING 84 INCHES ABOVE THE PAVEMENT.
4. ALL PROPOSED DRAINAGE PIPE IS ADS N 12 UNLESS OTHERWISE NOTED.
5. ALL CITY ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO MANATEE COUNTY PUBLIC WORKS STANDARDS, LATEST EDITION.
6. CONCRETE SHALL BE CLASS "1" AS SPECIFIED IN SECTION 345 OF FLORIDA D.O.T. SPECIFICATIONS.
7. SEE SECTION 425-2.2 "MORTAR" OF FLORIDA D.O.T. SPECIFICATIONS.
8. IRON CASTING SPECIFIED IN SECTION 962-8 OF FLORIDA D.O.T. SPECIFICATIONS. SEE SECTION 425-5.
9. REINFORCEMENT STEEL AS SPECIFIED IN SECTIONS 415 & 931.1 OF FLORIDA D.O.T. SPECIFICATIONS.
10. SEE SECTION 432-3.2 "GRATINGS" OF FLORIDA D.O.T. SPECIFICATIONS.
11. SEE SECTION 125 "EXCAVATION FOR STRUCTURES" OF FLORIDA D.O.T. SPECIFICATIONS.
12. PRECAST TO BE F.D.O.T. STANDARDS WITH MINIMUM TRAFFIC BEARING 8" THICKNESS.
13. ASPHALTIC CONCRETE TYPE III: FLORIDA DEPARTMENT OF TRANSPORTATION LATEST EDITION STANDARD SPECIFICATIONS, SECTION 331; ASPHALTIC CONCRETE TYPE III: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 333.
14. LIMEROCK BASE COURSE: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 200-LATEST EDITION.
15. STABILIZED SUB-GRADE: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTIONS 160 AND 914-LATEST EDITION.
16. DRAINAGE: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS-LATEST EDITION, SECTION 941
- (A) A SOFT, YIELDING OR SUPER-SATURATED MATERIAL THAT WILL NOT READILY COMPACT, SHALL BE CONSIDERED UNACCEPTABLE FOR BACKFILL. THIS IS AT THE DISCRETION OF THE FIELD ENGINEER.
17. CONCRETE GUTTERS: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 520-LATEST EDITION.
18. SODDING: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 575. GRASSING: FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 570. SOD SHALL EXTEND 2' MIN. FROM BACK OF CURBS, PAVEMENT EDGES, 10' FOR SWALES AND DETENTION AREAS.
- (A) ENTIRE RIGHT-OF-WAY BETWEEN ROAD AND PROPERTY LINE SHALL BE FERTILIZED WITH 1000 LBS. OF 8-12-6 PER ACRE, AND SEEDED 30 LBS. BAHIA AND 30 LBS. OF RYE PER ACRE, AND MULCHED AS DIRECTED BY THE ENGINEER.
- (B) HYDROMULCH (SECTION 571) FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
19. VISIBILITY TRIANGLES: MANATEE COUNTY TRANSPORTATION DEPARTMENT AND LAND DEVELOPMENT CODE.
20. HANDICAP RAMPS: SHALL MEET FLORIDA ACCESSABILITY STANDARDS & AMERICANS WITH DISABILITIES ACT (ADA) REMTS..
21. 4" THICK 3,000 psi CONCRETE, EXCEPT WHERE SIDEWALK BISECTS DRIVEWAY, MINIMUM SHALL BE 6" CLASS I CONCRETE. NO WARRANTY IS MADE BY ENGINEER FOR DURABILITY.
22. SIDEWALKS CONSTRUCTED TO THE SPECIFICATIONS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS AND A MINIMUM OF FIVE (5) FT. IN WIDTH SHALL BE INSTALLED ON BOTH SIDES OF ALL THOROUGHFARES; ON ONE SIDE OF ALL ROADS AND EXTEND TO PROPERTY LINES UNLESS OTHERWISE NOTED.
23. SIDEWALKS CONSTRUCTED WITH A SMOOTH DUSTLESS SURFACE SHALL INTERCONNECT ALL PRINCIPAL STRUCTURES, PARKING AREAS AND RECREATIONAL FACILITIES.
24. THE CONCRETE SHALL BE GIVEN A BROOM FINISH. THE SURFACE VARIATIONS SHALL NOT BE MORE THAN 1/4" UNDER A TEN FOOT STRAIGHTEDGE, NOR MORE THAN 1/8" ON A FIVE-FOOT TRANSVERSE SECTION. THE EDGE OF THE SIDEWALK SHALL BE CAREFULLY FINISHED WITH AN EDGING TOOL HAVING A RADIUS OF 1/2".
25. EXPANSION JOINT: EXPANSION JOINTS BETWEEN THE SIDEWALK AND THE CURB, DRIVEWAY OR AT FIXED OBJECTS AND SIDEWALK INTERSECTIONS SHALL BE PRE-MOLDED 1/2" JOINTS, TOPPED WITH SIKAFLEX 1A. SPACING OF EXPANSION JOINTS SHALL BE 10' MAX.
26. CONTRACTION JOINTS: OPEN TYPE JOINTS; OPEN TYPE CONTRACTION JOINTS SHALL BE FORMED BY STAKING A METAL BULKHEAD IN PLACE AND DEPOSITING THE CONCRETE ON BOTH SIDES. AFTER THE CONCRETE HAS SET SUFFICIENTLY TO PRESERVE THE WIDTH AND SHAPE OF THE JOINT, THE BULKHEAD SHALL BE REMOVED. AFTER THE SIDEWALK HAS BEEN FINISHED OVER THE JOINT, THE SLOT SHALL BE EDGED WITH A TOOL HAVING A 1/2" RADIUS. SAWED JOINTS: A SLOT APPROXIMATELY 3/16" WIDE AND NOT LESS THAN 1-1/2" DEEP SHALL BE CUT WITH A CONCRETE SAW AFTER THE CONCRETE HAS SET. CONTRACTION JOINTS SHALL BE SPACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB, BUT NOT MORE THAN 10'. NO JOINTS SHALL BE CLOSER THAN 4'.
27. SIDEWALKS ALONG OTHER STREETS SHALL BE CONSTRUCTED AND DEDICATED AS REQUIRED BY THE APPROVING AUTHORITY WHEN NECESSARY TO CONTINUE AN EXISTING OR PROPOSED SIDEWALK.
28. FOR DRAINAGE CONTROL STRUCTURES CONTRACTOR IS TO REFERENCE DRAWINGS:
29. FOR LANDSCAPING AND IRRIGATION SYSTEMS, CONTRACTOR IS TO REFERENCE DRAWINGS FROM LANDSCAPE ARCHITECT:
30. ALL CULVERT JOINTS SHALL BE WRAPPED PER FDOT INDEX 280.
31. A TV INSPECTION IS REQUIRED FOR ALL CULVERTS/ PIPES FOR THE PROJECT.
32. A LASER PROFILE IS REQUIRED FOR ALL ADS/HDP/ STORMWATER PIPES FOR THE PROJECT.

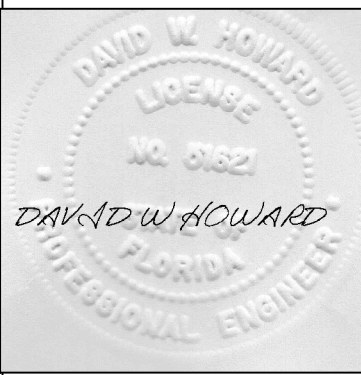
- ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
1. ANY OFFSITE IMPROVEMENTS WITHIN THE MANATEE COUNTY RIGHT OF WAY (ROW) AS DEPICTED ON THE APPROVED "CONSTRUCTION DRAWINGS" AND/OR "FINAL SITE PLANS" AS APPLICABLE, SHALL REQUIRE A "TEMPORARY TRAFFIC CONTROL PLAN" (TTCP) BASED ON THE MINIMUM REQUIREMENTS PROVIDED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND/OR MANATEE COUNTY TRANSPORTATION STANDARD DETAIL 406.0 (ROAD/LANE CLOSURE PROCEDURES). THE TTCP SHALL BE SUBMITTED TO INFRASTRUCTURE INSPECTIONS DIVISION PRIOR TO THE START OF SAID CONSTRUCTION. CONTACT INFRASTRUCTURE@MANATEE.ORG FOR SPECIFIC REQUIREMENTS.
2. TV, VIDEO INSPECTION IS REQUIRED FOR A ROP STORMWATER PIPES (PUBLIC OR PRIVATE). LASER PROFILE IS REQUIRED FOR ALL ADS/HDP/ STORMWATER PIPES, FOR PIPE 48" OR LESS IN DIAMETER, PROVIDE THE ENGINEER A VIDEO DVD AND REPORT USING LOW BARREL DISTORTION VIDEO EQUIPMENT WITH LASER PROFILE TECHNOLOGY, NON-CONTACT MICROMETER AND ASSOCIATED SOFTWARE (OR APPROVED EQUIV.) THAT PROVIDES:
1. ACTUAL RECORDED LENGTH AND WIDTH MEASUREMENTS OF ALL CRACKS WITHIN THE PIPE.
2. ACTUAL RECORDED SEPARATION MEASUREMENT OF ALL PIPE JOINTS.
3. PIPE OVALITY REPORT.
4. DEFLECTION MEASUREMENTS AND GRAPHICAL DIAMETER ANALYSIS REPORT IN TERMS OF X AND Y AXIS.
5. FLAT ANALYSIS REPORT.
6. REPRESENTATIVE DIAMETER OF THE PIPE.
3. "MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS ARE THE MINIMUM ALLOWABLE WATER AND/OR WASTEWATER CONSTRUCTION STANDARDS. WHERE ANY NOTE OR DETAIL ON THESE PLANS CONFLICT WITH THE MANATEE COUNTY PUBLIC WORKS UTILITY STANDARDS, THE MORE STRINGENT INTERPRETATION, AS DETERMINED BY THE COUNTY INFRASTRUCTURE INSPECTOR SHALL BE APPLIED."
4. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER TO IRRIGATION WILL NOT BE ALLOWED.
5. EXOTIC SPECIES MANAGEMENT PLAN REQUIRES THE CONTINUED REMOVAL OF NUISANCE, EXOTIC PLANT SPECIES THAT HAVE BECOME ESTABLISHED IN COMMON OPEN SPACES SHALL BE REMOVED FOR THE LIFE OF THE PROJECT PER LDC SECTION 701.8E.
- SIGNAGE FOR THE PROJECT SITE SHALL INCLUDE 6" HIGH LETTERING CONTRASTING WITH BUILDING TO DESIGNATE EACH UNIT ON SITE FOR EMERGENCY ACCESS VEHICLES. SIGNAGE SHALL ALSO BE PROVIDED ON THE PROPOSED PROJECT SIGN (BY OTHERS) AT ENTRANCE INDICATING UNIT NUMBER/LABEL IN A SIMILAR MANNER. NO STREET SIGNS

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REV. #		
REV. #		
REV. #		
REV. #1--number/ CONVER	DWH	10/9/25
DRAWN BY:	DWH	6/1/25
SCALE: NONE		

S&J RECYCLING

CONSTRUCTION NOTES
1401 44TH AVENUE E., BRADENTON, MANATEE COUNTY, FL 34203



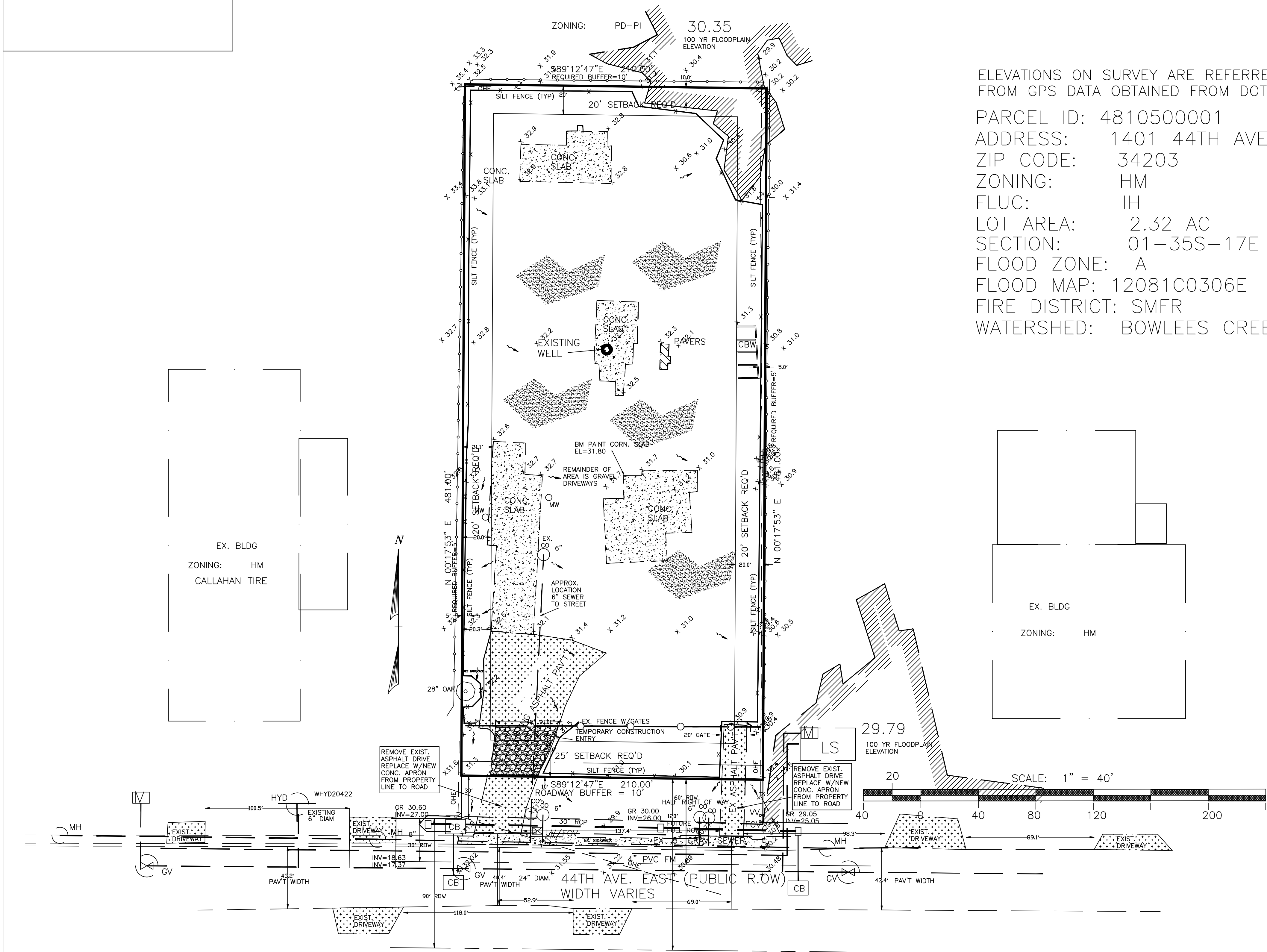
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Date:

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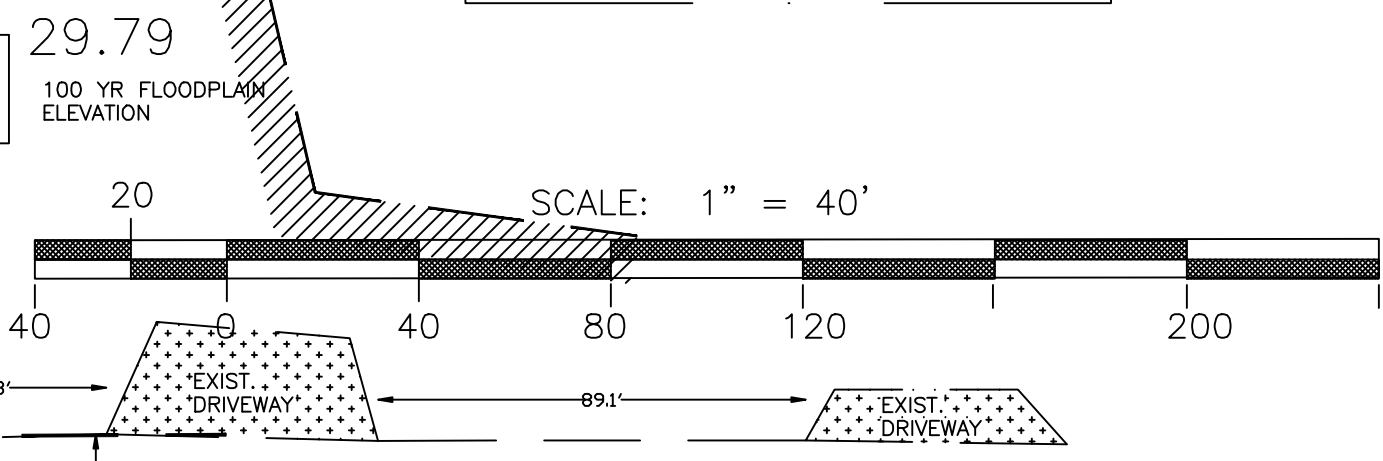
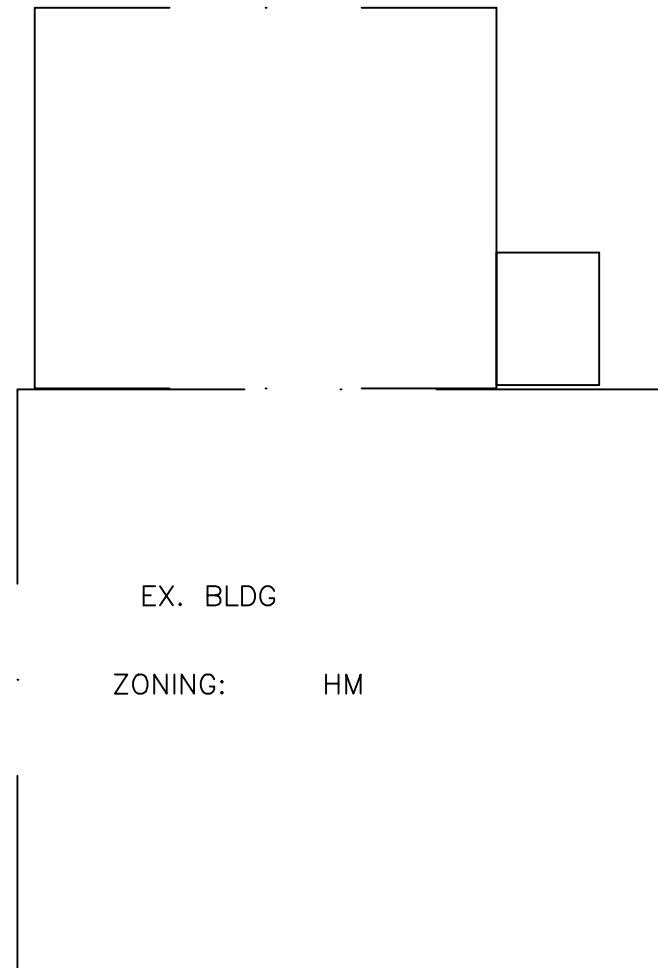
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Sheet
SD 2



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FROM GPS DATA OBTAINED FROM DOT'S RTK NETWORK

PARCEL ID: 4810500001
ADDRESS: 1401 44TH AVE E.
ZIP CODE: 34203
ZONING: HM
FLUC: IH
LOT AREA: 2.32 AC
SECTION: 01-35S-17E
FLOOD ZONE: A
FLOOD MAP: 12081C0306E
FIRE DISTRICT: SMFR
WATERSHED: BOWLEES CREEK



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REV. #		
REV. #		
REV. #		
REV. #1-RW,ESAN	DWH	1/10/26
DRAWN BY:	DWH	8/7/25
SCALE: 1"=40'		

S & J RECYCLING

EXISTING SITE PLAN

1401 44TH AVENUE EAST, BRADENTON, MANATEE COUNTY, FL 34203

DAVID W. HOWARD

FLORIDA

PROFESSIONAL ENGINEER

David W. Howard, P.E. #51621

Date:

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SD3



NEW BUILDINGS- 1-100SF OFFICE = 1 SPACE
WAREHOUSE -1-1440 SF = 1 SPACE
PARKING PROVIDED = 5 SPACES
NOTE: DUMPSTERS USED TO TRANSPORT RECYCLED MATL.
5'X8' ENCLOSURE PROVIDED FOR OFFICE WASTE

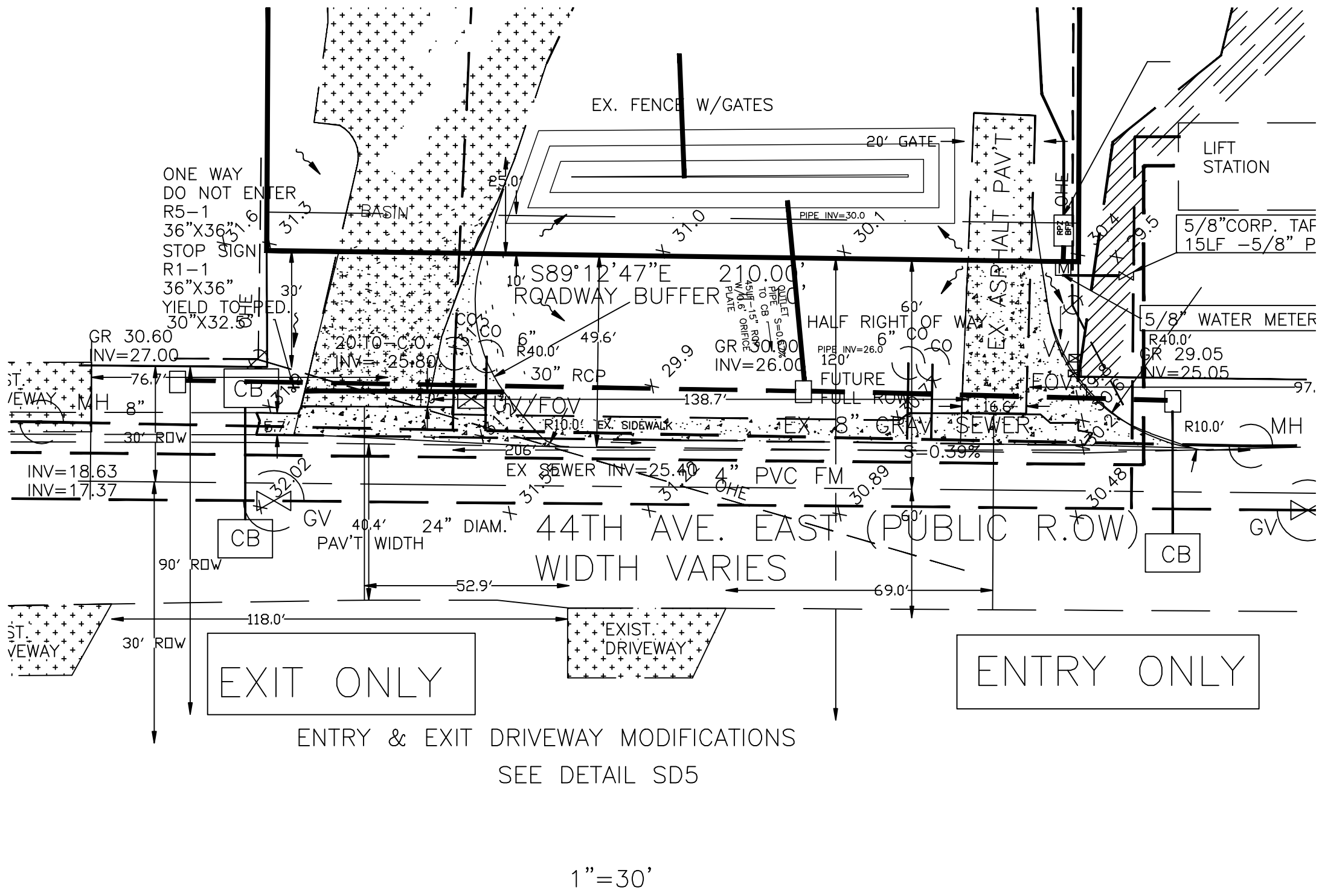
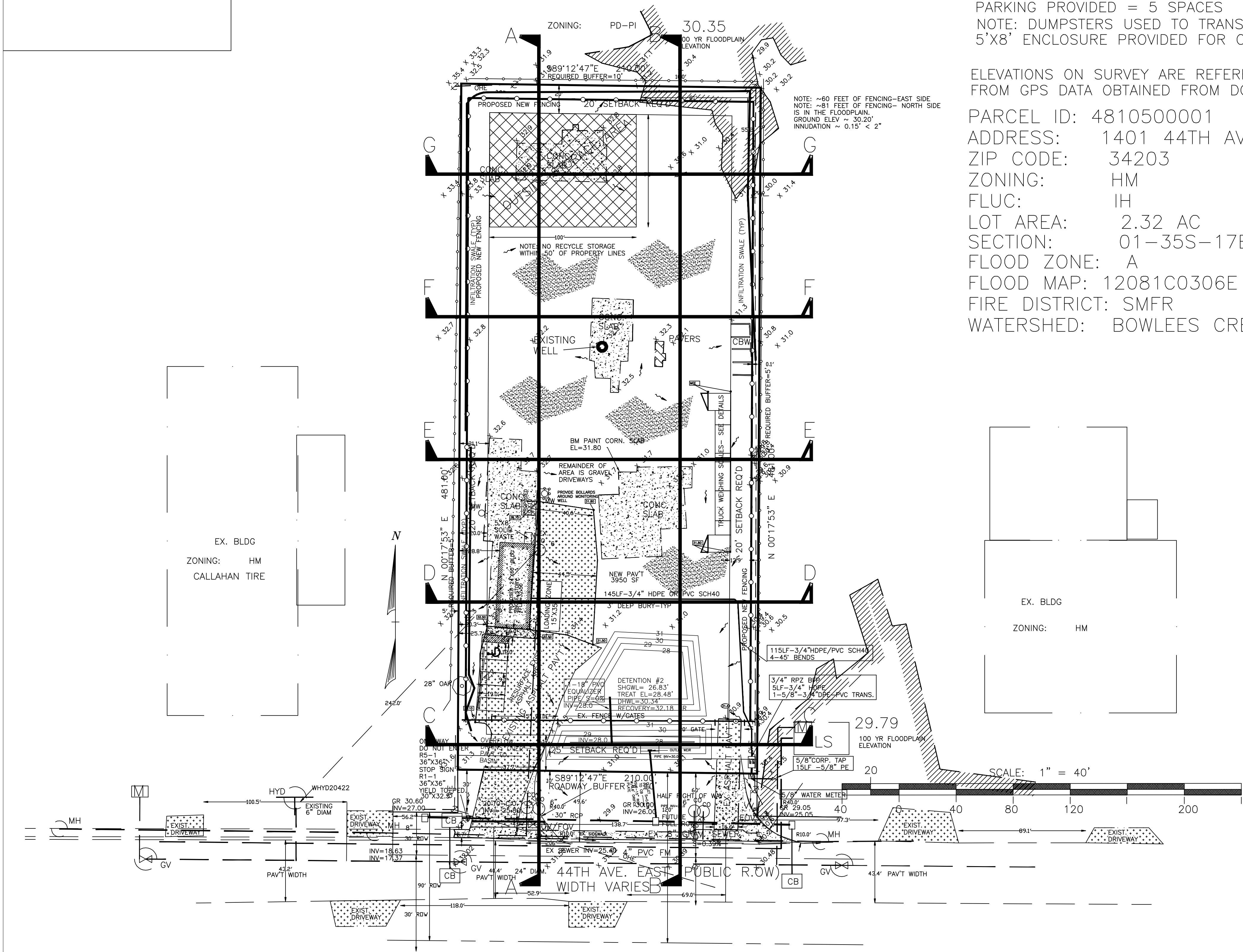
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ADDRESS: 1401 44TH AVE E.
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LOT AREA: 2.32 AC
SECTION: 01-35S-17E
FLOOD ZONE: A
FLOOD MAP: 12081C0306E
FIRE DISTRICT: SMFR
WATERSHED: BOWLEES CREEK

EXISTING SITE:
EXIST. SLABS/PAV'T = 0.39 AC
EXIST. GRAVEL AREA= 1.73 AC
OPEN SPACE AREA= 0.2 AC

PROPOSED SITE:
EXIST. SLABS/PAV'T = 0.50 AC
EXIST. GRAVEL AREA = 1.32 AC
OPEN SPACE AREA = 0.50 AC

BLDG= 24X60
OFFICE= 10X10 - BOTH ON EX. SLAB



REV. #		
REV. #		
REV. #2-DEL DET#1,RESPONSES	DWH	2/24/26
REV. #1-WAT/DRV/STRM/SETB	DWH	1/10/26
DRAWN BY:	DWH	8/7/25
SCALE: 1"=40'		

S & J RECYCLING

SITE DEVELOPMENT PLAN

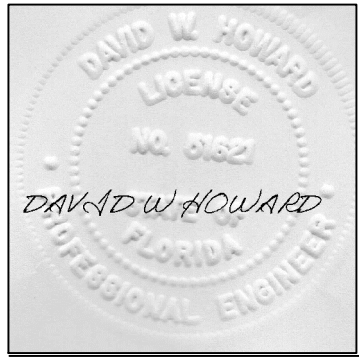
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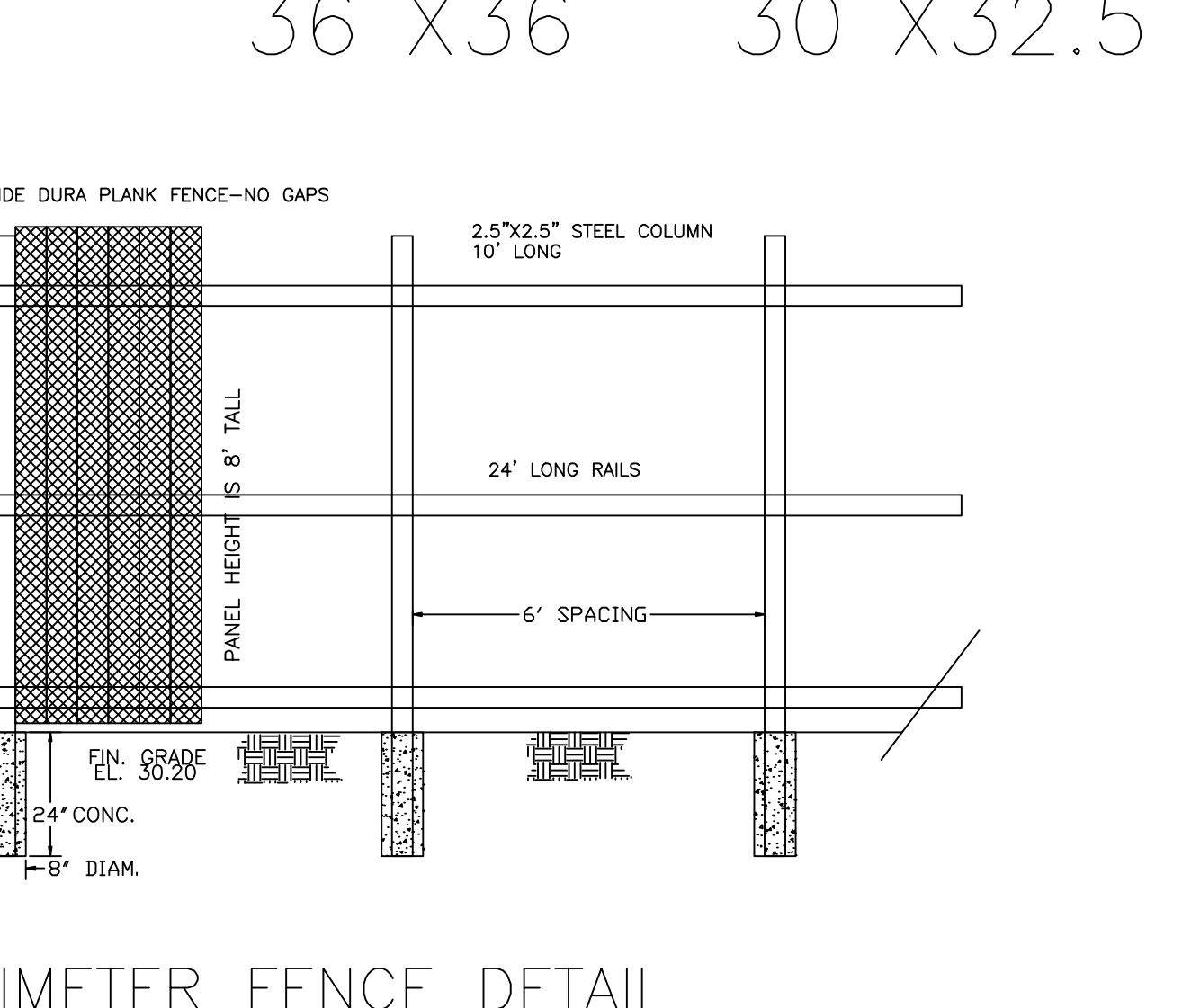
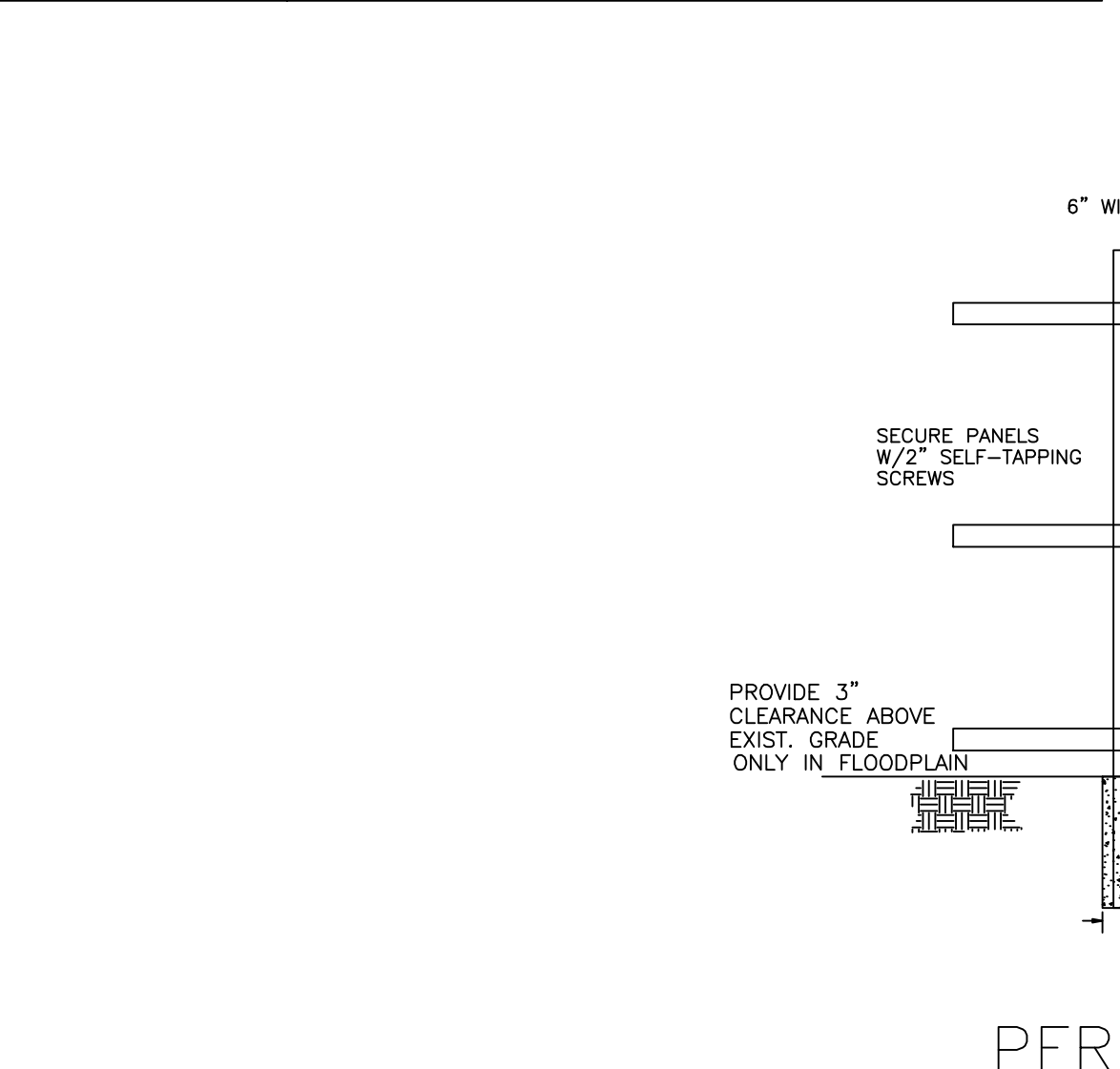
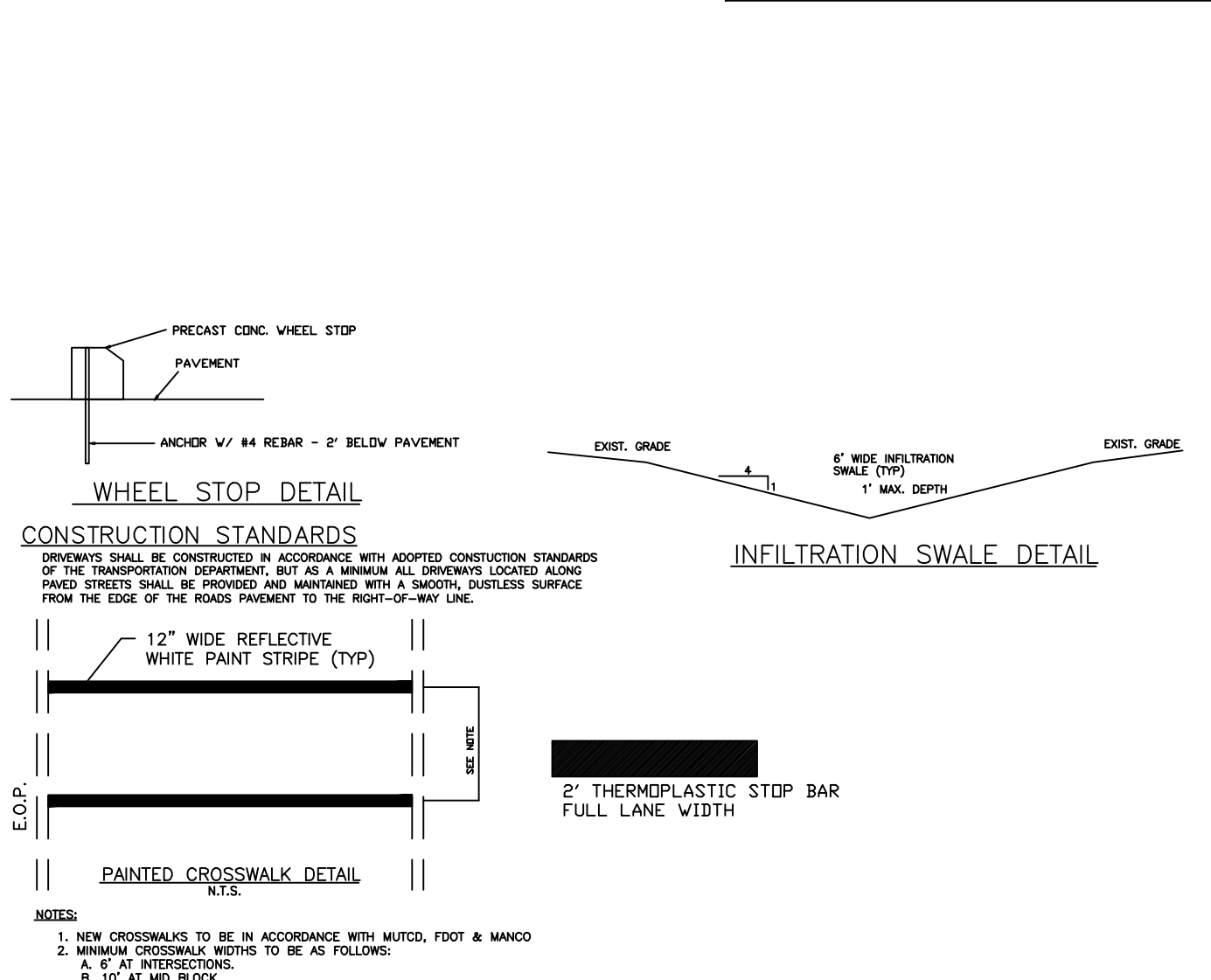
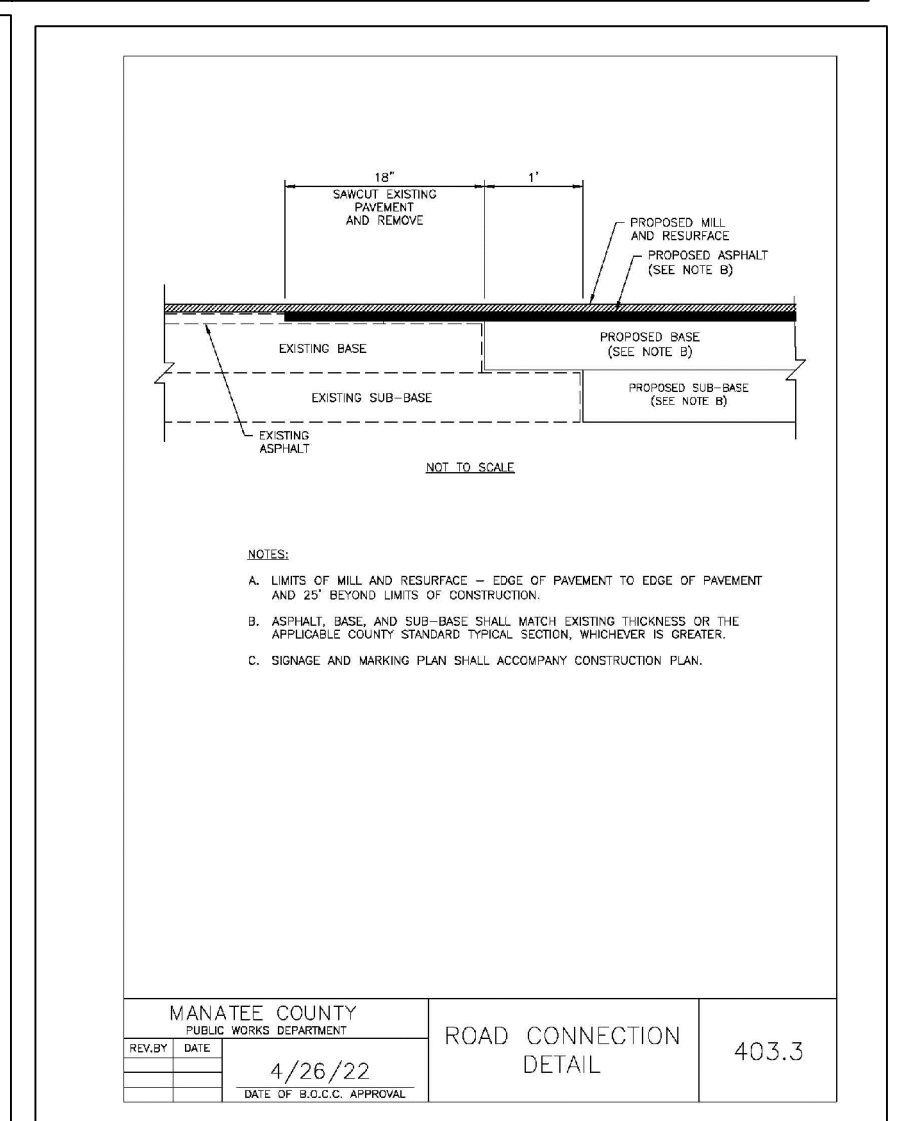
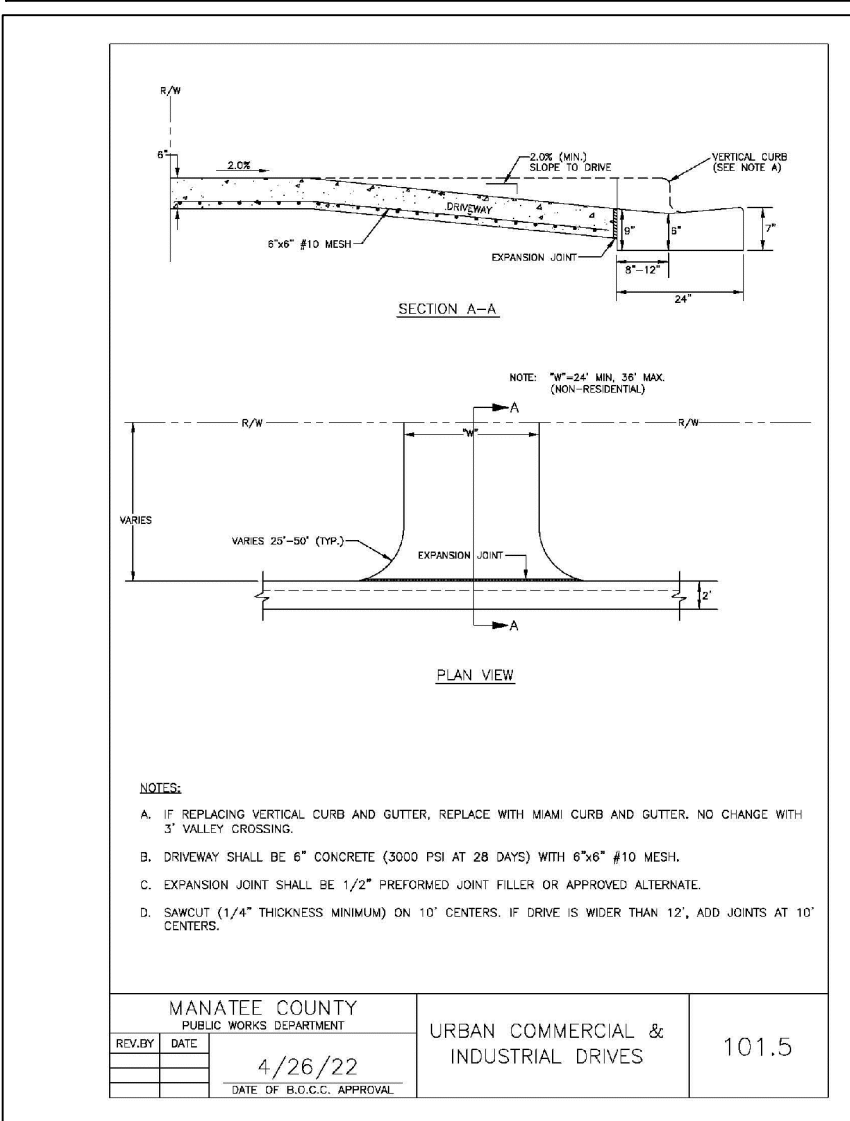
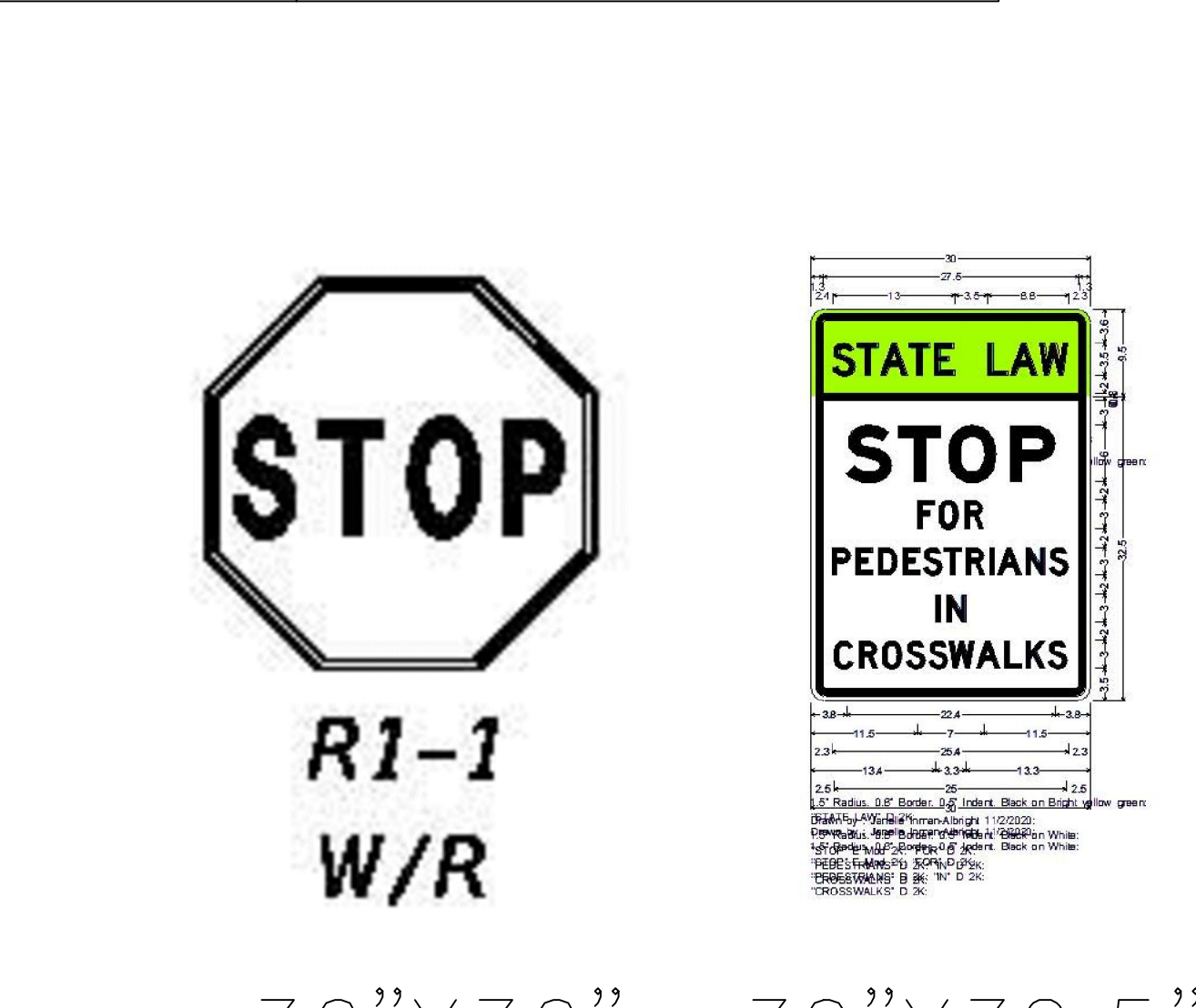
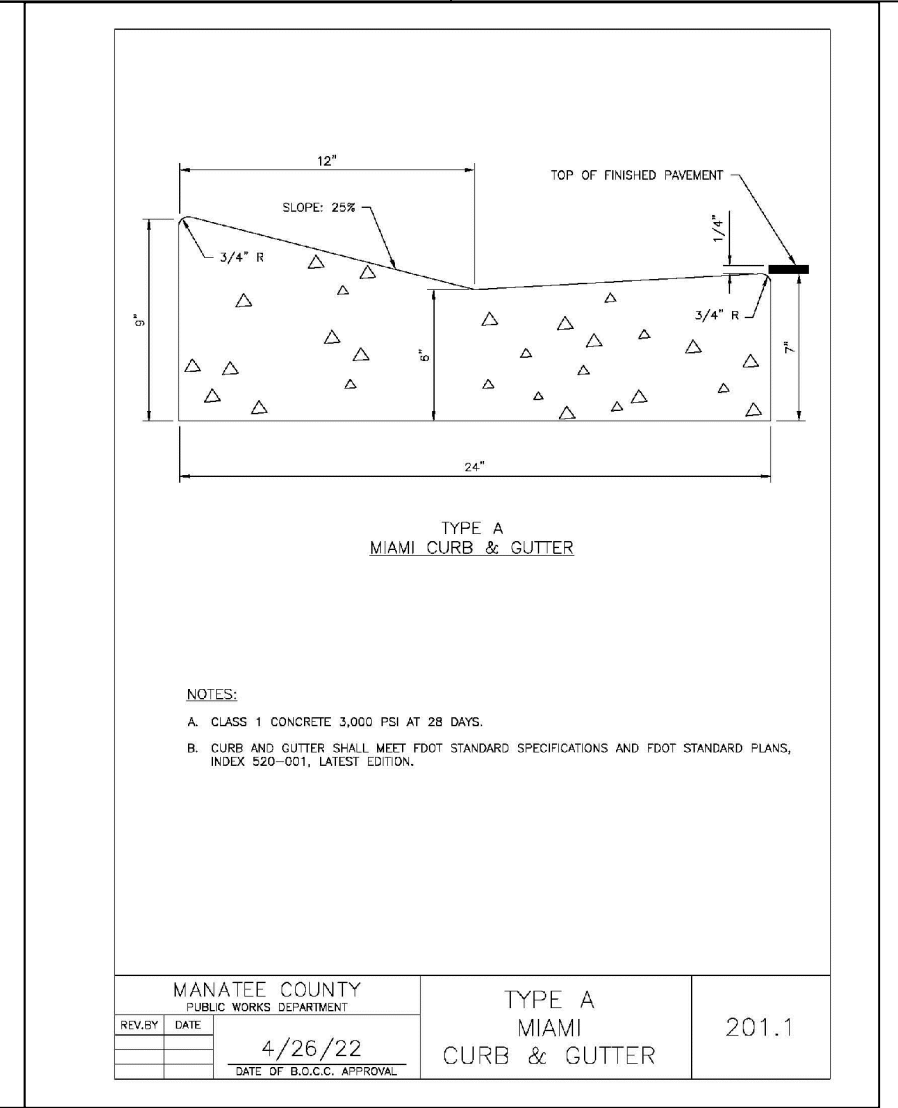
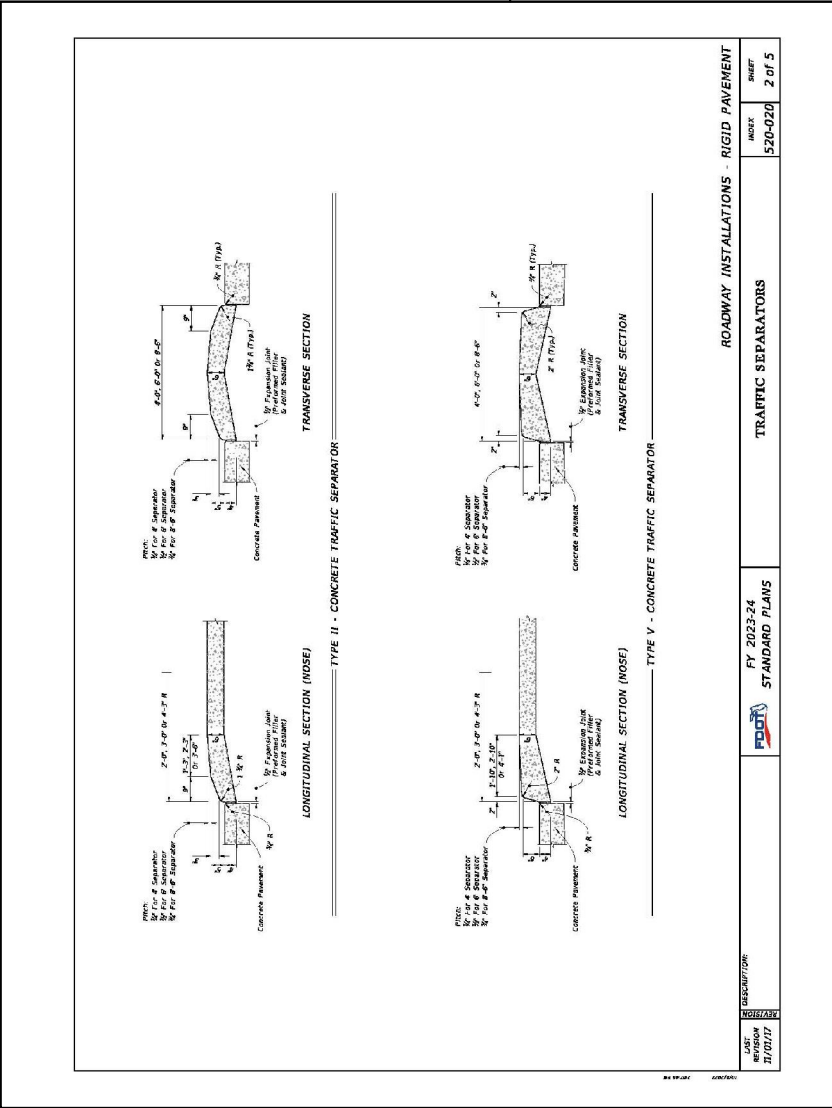
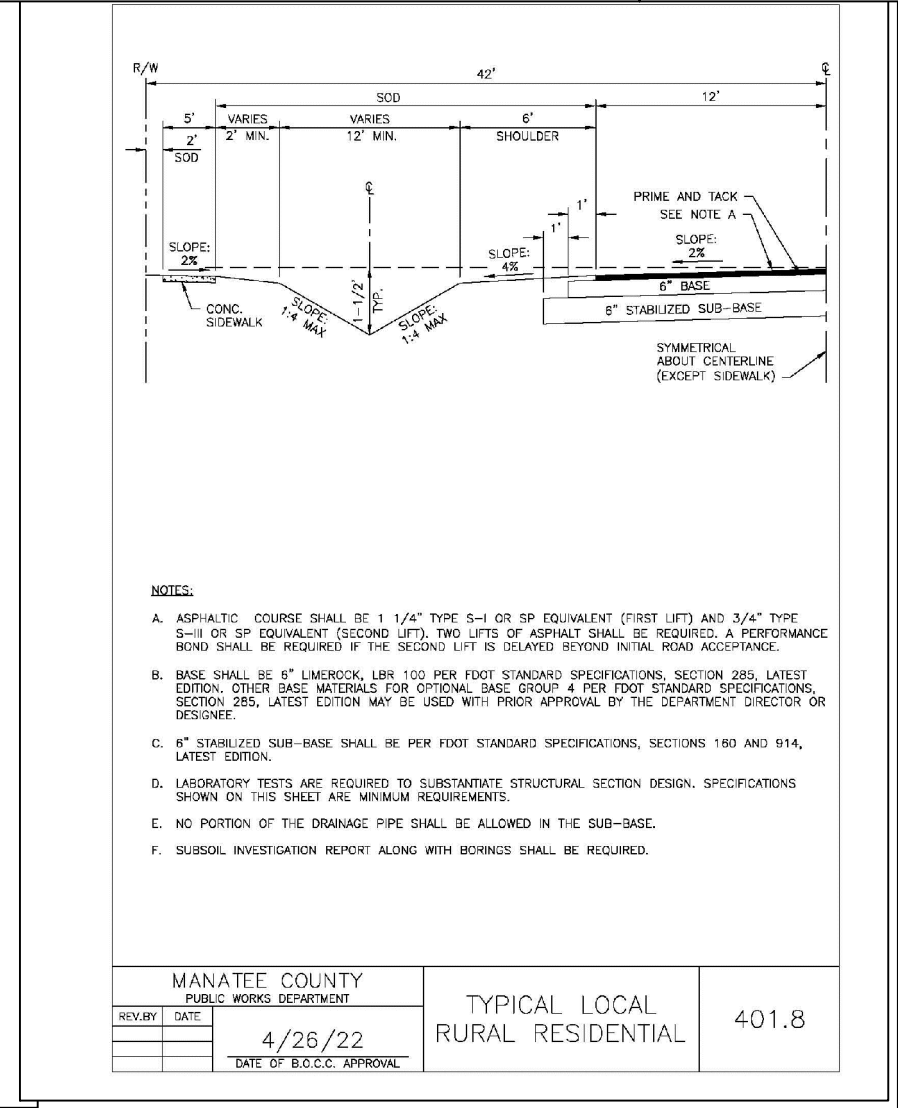
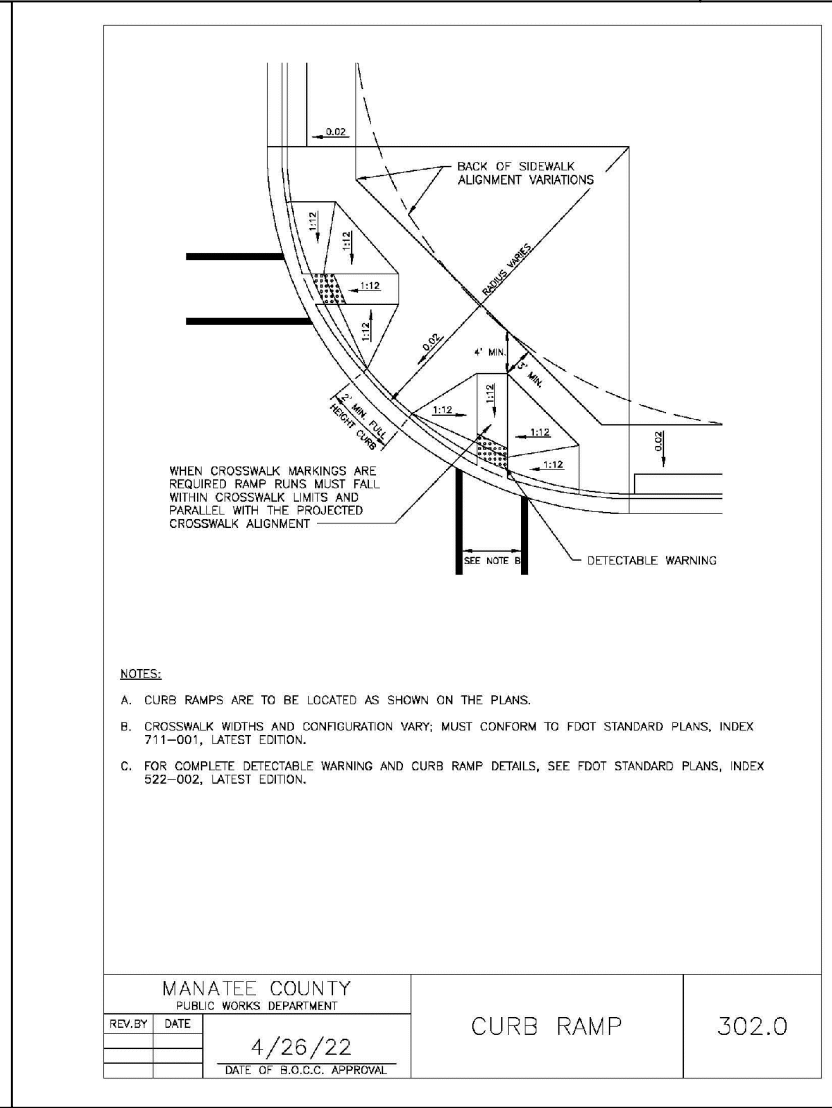
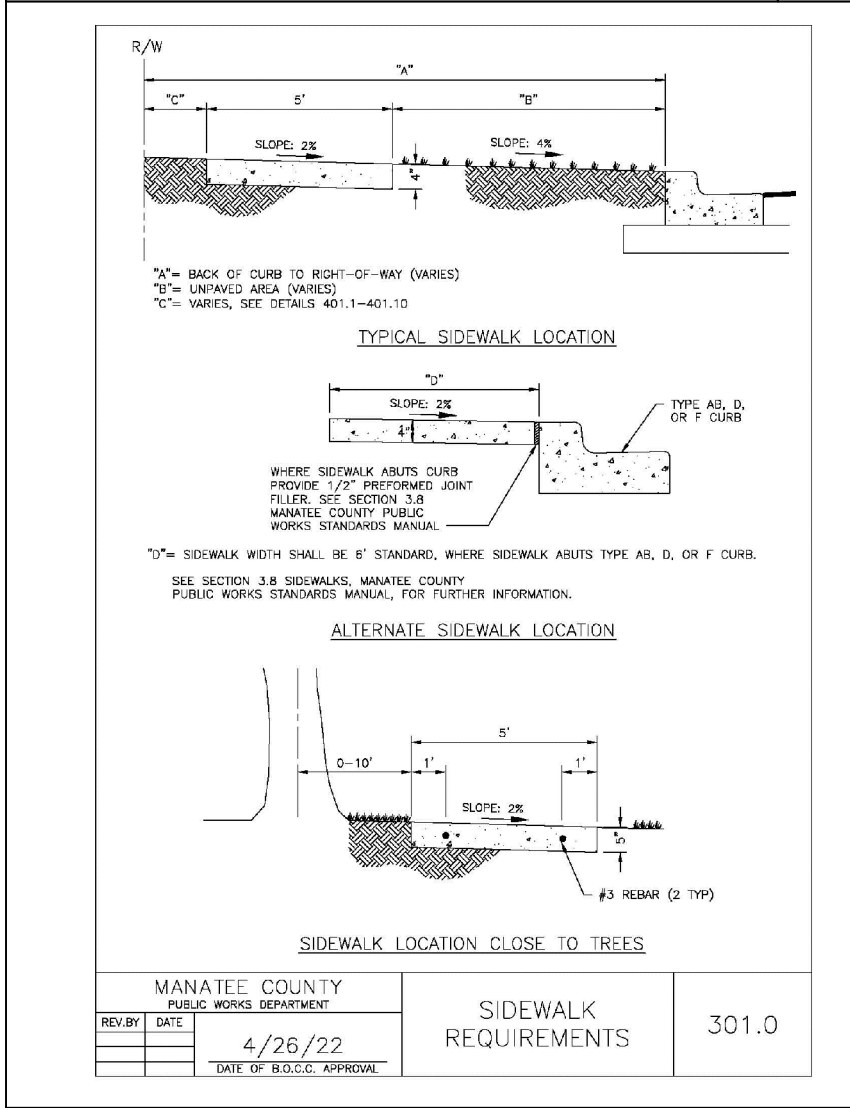
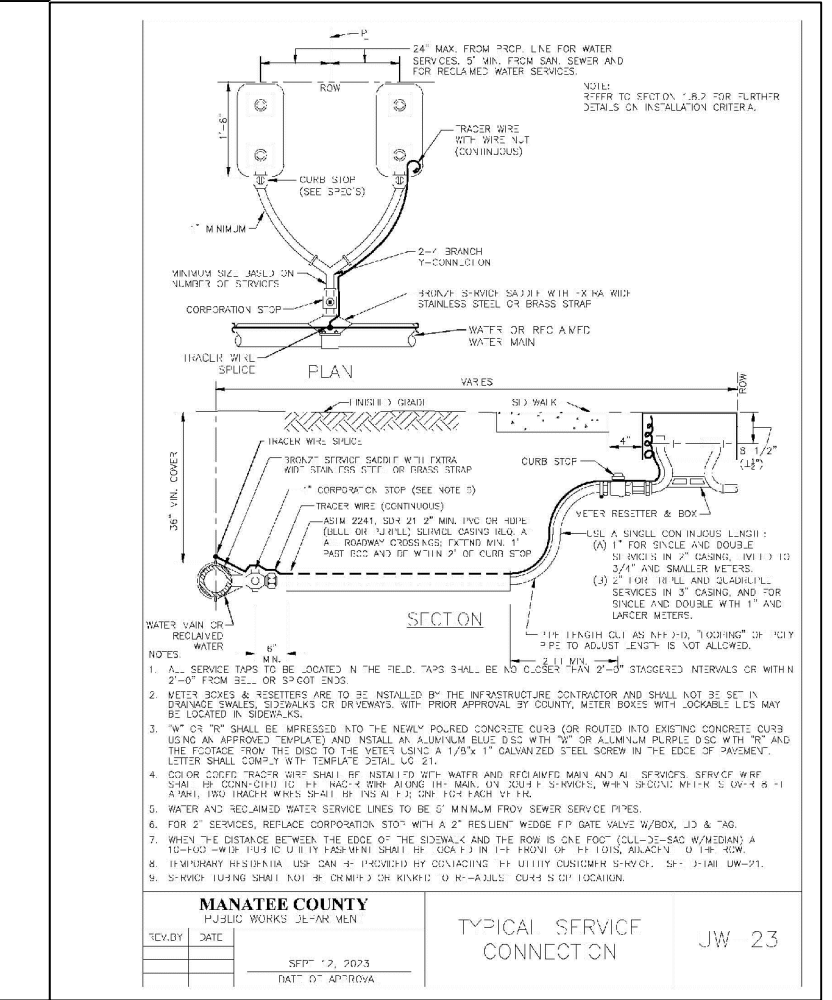
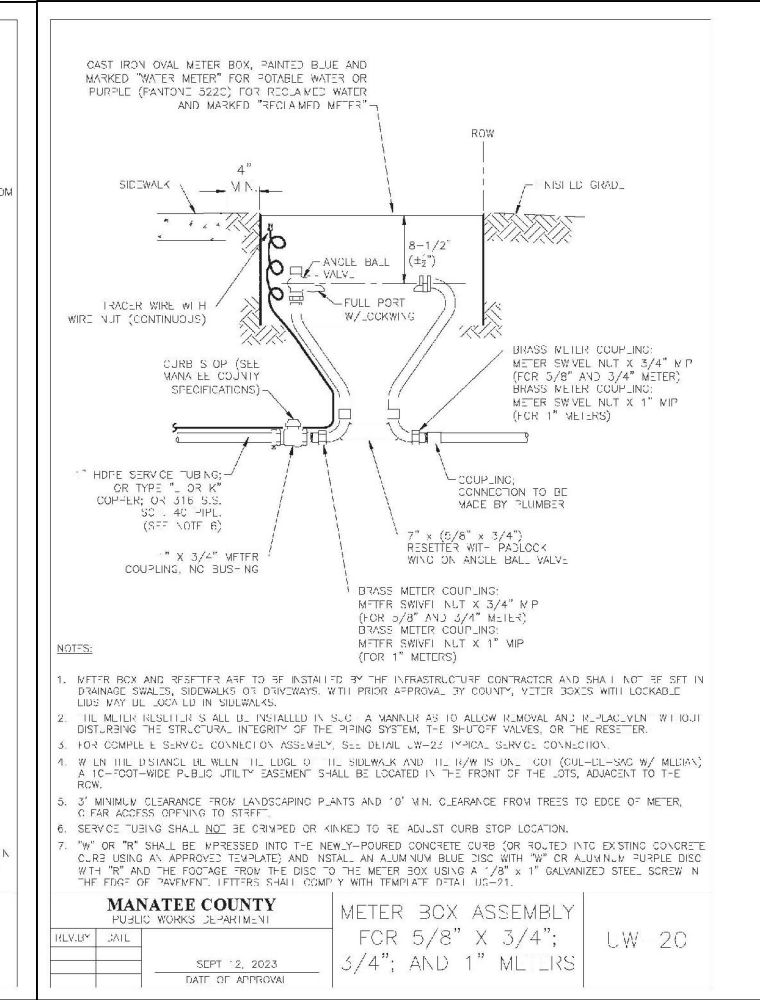
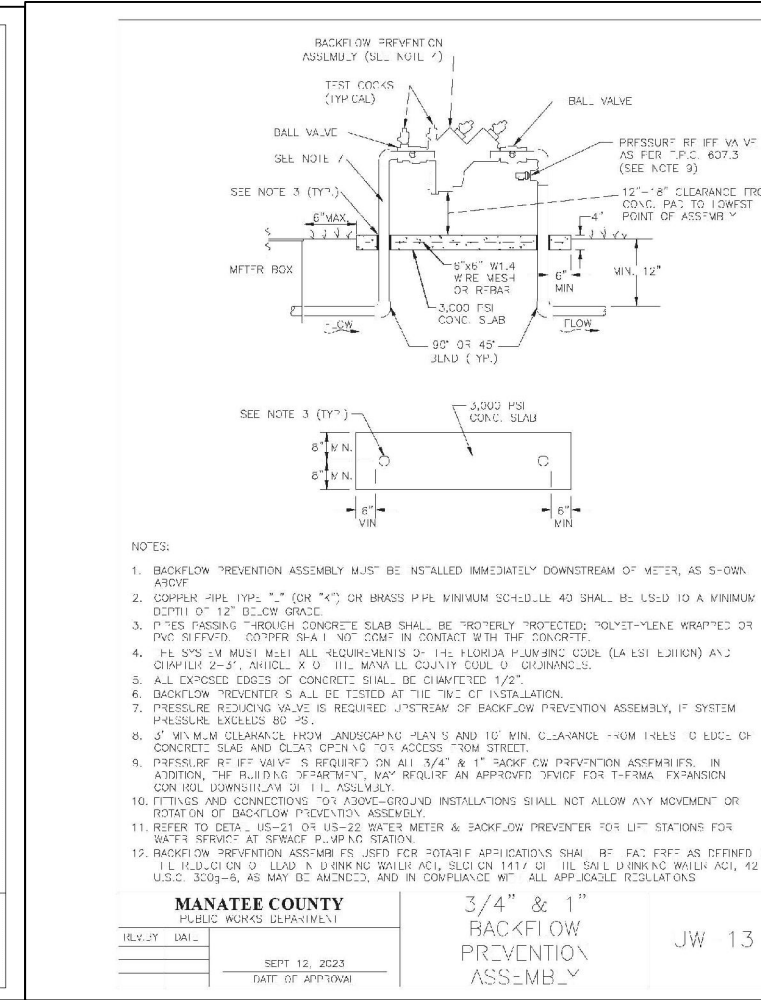
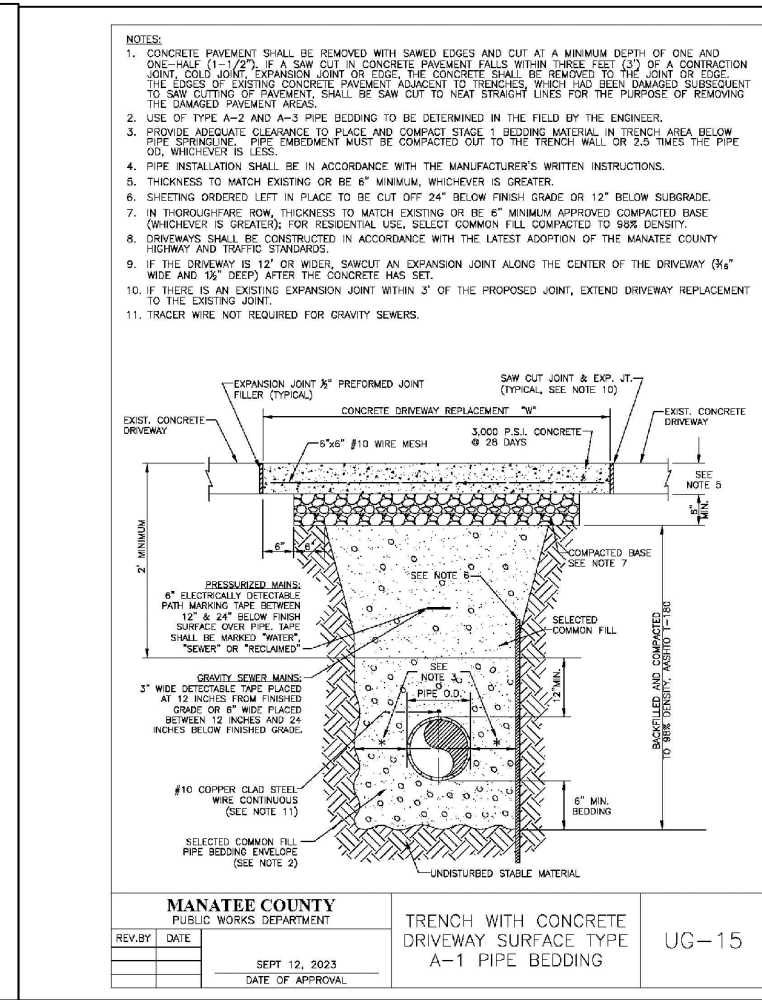
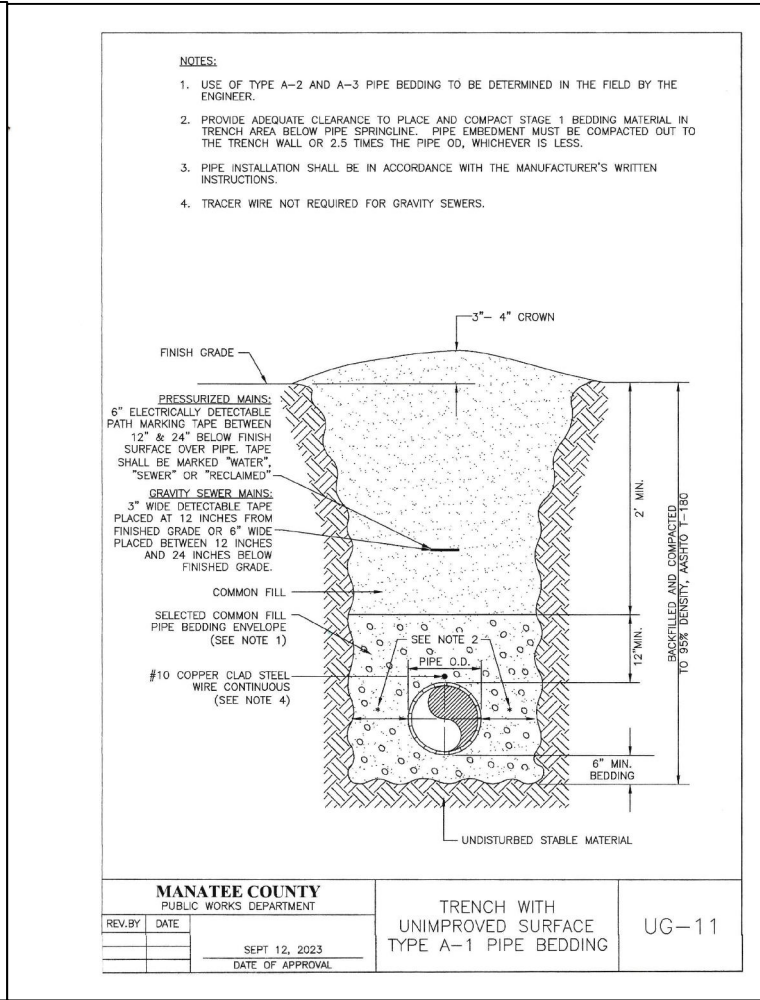
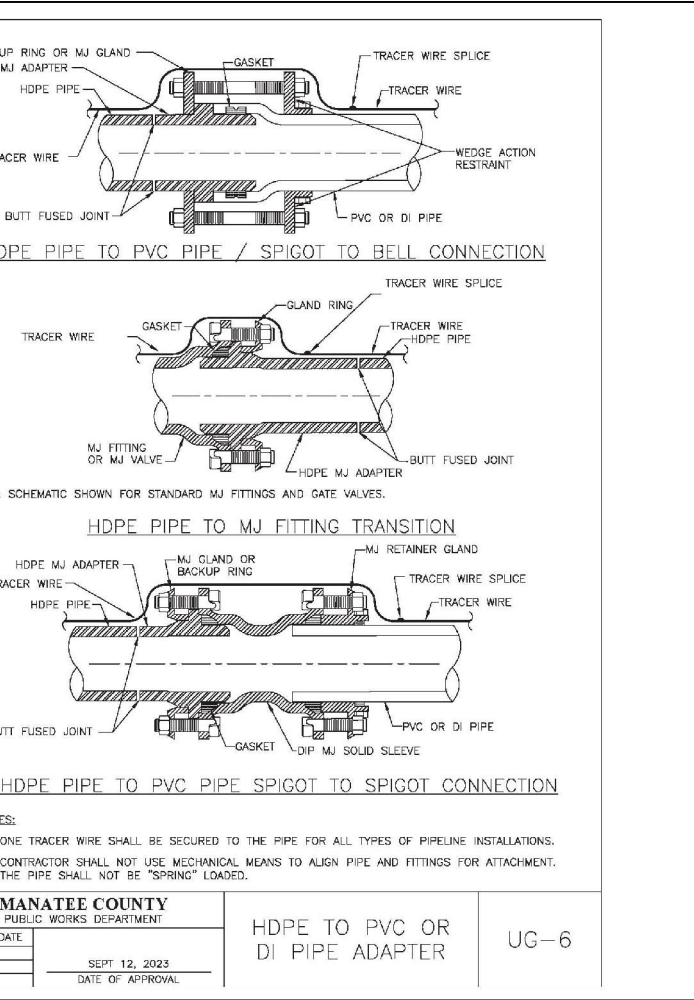
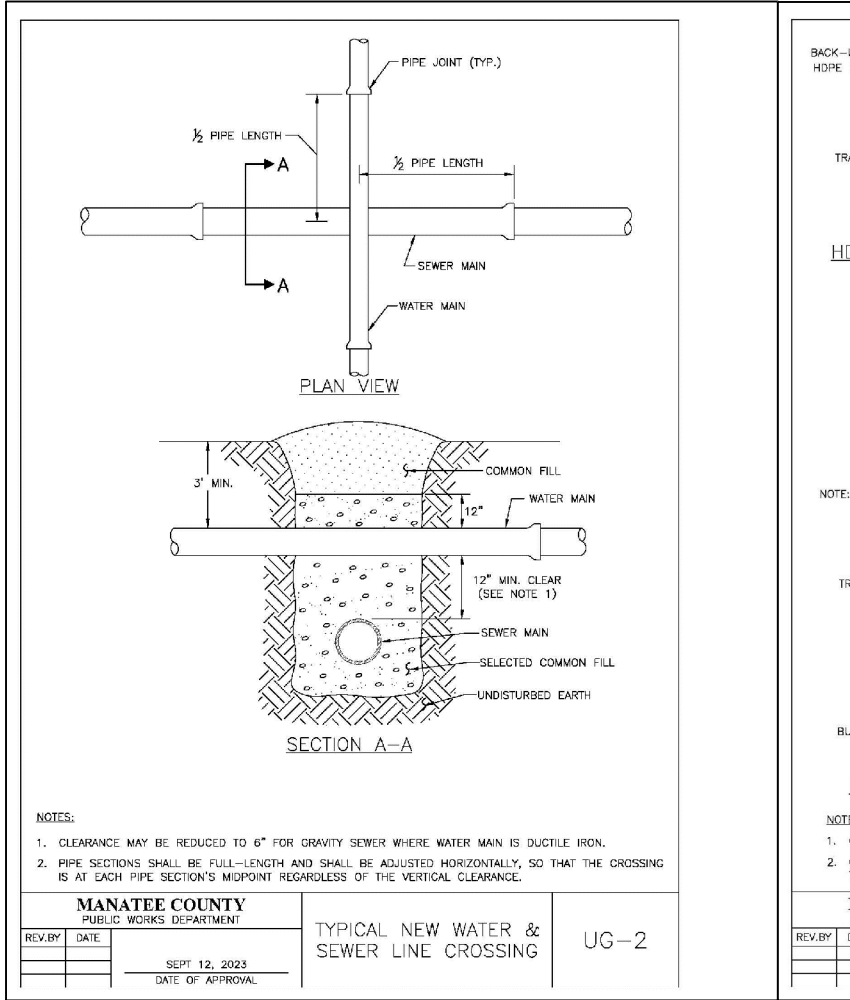
David W. Howard, P.E. #51621
Date:

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SD4



REV. #		
REV. #		
REV.#2-WATER SIZE	DWH	10/20/25
REV.#1-FENCE DETAIL	DWH	7/20/25
DRAWN BY:	DWH	6/1/25
SCALE: NONE		

S&J RECYCLING

PROJECT DETAILS

1401 44TH AVENUE E., BRADENTON, MANATEE COUNTY, FL 34203

David W. Howard, P.E. #51621
Date:

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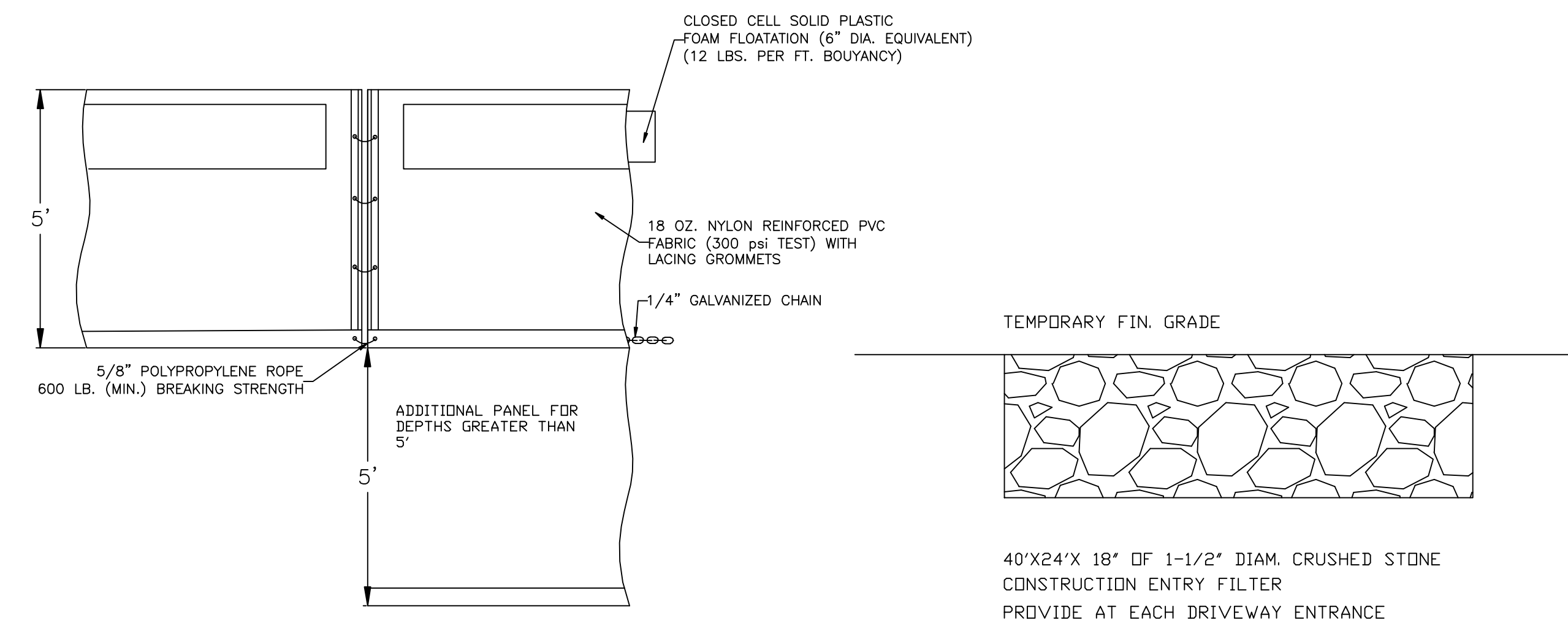
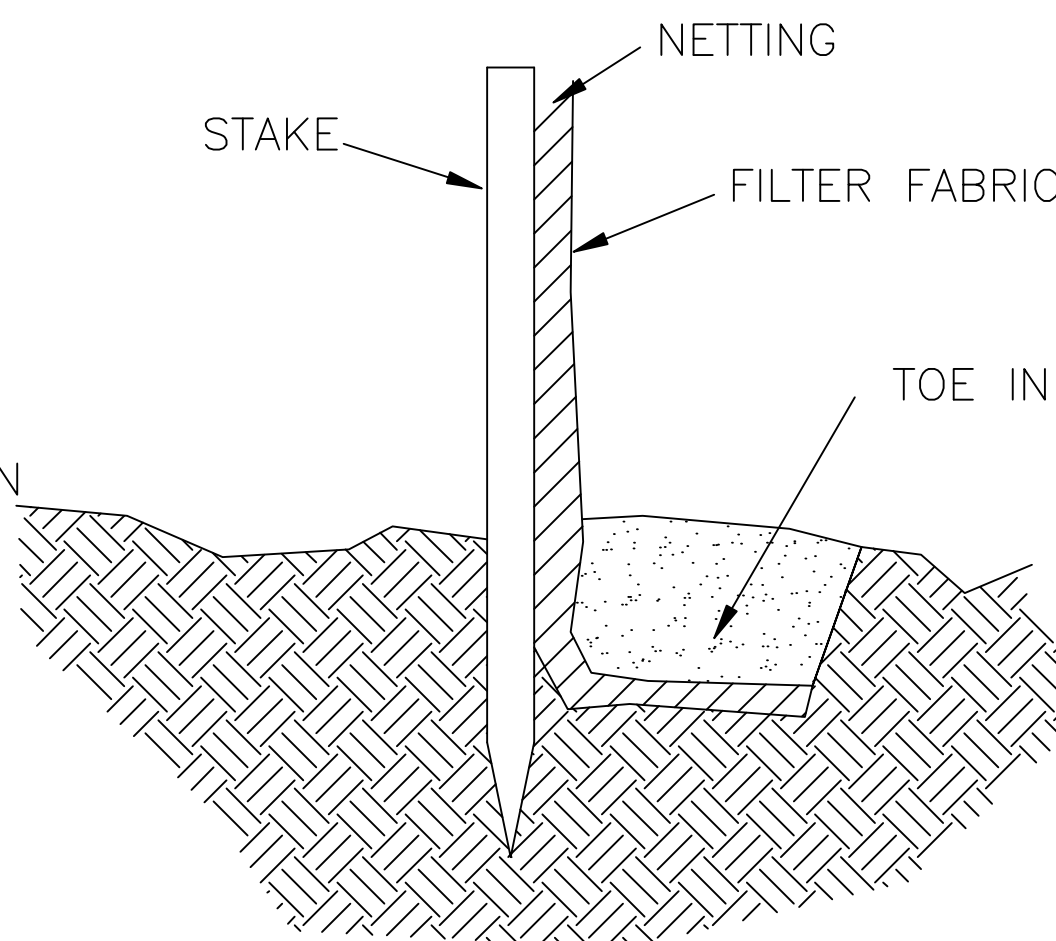
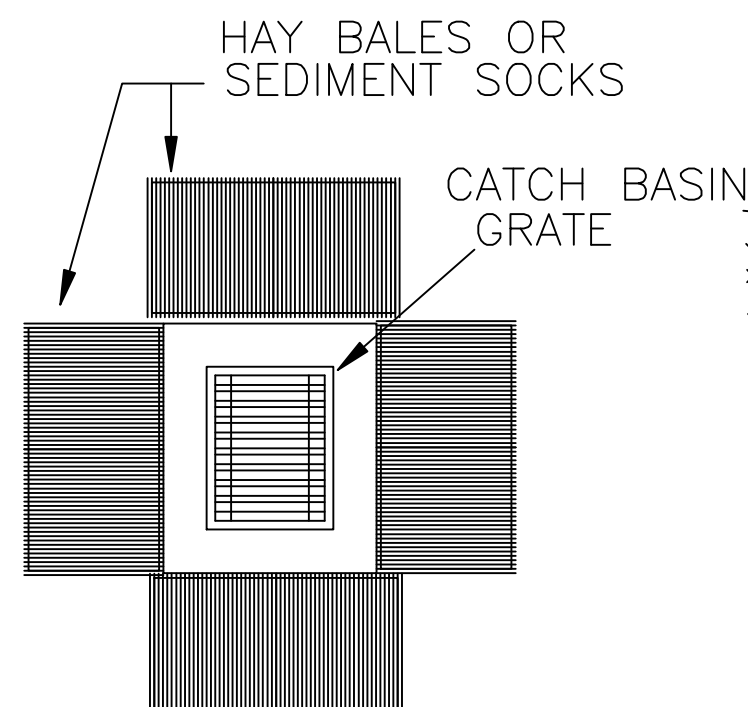
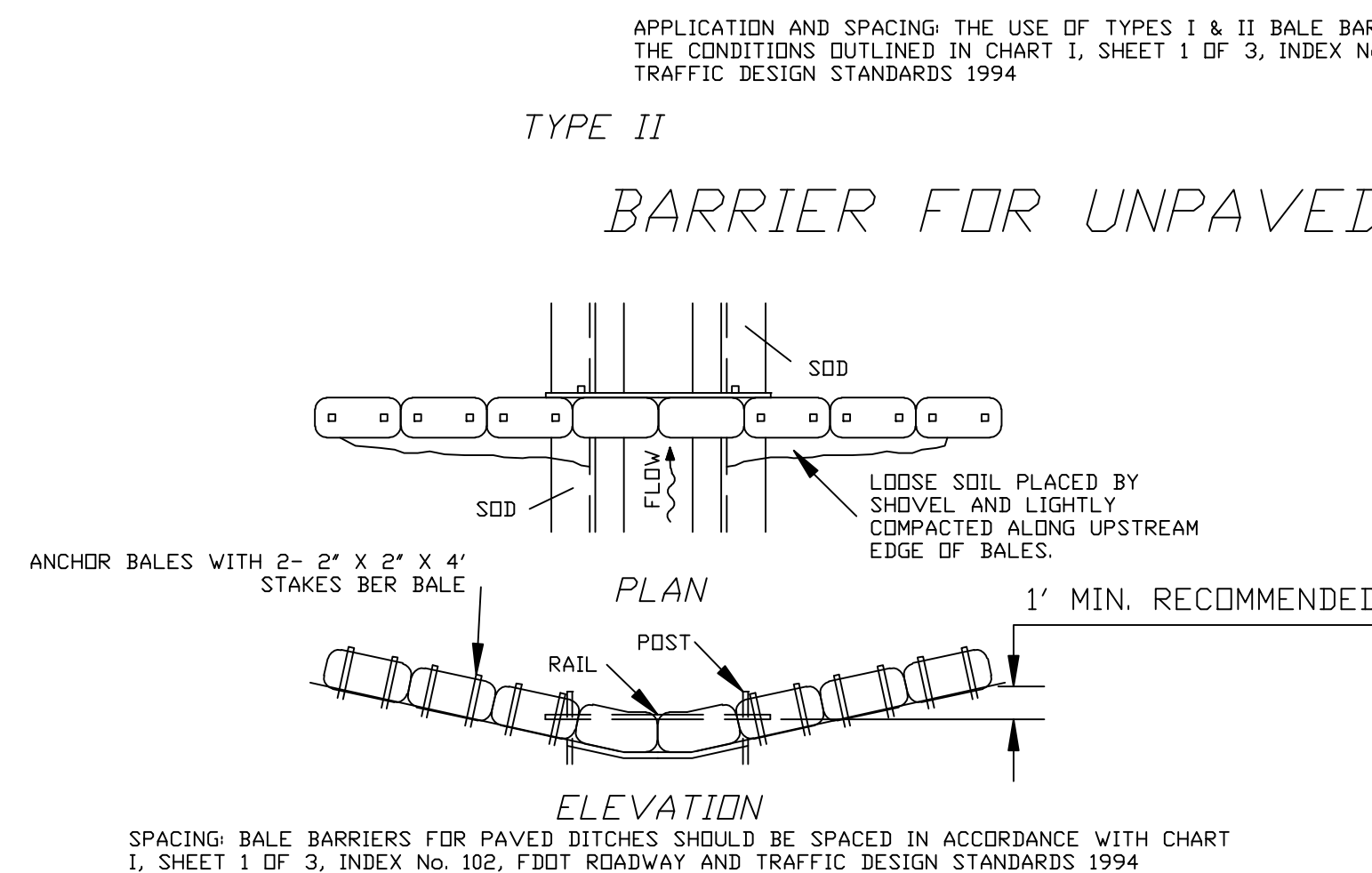
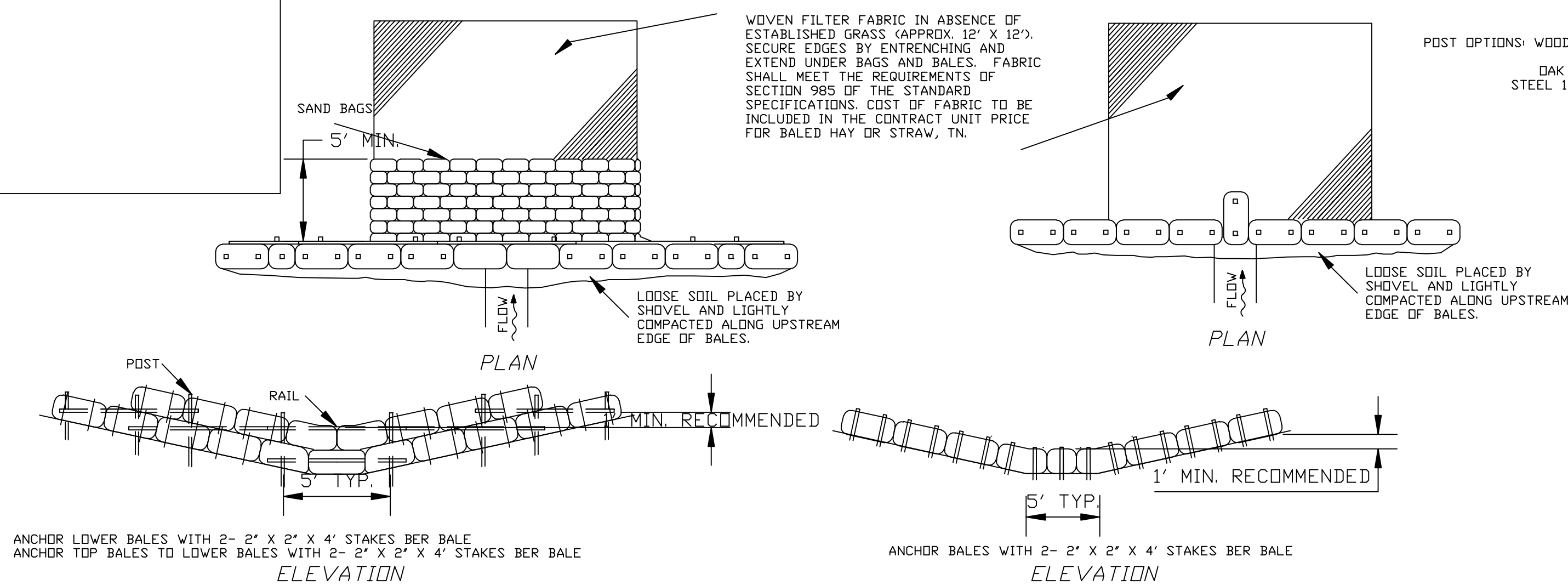
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SD 5





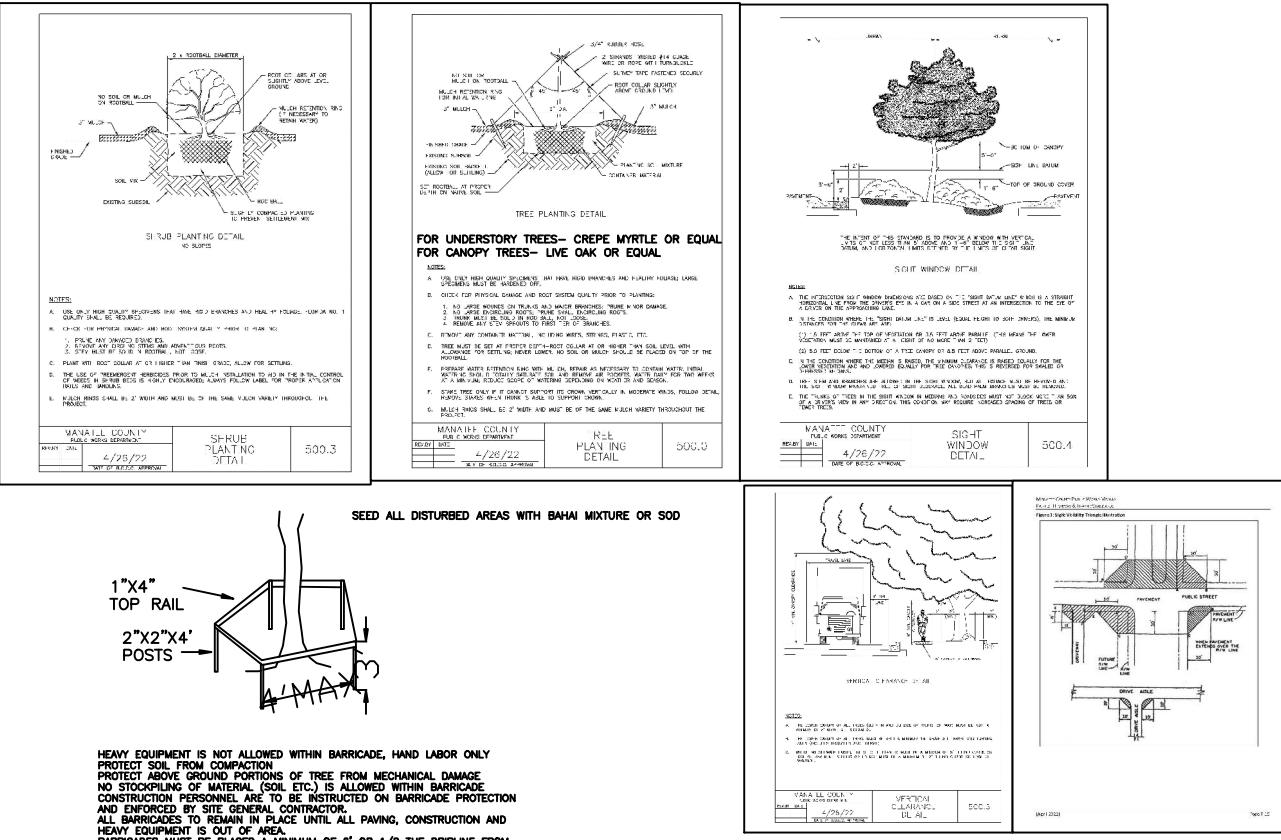
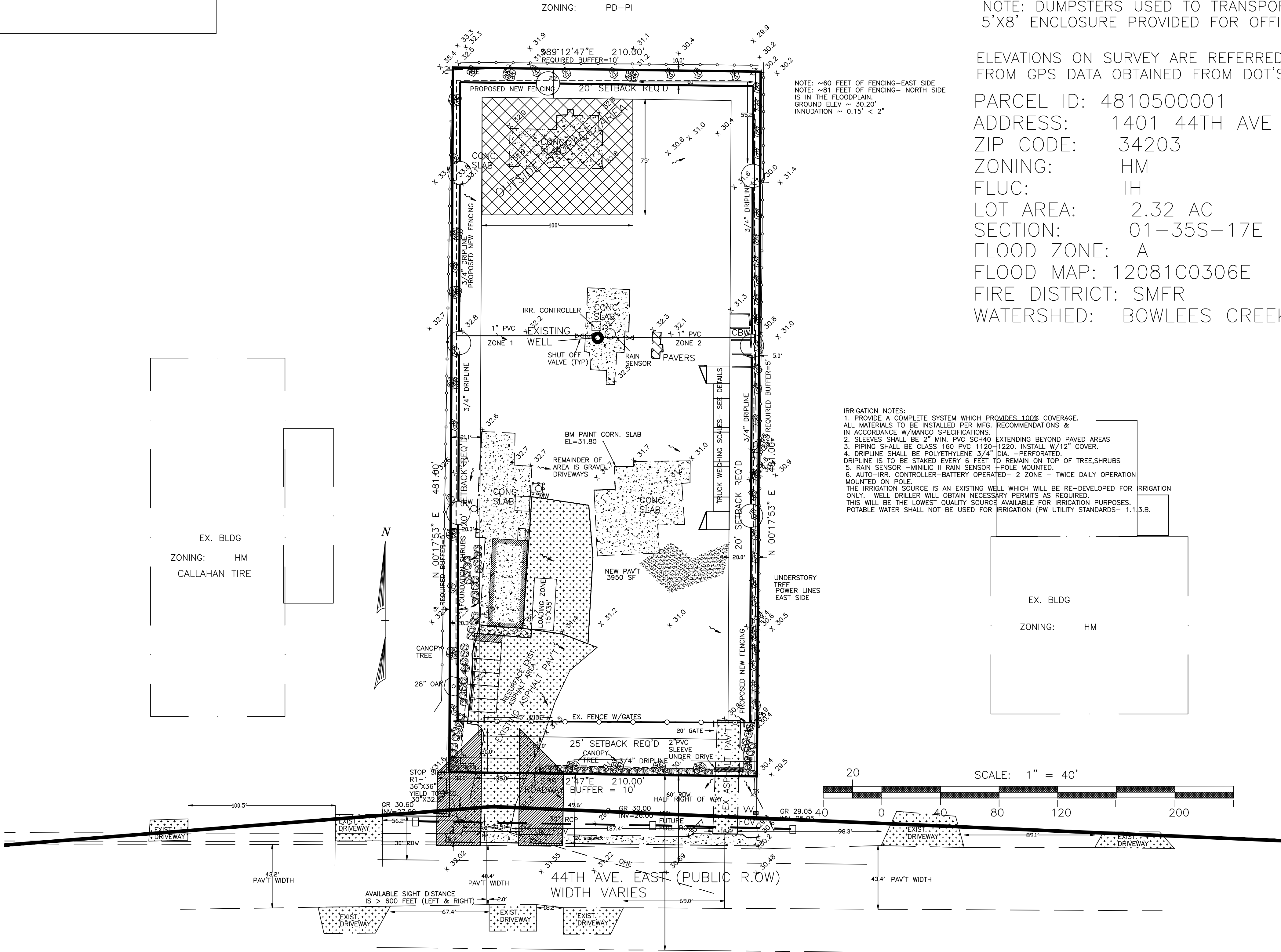
NEW BUILDINGS- 1-100SF OFFICE = 1 SPACE
WAREHOUSE -1-1440 SF = 1 SPACE
PARKING PROVIDED = 5 SPACES
NOTE: DUMPSTERS USED TO TRANSPORT RECYCLED MATL.
5'X8' ENCLOSURE PROVIDED FOR OFFICE WASTE

ELEVATIONS ON SURVEY ARE REFERRED TO NAVD 1988 DATUM
FROM GPS DATA OBTAINED FROM DOT'S RTK NETWORK

PARCEL ID: 4810500001
ADDRESS: 1401 44TH AVE E.
ZIP CODE: 34203
ZONING: HM
FLUC: IH
LOT AREA: 2.32 AC
SECTION: 01-35S-17E
FLOOD ZONE: A
FLOOD MAP: 12081C0306E
FIRE DISTRICT: SMFR
WATERSHED: BOWLEES CREEK

EXISTING SITE:
EXIST. SLABS/PAV'T = 0.39 AC
EXIST. GRAVEL AREA= 1.73 AC
OPEN SPACE AREA= 0.2 AC

PROPOSED SITE:
EXIST. SLABS/PAV'T = 0.50 AC
EXIST. GRAVEL AREA = 1.32 AC
OPEN SPACE AREA = 0.50 AC

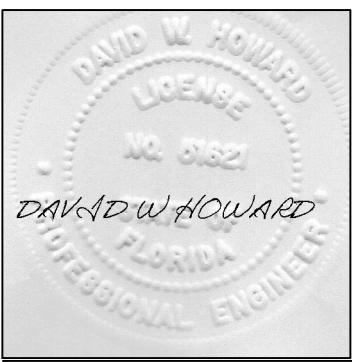


QUANTITY	SPECIES NAME	COMMON NAME	SIZE
18	QUERCUS VIRGINIANA	LIVE OAK	12' X 2-1/2" CAL.
23	CONOCARPUS ERECTUS	SILVER BUTTWOOD	8' X 1-1/2" CAL.
25	CONOCARPUS ERECTUS	SILVER BUTTWOOD	8' X 1-1/2" CAL.
SHRUBS-27	EA VAR. ARBORICOLA	VAR. DW SCHEFFLERA	3 GAL MIN.- 3' O.C
FOUNDATION PLANTING:			
29 SF(MIN)VAR. ARBORICOLA		VAR. DW SCHEFFLERA	3 GAL MIN.- 3' O.C

SYMBOL LEGEND

REV. #		
REV. #		
REV. #		
REV. #1-SIMPLY-IRRIG.	DWH	1/10/26
DRAWN BY:	DWH	8/7/25
SCALE: 1"=40'		

S & J RECYCLING
LANDSCAPING & IRRIGATION PLAN
1401 44TH AVENUE EAST, BRADENTON, MANATEE COUNTY, FL 34203



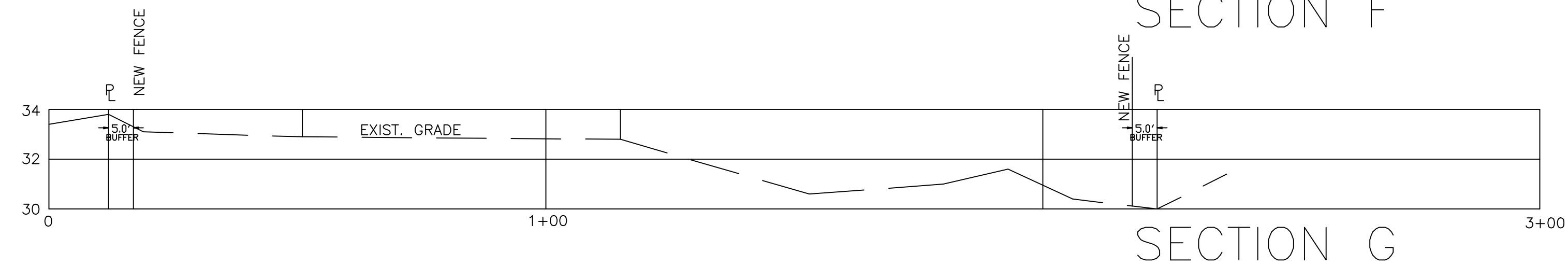
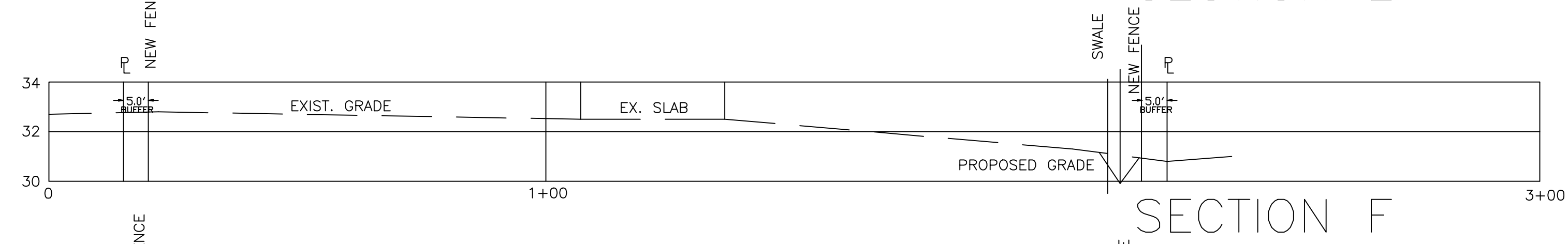
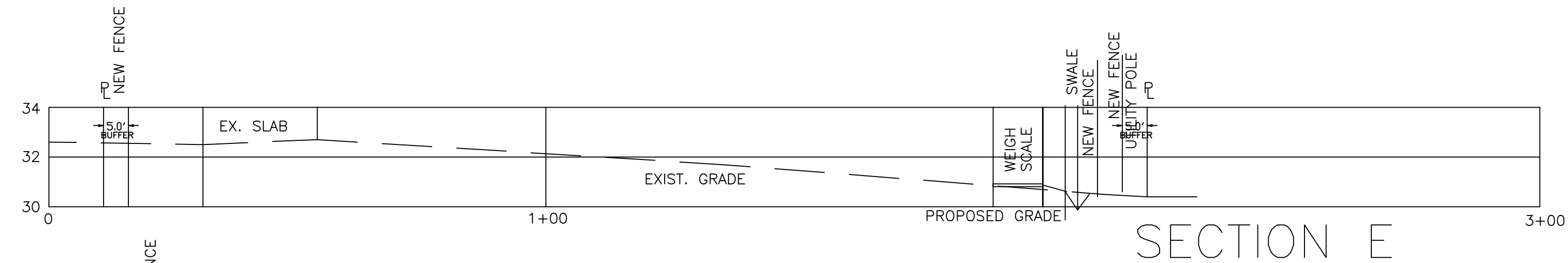
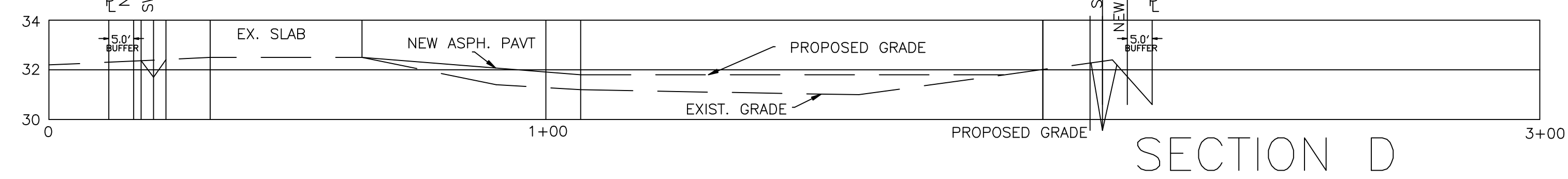
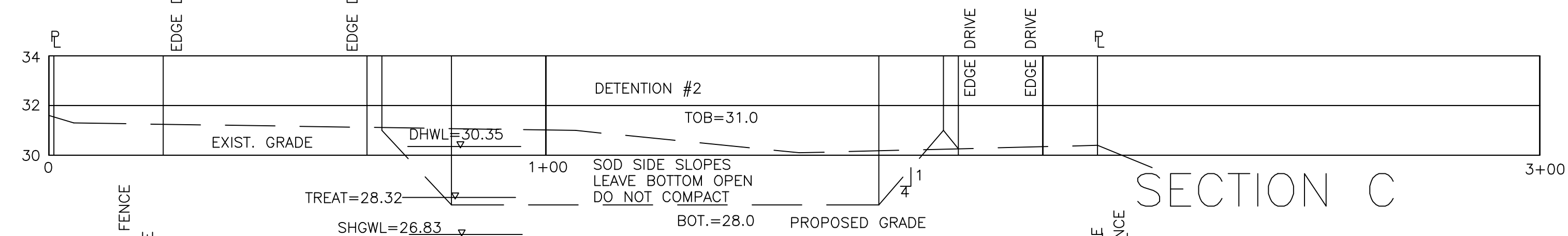
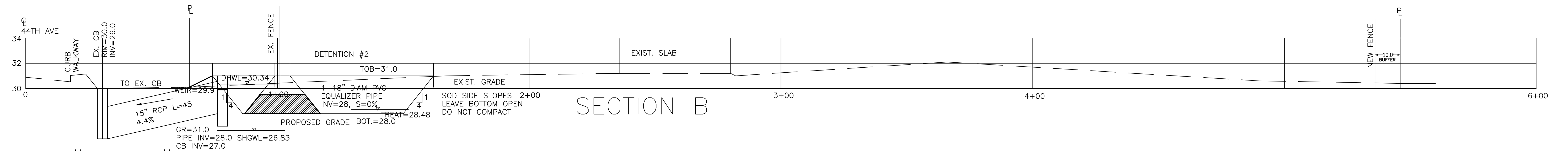
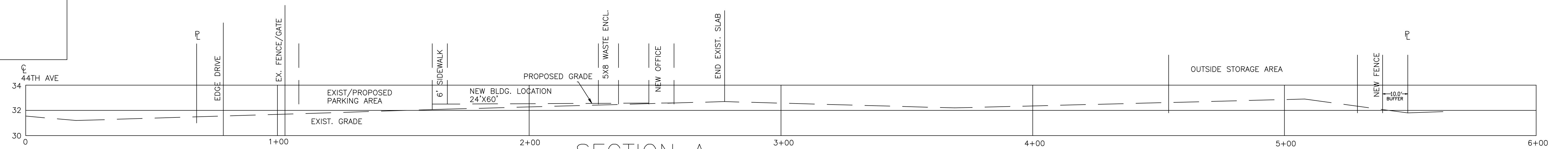
David W. Howard, P.E. #51621
Date:

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PO BOX 192
MYAKKA CITY, FL 34251
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(941) 920-3316-CELL

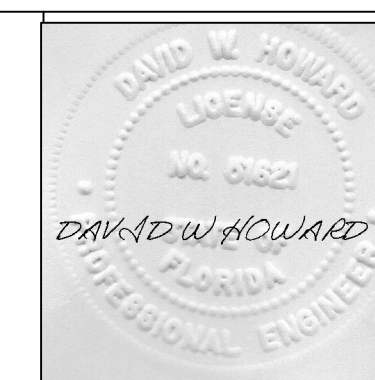
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SD7



REV. #		
REV. #		
REV. #2-DET2-DEL DET1	DWH	2/16/26
REV. #1-PIPE SIZ-ADDL SECT	DWH	1/10/26
DRAWN BY:	DWH	8/7/25

SCALE: 1"=20'H, 4' VERT

S & J RECYCLING
SECTIONS
1401 44TH AVENUE E., BRADENTON, MANATEE COUNTY, FL 34203



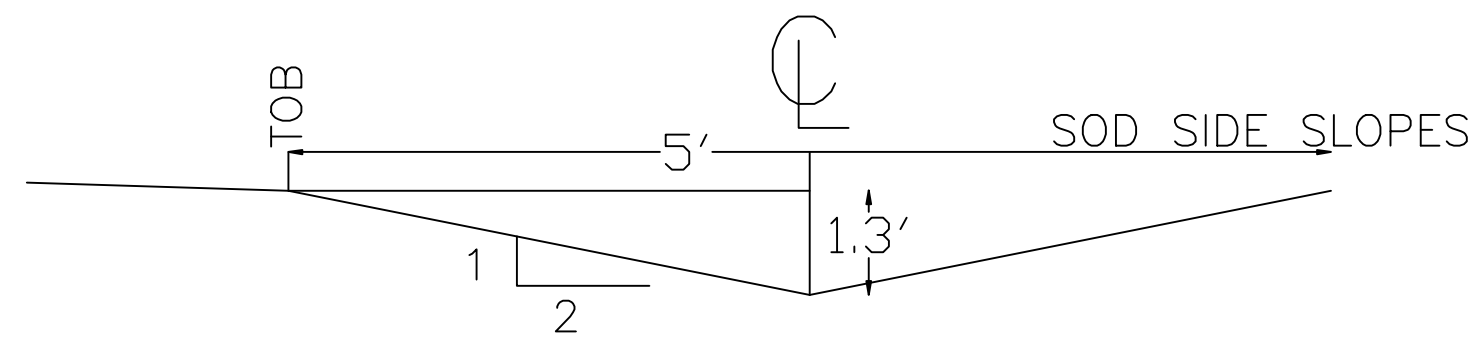
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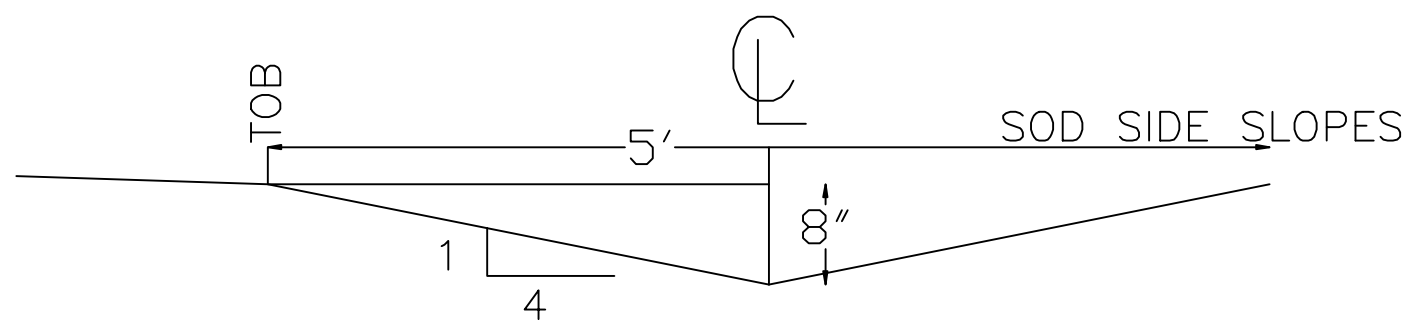
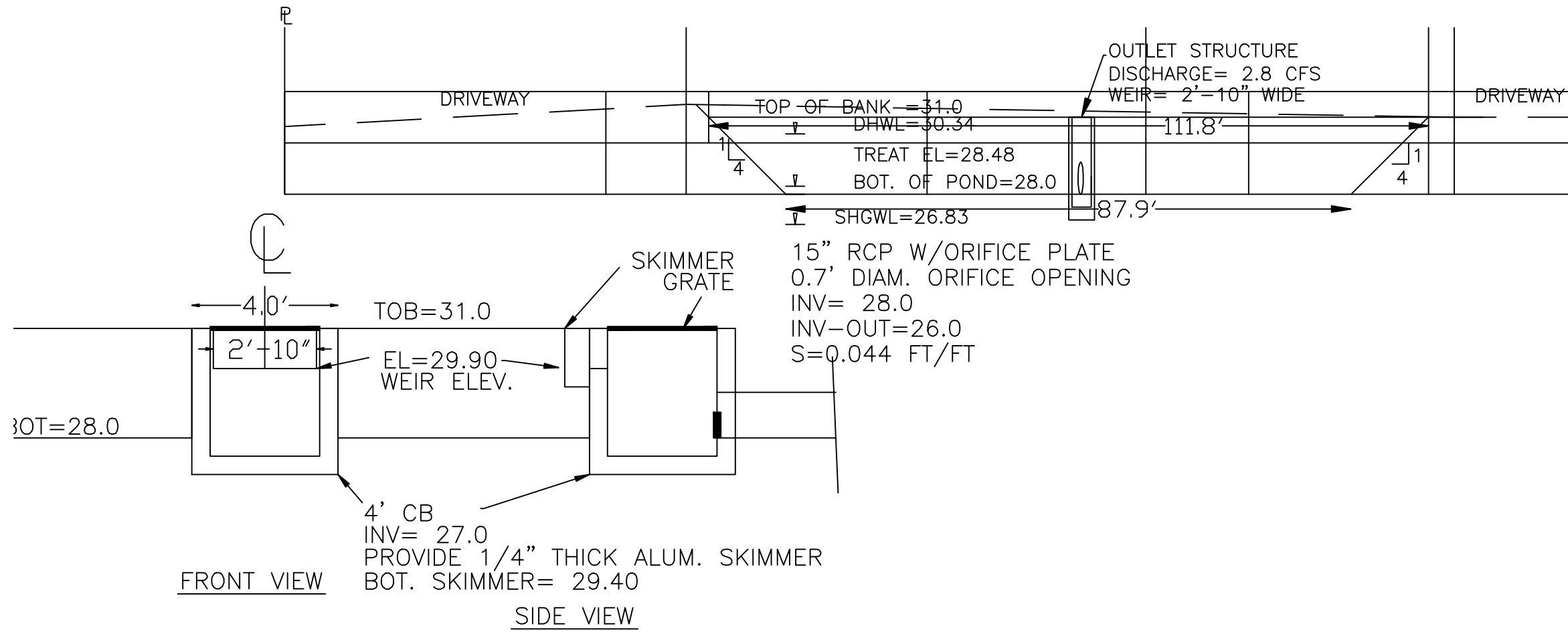
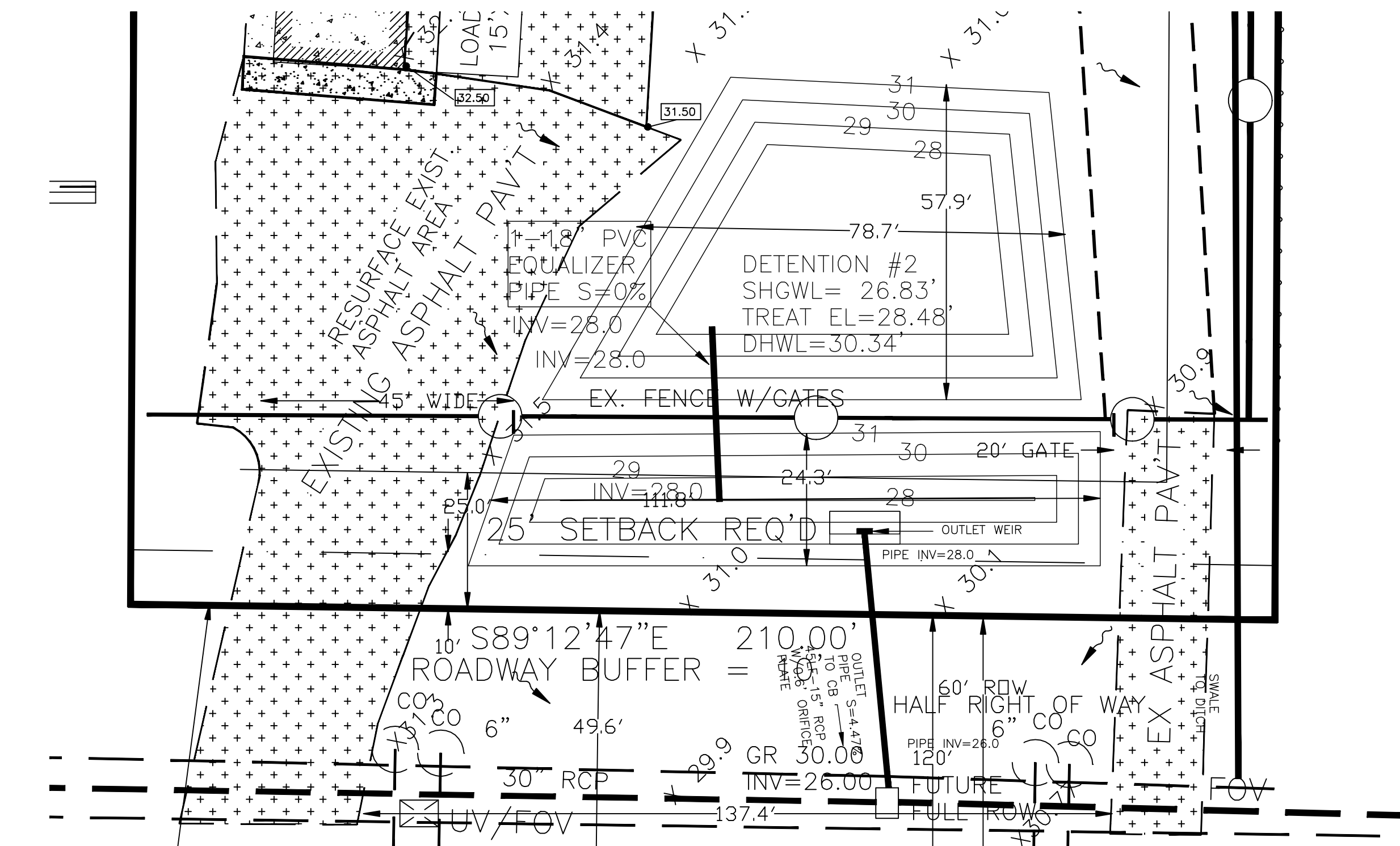
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Howard, P.E.

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SD 8



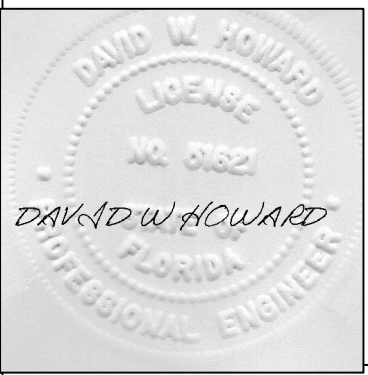
TREATMENT SWALE
DETAIL
BASIN #1



TREATMENT SWALE
DETAIL
BASIN #2

REV. #		
REV. #		
REV. #2 MOD. DET.SYS.	DWH	2/16/26
REV. #1 DIMENS/NOTES/SIZE	DWH	10/9/25
DRAWN BY:	DWH	8/7/25
SCALE: 1"=20'H— DETAILS—NONE		

S & J RECYCLING
DETENTION BASIN DETAILS
1401 44TH AVENUE E., BRADENTON, MANATEE COUNTY, FL 34203



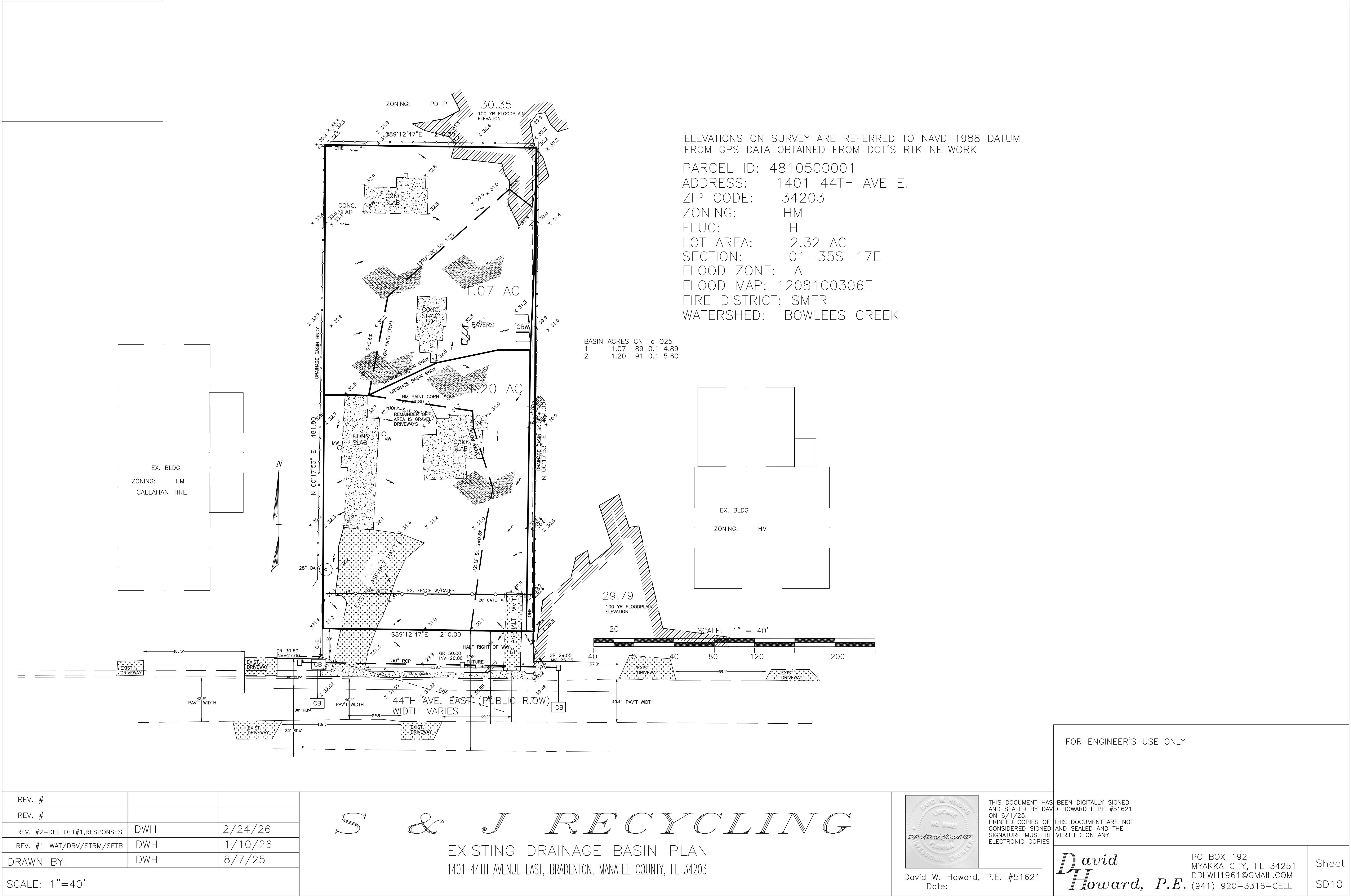
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SD 9



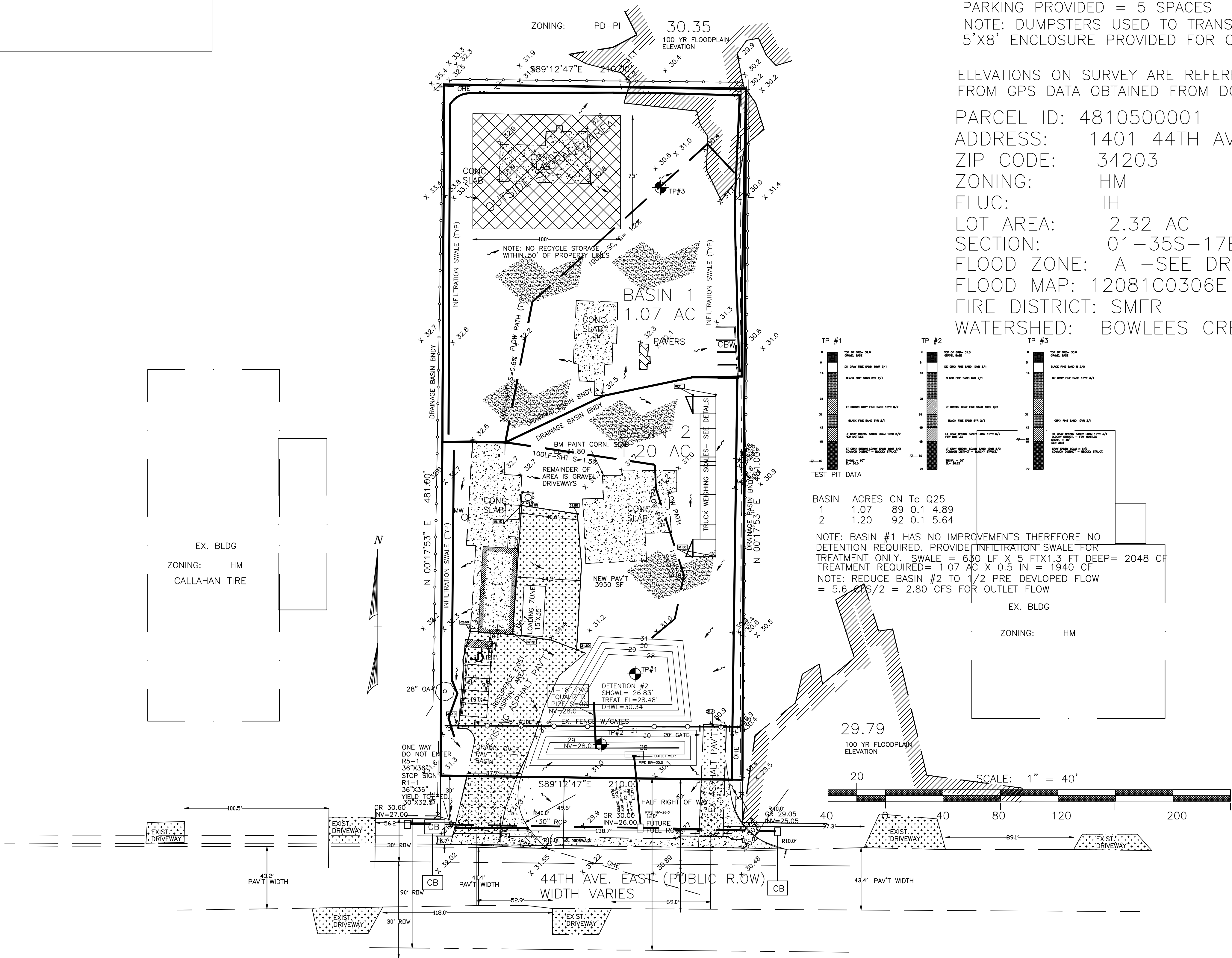
NEW BUILDINGS- 1-100SF OFFICE = 1 SPACE
WAREHOUSE -1-1440 SF = 1 SPACE
PARKING PROVIDED = 5 SPACES
NOTE: DUMPSTERS USED TO TRANSPORT RECYCLED MATL.
5'X8' ENCLOSURE PROVIDED FOR OFFICE WASTE

ELEVATIONS ON SURVEY ARE REFERRED TO NAVD 1988 DATUM
FROM GPS DATA OBTAINED FROM DOT'S RTK NETWORK

PARCEL ID: 4810500001
ADDRESS: 1401 44TH AVE E.
ZIP CODE: 34203
ZONING: HM
FLUC: IH
LOT AREA: 2.32 AC
SECTION: 01-35S-17E
FLOOD ZONE: A -SEE DRAINAGE REPORT
FLOOD MAP: 12081C0306E
FIRE DISTRICT: SMFR
WATERSHED: BOWLEES CREEK

EXISTING SITE:
EXIST. SLABS/PAV'T = 0.39 AC
EXIST. GRAVEL AREA= 1.73 AC
OPEN SPACE AREA= 0.2 AC

PROPOSED SITE:
EXIST. SLABS/PAV'T = 0.50 AC
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OPEN SPACE AREA = 0.50 AC

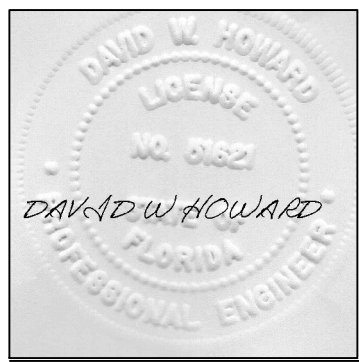


REV. #		
REV. #		
REV. #2-DEL DET#1,RESPONSES	DWH	2/24/26
REV. #1-WAT/DRV/STRM/SETB	DWH	1/10/26
DRAWN BY:	DWH	8/7/25

SCALE: 1"=40'

S & J RECYCLING

DEVELOPED DRAINAGE BASIN PLAN
1401 44TH AVENUE EAST, BRADENTON, MANATEE COUNTY, FL 34203



David W. Howard, P.E. #51621
Date:

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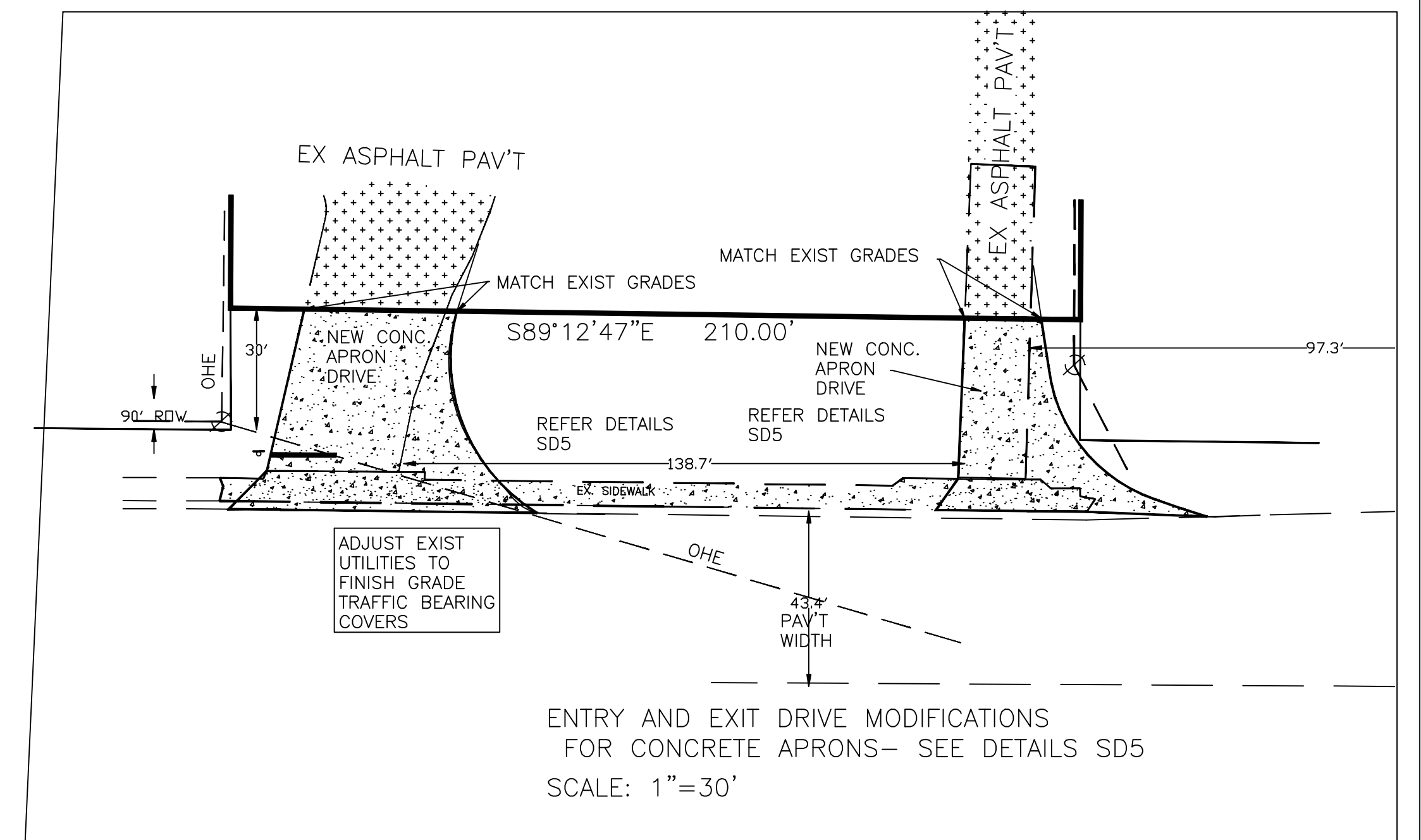
PO BOX 192
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DDLWH1961@GMAIL.COM
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Sheet
SD11

S89°12'47"E 210.00'

ELEVATIONS ON SURVEY ARE REFERRED TO NAVD 1988 DATUM
FROM GPS DATA OBTAINED FROM DOT'S RTK NETWORK

PARCEL ID: 4810500001
ADDRESS: 1401 44TH AVE E.
ZIP CODE: 34203
ZONING: HM
FLUC: IH
LOT AREA: 2.32 AC
SECTION: 01-35S-17E
FLOOD_ZONE: A
FLOOD_MAP: 12081C0306E
FIRE_DISTRICT: SMFR
WATERSHED: BOWLEES CREEK



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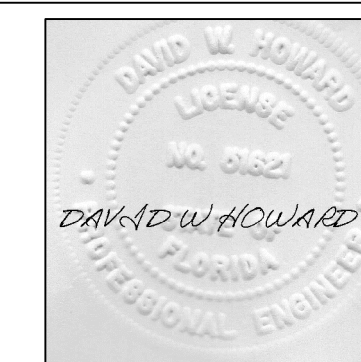
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DDLWH1961@GMAIL.COM
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SD12

REV. #		
REV. #		
REV. #		
REV. #1 – WAT/DRV/STRM/SETB	DWH	1/10/26
DRAWN BY:	DWH	8/7/25

SCALE: 1"=40'

S & J RECYCLING
TRAFFIC CIRCULATION PLAN
1401 44TH AVENUE EAST, BRADENTON, MANATEE COUNTY, FL 34203



David W. Howard, P.E. #51621
Date:



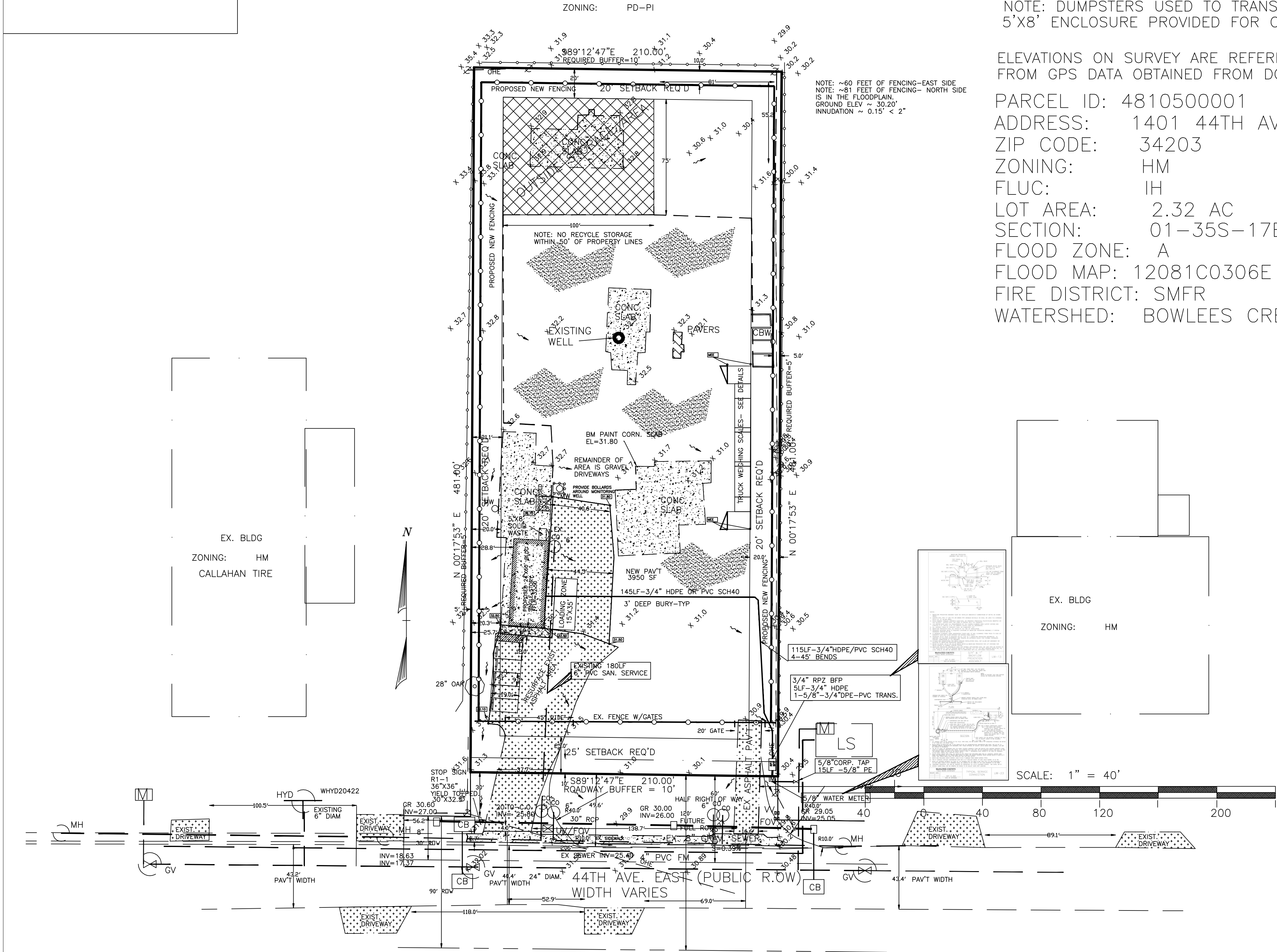
NEW BUILDINGS- 1-100SF OFFICE = 1 SPACE
WAREHOUSE -1-1440 SF = 1 SPACE
PARKING PROVIDED = 5 SPACES
NOTE: DUMPSTERS USED TO TRANSPORT RECYCLED MATL.
5'X8' ENCLOSURE PROVIDED FOR OFFICE WASTE

ELEVATIONS ON SURVEY ARE REFERRED TO NAVD 1988 DATUM
FROM GPS DATA OBTAINED FROM DOT'S RTK NETWORK

PARCEL ID: 4810500001
ADDRESS: 1401 44TH AVE E.
ZIP CODE: 34203
ZONING: HM
FLUC: IH
LOT AREA: 2.32 AC
SECTION: 01-35S-17E
FLOOD ZONE: A
FLOOD MAP: 12081C0306E
FIRE DISTRICT: SMFR
WATERSHED: BOWLEES CREEK

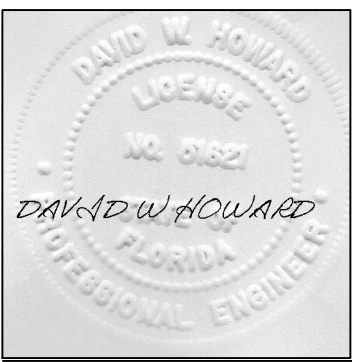
EXISTING SITE:
EXIST. SLABS/PAV'T = 0.39 AC
EXIST. GRAVEL AREA= 1.73 AC
OPEN SPACE AREA= 0.2 AC

PROPOSED SITE:
EXIST. SLABS/PAV'T = 0.50 AC
EXIST. GRAVEL AREA = 1.32 AC
OPEN SPACE AREA = 0.50 AC



REV. #		
REV. #		
REV. #		
REV. #1-WAT/DRV/STRM/SETB	DWH	10/20/25
DRAWN BY:	DWH	8/7/25
SCALE: 1"=40'		

S & J RECYCLING
SITE UTILITY PLAN
1401 44TH AVENUE EAST, BRADENTON, MANATEE COUNTY, FL 34203



David W. Howard, P.E. #51621
Date:

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SD13

Appendix A



Public Works Department

Engineering Services
1022 26th Ave E Bradenton, FL 34208
Phone number: (941) 708-7450

PUBLIC WORKS STANDARDS DESIGN EXCEPTION REQUEST FORM

Date: February 17, 2026

Project Name: S & J Recycling Center

Location: 1401 44th Avenue E, Bradenton, FL

Type of Project: ☒ Development

☐ CIP Project

PLN/CIP#: PLN2505-0255

Engineer-of-Record: David Howard

Company: David Howard, P.E.

Contact Phone: 941.920.3316

Contact Email: ddlwh1961@gmail.com

Standards Reference

☐ Part 1: Utilities Standards Manual

☒ Part 3: Highway & Traffic Standards Manual

☐ Part 2: Stormwater Management Design Manual

☐ Utilities Approved Product List (APL)

Section Title: 3.7.2 Access and Driveway Standards

Specific Standard: Spacing of Driveways established in Tables 5 and Tables 6

Required Criteria: Table 6 sets standards for ingress movement.

Proposed Criteria: Please See Appendix I

Formal Request

The Applicant proposes to keep the existing driveways connecting to 44th Avenue E. The eastern access will serve as an entrance only allowing for right-in/left-in turning movements. The western access will serve as an exit only allowing for right-out/left-out turning movements.

Justification Summary

The exiting access points have been utilized for over 50 years. 44th Avenue E has a posted speed limit of 35 mph. The site will accommodate heavy vehicles and needs both an entrance and exit driveway to accommodate efficient onsite traffic circulation and prevent spill back onto 44th. The proposed use is anticipated to be a low volume trip generator. Having both an entrance and exit driveway is essential to the economic viability of the proposed use on this parcel. This parcel is in the Urban Core of Manatee County and every consideration should be given to ensure the continued economic use of this parcel.

David w
Howard

Signature of Seal

Digitally signed

by David w
Howard

Date: 2026.02.26
09:57:40 -05'00'

By: _____

Engineer of Record

Manatee County Review: PB

☒ Approved

☐ Not Approved

Comments: Gate to verify exit only

By: Scott May (Mar 3, 2026 15:08:03 EST)

Scott May, P.E., County Engineer

Date: 03/03/2026

APPENDIX 1

The Applicant is proposing a Right-In/Left-In driveway for the existing eastern access and a Right-out/Left-out for the western access. Ingress (ENTER) driveway is located approximately 60.7 feet from the existing opposing west driveway and 97.3 feet from the existing adjacent east driveway. Egress (EXIT) driveway is located approximately 36.7 feet from the existing opposing east driveway and 48.2 feet from the existing opposing west driveway; and 56.2 feet from the existing adjacent west driveway. The proposed conditions represent an improvement to the existing conditions by restricting the turning movement on 44th Avenue East.





Development Services Department
Transportation Planning & Traffic
Engineering Division
1112 Manatee Avenue West
Bradenton, FL 34205
Phone: (941) 708-7450
www.myanatee.org

March 16, 2026

Traffic Study Waiver - Metal Recycling Center-Special Permit (SP)
_REVISED_V2

Project # SP-25-06

Record # PLN2505-0241

Manatee County Transportation Planning staff have reviewed the Trip Generation Report submitted dated 5/28/2025 and have determined that a traffic study is not required. The applicant is requesting a Special Permit (SP) to build a 1,540 square foot facility to process air conditioning units and components.

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

Disclaimer: This Traffic Study Waiver is based solely on the information provided in Trip Generation Report. In the event there is significant change, please contact Transportation Planning prior to the formal project submission to Accela to confirm if the changes require revision of the above assumption.

If you have any questions or require further assistance, please contact me (941.708.7450 Ext. 7471 nafis.anwari@mymanatee.org) or Transportation Planning (941.708.7450 x7226, transportation.planning@mymanatee.org).

Sincerely,

Nafis Anwari, PhD, EIT
Transportation Planner
Manatee County Development Services Department
Transportation Planning & Traffic Engineering Division

CAROL ANN
FELTS
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared Abigail Bonds, 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 Establishment or Change of a Regulation affecting the use of Land in Unincorporated Manatee County for the Manatee County Hearing Officer Public Hearing on June 15, 2026, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on May 28, 2026.

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

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 28th day of May, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Quantana Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the Hearing Officer for Manatee County, will conduct a Public Hearing on **June 15, 2026, at 1:30 p.m. at the Manatee County Government Administration Building, 1112 Manatee Avenue West, First Floor, Patricia M. Glass Chambers, Bradenton Florida** to consider and act upon the following matters:

SP-24-05 – 8905 Erie Road Monopole 69th Tower, Parrish, FL 34219 - [PLN2402-0189](#)

Approval of a Special Permit to allow construction of a Personal Wireless Service Facility (PWSF) monopole cell tower up to 165 feet tall with accompanying 50-by-50-foot equipment compound on a project area to include approximately 2,500 square feet of leased area on approximately a 5-acre tract of land zoned A (General Agriculture) which is generally located on Erie Road, 1,000 feet east of the intersection of 69th Street East and Erie Road, more particularly described as 8905 Erie Road, Parrish (Manatee County); subject to voluntarily proffered conditions of approval; providing for severability; and providing an effective date.

SP-25-06 - S & J Recycling Center – [PLN2505-0241](#)

Approval of a Special Permit with a Concept Plan allowing for a Solid Waste Management Facility - Resource Recovery Facility on approximately 2.32 acres in the HM (Heavy Manufacturing) Zoning District within the Industrial Heavy (IH) Future Land Use Category (FLUC) and located on the north side of 44th Avenue East, approximately 450 feet west of 15th Street East, commonly known as 1401 44th Avenue East, Bradenton (Manatee County); subject to voluntarily proffered conditions of approval; providing for severability; and providing an effective date.

Rules of Procedure for this public hearing are in effect pursuant to Section 312.8 of the Manatee County Land Development Code. Copies of this section of the Code are available for review at the Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, FL 34205 or at mymanatee.org.

All interested parties are invited to appear at this Hearing and be heard, subject to proper rules of conduct. Additionally, any written comments filed with the Director Development Services Department will be heard and considered by the Hearing Officer and entered into the record.

Interested parties may examine the Official Zoning Atlas, the application, 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 ext. 6878 or email at: public.comments@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Hearing Officer with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes they 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.

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.

THE PUBLIC HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING
ADJOURNMENTS.

MANATEE COUNTY HEARING OFFICER

Manatee County Development Services Department

Manatee County, Florida

Date of Publishing: May 28, 2026

Hearing Officer: June 15, 2026

SP-25-06 - S & J Recycling Center PLN2505-0241

Approval of a Special Permit with a Concept Plan allowing for a Solid Waste Management Facility - Resource Recovery Facility on approximately 2.32 acres in the HM (Heavy Manufacturing) zoning district within the Industrial Heavy (IH) Future Land Use Category (FLUC) and located on the north side of 44th Avenue East, approximately 450 feet west of 15th Street East, commonly known as 1401 44th Avenue East, Bradenton (Manatee County); subject to voluntarily proffered conditions of approval; providing for severability; and providing an effective date.

Hearing Officer: June 15, 2026

PROJECT SUMMARY	
CASE NUMBER:	SP-25-06/PLN2505-0241
PROJECT NAME:	S & J Recycling Center
APPLICANT(S):	Utlely and Associates. LLC Jason Utlely (Agent)
REQUEST:	Special Permit with an Off-Street Parking Special Permit Site Plan (hereafter known as a Concept Plan) to allow a Solid Waste Management Facility - Resource Recovery Facility
CASE MANAGER:	Bernard Salmon, Senior Planner
SITE CHARACTERISTICS AND SURROUNDING AREA	
ADDRESS:	1401 44 th Avenue East, Bradenton, FL 34203
GENERAL LOCATION:	Approximately 450 feet west of the intersection of 15 th Street East and 44 th Avenue East, along the north side of 44 th Avenue East
SIZE:	±2.32 acres (project site); Deed acreage varies
EXISTING USE(S):	Vacant and identified in the property appraisers LUC Description as light industrial
PREVIOUS APPROVAL(S):	No known previous approvals
ZONING:	HM (Heavy Manufacturing)
FLOOR AREA RATIO (FAR):	FAR permitted: • 0.75 HI (Heavy Industrial) FAR proposed: • 0.02 (proposed building 1,540 sq. ft. to include 100 sq. ft office)
FUTURE LAND USE CATEGORY:	IH (Industrial Heavy)
OVERLAY DISTRICT(S):	None
SPECIAL AREAS:	SWTIF, USA

STAFF SUMMARY/DETAILED DISCUSSION

History

The subject site consists of ± 2.32 acres and located on the north side of 44th Avenue East, approximately 450 feet west of the intersection of 15th Street East and 44th Avenue East. The site is zoned HM (Heavy Manufacturing) with a Future Land Use Category of IH (Industrial Heavy).

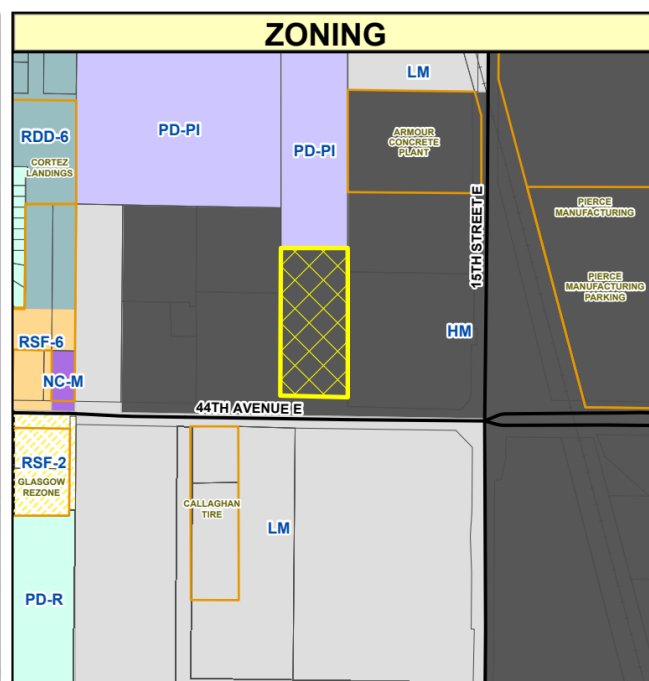
The site appears to have been used for industrial uses to include a trucking company and outdoor storage. No approvals were found. That use has ceased, and the property is vacant. The applicant wants to bring the site into conformance and operate a Resource Recovery Facility.

Request

The request is to obtain a Special Permit with a Concept Plan to allow the operation of a Resource Recovery Facility on the ± 2.32 -acre site. Upon the anticipated approval of the Special Permit, a Final Site Plan will be required prior to operation of this proposed metal recycling facility, which will include 1,440 sq. ft. of warehouse/storage and 100 sq. ft. of office, with a total building area of 1,540 square feet. The Applicant is proposing to primarily process air-conditioning units and associated components. The facility will also receive metals including copper, brass, aluminum, and steel from the general public. The metal of the air-conditioners will be sorted and trucked to receiving facilities for further processing. The applicant also requests the opportunity to process appliances including refrigerators, ranges/ovens, dishwashers, etc. These would also be broken down and trucked to receiving/transfer facilities for further recycling.



FLUC



Zoning

This facility will not receive, process, or store motor vehicles. Although the proposed use falls within the broader definition of a Solid Waste Facility, staff will stipulate that garbage, yard waste, refuse, trash, landfill materials, incinerator ash, and similar waste streams will not be received, processed, or stored at this facility. The entire ± 2.32 -acre site is in the IH (Industrial Heavy) Future Land Use Category allowing heavy and light industrial, offices, intensive commercial, privately-operated airports, and support uses such as neighborhood retail, recreation, and public or semi-public uses.

The proposed Resource Recovery Facility use is not within any overlays, where such a use may have negative impacts in the area. The area is surrounded with similar industrial type uses to include; junk yards, outdoor storage, warehouse distribution, and manufacturing. Along the north property line, is property owned by the Manatee County School Board used for storage and an office.



Previous Use as Shown on Aerial

The aerial above illustrates the storage of trucks and semi-trailers. This use has since terminated. By definition, it appears that site was used for Construction Services, a permitted use on this site. No permits were found. LDC Section 200. – Definitions below of Construction Services:

“Construction Service Establishment shall mean any premises which may contain outside storage of equipment, materials, vehicles, and other items, where the principal use is the provision of services off the premises that directly result in the fabrication, construction,

addition, alteration, repair or development of land, buildings, or other structures. Construction Service Establishment shall also mean an establishment whose principal use is the rental and retail/wholesale sales of heavy equipment over one and one-half (1½) tons in size. This equipment shall include, but not be limited to bulldozers, backhoes, other construction equipment and tractor/trailer rigs. For the purpose of this Code, this use shall be classified as Equipment Sales, Rental, Leasing, Storage and Repair, if there is exterior storage of equipment on-site, or as Office if there is no equipment involved.”

The new use will be for a Resource Recovery Facility as defined in LDC Section 531.53.F, and an allowable use in this area of the County subject to the approval of a Special Permit process.

SURROUNDING USES & ZONING

NORTH	PDPI (Planned Development-Public Use) owned by the School Board of Manatee County used for office and storage
SOUTH	44 th Avenue East
EAST	HM (Heavy Manufacturing) with outdoor storage, junk yard, and light industrial use
WEST	HM (Heavy Manufacturing) with warehouse distribution and outdoor storage

SITE DESIGN DETAILS

LOT SIZE:	Resource Recovery requires a 2-acre minimum lot size. The site is 2.32 acres.
SETBACKS:	<u>Minimum:</u> Front: 25-feet Side: 20-feet Rear: 20-feet Waterfront: 30-feet
BUILDING HEIGHT:	5-stories (allowed per Table 4-9 of LDC) 2-story proposed for pole barn structure to house sorting, storage, and work areas
OPEN SPACE:	<u>Required:</u> 15 percent <u>Provided:</u> 21.5 percent
ACCESS:	Existing access on 44 th Avenue East
WETLAND ACREAGE & IMPACTS	None

FLOOD ZONE(S)	Site lies in Flood Zones A (BFE 30.35 per Atlas watershed study), FIRM Panel 12081C0308F, effective 8/10/2021
AREA OF KNOWN FLOODING	STORMWATER INFORMATION Project Located in Flood Prone Area: Yes Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall Project Subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for Bowless Creek Watershed. Project subject to OFW: No Watershed/Basin: Bowless Creek Watershed. Project located within Floodplain and/or Floodway: The project area is within the 100-year floodplain delineation pursuant to the FEMA 2021 and 2014. The ditch is maintained by County. Drainage Easements/Access Easements required for existing system(s) Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way.
UTILITY CONNECTIONS	To be reviewed at time of Final Site Plan submittal
POSITIVE ASPECTS	
• Similar uses in this area • HC zoning and IH future land use categories allow the most intense industrial land uses • The use is appropriate for this area of the County • The site fronts on a designated collector, as required per LDC section 531.35.F. • No residential uses or zoning is adjacent to the site • The site exceeds the 2-acre minimum required per LDC section 531.35.F. • Low trip generator	
NEGATIVE ASPECTS	
• Staff see no apparent or notable negative impacts.	
MITIGATING MEASURES	

- Not applicable

STIPULATIONS RECOMMENDED BY STAFF

A. DESIGN AND LAND USE STIPULATIONS

1. This Special Permit shall not be effective until it has been recorded in the Public Records of Manatee County, Florida, by the applicant and a copy of the recorded Order is received by the Development Services Department.
2. The use being approved is a Resource Recovery Facility.
3. The proposed facility cannot receive, process, or store motor vehicles. Additionally, garbage, yard waste, refuse, trash, landfill materials, incinerator ash, and similar waste streams will not be received, processed, or stored at this facility
4. This project shall comply with the Adverse Impact Performance Standards of Land Development Code 540-542.7.
5. All outdoor storage shall be screened with an 8-ft high opaque fence around the entire site.
6. Processing of material shall be limited to HVAC equipment recycling and household appliances to include air-conditioning units, refrigerators, ranges/ovens, dishwashers, etc. and receipt of loose metals to include copper, brass, aluminum, and steel from the public.
7. The Concept Plan submitted with this application shall be part of this approval, but only at a preliminary level. Administrative approval of the Final Site Plan by Manatee County shall be required subsequent to approval of this Special Permit.
8. All other applicable state or federal permits shall be obtained prior to commencement of development.
9. The Applicant or operator of the Resource Recovery Facility shall provide the County Building and Development Services Department with a copy of the certification provided to the Florida Department of Environmental Protection (FDEP) in accordance with Section 403.7046, Florida Statutes, as may be amended, on an annual basis.

B. ENVIRONMENTAL PLANNING

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

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

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

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

C. STORMWATER ENGINEERING

1. The review of stormwater design will be provided at time of Final Site Plan review.

D. DEVELOPMENT REVIEW

1. All structures in Special Flood Hazard Area (SFHA) to follow Manatee County, Florida Code of Ordinances

Secs. 2-10-1 — 2-10-20. - Reserved.

ARTICLE II. - FLOODPLAIN MANAGEMENT

COMPLIANCE WITH LDC				
Standard(s) Required	Design Proposal	Compliance		Comments
		Y	N	
BUFFERS				
10-foot roadway buffer - 44 th Avenue E. (south)	10-feet	Y		Meets minimum standards
north perimeter buffer	10-feet	Y		Meets min. standard
south perimeter buffer	10-feet	Y		Meets min. standard
east perimeter buffer	5-feet	Y		Meets min. standard
west perimeter buffer	5-feet	Y		Meets min. standard
Buffer landscaping in accordance with LDC Section 701	Yes	Y		Reviewed at FSP submission
TREES				
Tree replacement will be in accordance with LDC Section 701	Per LDC 701	Y		No trees proposed for removal
SIDEWALKS				
5-foot sidewalk, exterior		Y		Existing

DRAINAGE / FLOODING				
Stormwater				Stormwater design at time of FSP submission
ROADS & RIGHTS-OF-WAY				
	N/A	N/A		
Visibility triangles	*	Y		*To be reviewed at FSP for compliance with minimum standards

ENVIRONMENTAL INFORMATION							
Overall Wetland Acreage:				NA			
Proposed Impact Acreage:				0.0 acres			
Wetland I.D.	Wetland Acreage	Acres Impacted	Type	Quality (UMAM Score)	Reason for Impact	Explanation	
NA	NA	NA		NA	NA	NA	
TOTAL	0.0 acres	0.0 acres					

Open Space

Per LDC Section 401.4, Table 4-9, the minimum required open space for HM zoning is 15 percent. Per the Concept Plan, 21.5 percent open space is proposed.

Wetlands:

Based on the National Wetlands Inventory website, there does not appear to be wetlands on-site.

Uplands:

Not applicable.

Endangered Species:

Not applicable.

Trees:

No trees proposed to be removed.

Landscaping/Buffers:

North: 10-feet required and provided

South: 10-feet required and provided

East: 5-feet required and provided

West: 5-feet required and provided

Landscape buffers will be planted in accordance with LDC Section 701. Landscape plantings will be reviewed in further detail at time of Final Site Plan submittal.

TRANSPORTATION			
<u>Major Transportation Facilities</u> The site is located on the north side of 44th Avenue East, approximately 450 feet west of 15th Street East. 44th Avenue East is a three-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 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan. 15th Street East/SR 70 A is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120 feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT. <u>Transportation Concurrency</u> The applicant has requested a Special Permit for a Resource Recovery Facility. A traffic study was not required for submission. The waiver is attached. The property has been historically used for industrial purposes and shall remain in use for industrial purposes. There is no change in the acreage of the subject parcel and not expansion proposed. The existing zoning is HM (Heavy Manufacturing) <u>Access</u> A design exception has been approved and attached to address access. Only one access is proposed. A traffic study waiver was submitted by the applicant and accepted by Transportation Planning management.			
CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE TRANSPORTATION CONCURRENCY			
CLOS APPLIED FOR: Yes. CLOS will be issued on the effective date of approval TRAFFIC STUDY REQ'D: No. A traffic study was not required.			
NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	FUTURE LOS (Before Background improvement / With Project, after Background improvement)
44th Avenue East	1740	D	D
OTHER CONCURRENCY COMPONENTS			
Solid waste landfill capacity and preliminary drainage intent have been reviewed with the PSP. Potable water, and waste water will be reviewed with the Final Site Plan.			

LAND DEVELOPMENT CODE SECTIONS

SECTION 316.6 – SPECIAL PERMIT – STANDARDS FOR REVIEW AND APPROVAL

SECTION 531.53 – SOLID WASTE MANAGEMENT FACILITY

SECTION 316.6 – SPECIAL PERMIT – STANDARDS FOR REVIEW AND APPROVAL

Section 316.6. - Review Criteria

A Special Permit request shall not be approved unless the Hearing Officer finds that it meets the following:

- A. The proposed use shall be consistent with the Comprehensive Plan and the requirements of this Code;

Analysis: The project will adhere to the Comprehensive Plan and Code requirements. In accordance with Policy 2.2.1.19 IH FLUC and LDC Section 401.1 – Purpose of Districts. See section below, which includes applicable Comprehensive Plan Policies and the analysis showing how the project will meet the policies.

- B. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare;

Analysis: The proposed Resource Recovery Facility use will not have any of the impacts to the public health, safety, or general welfare, as it will be required to meet conditions and standards found in LDC Section 540; Adverse Impact Performance Standards. These standards specifically address performance standard concerns relating to any impacts to surrounding property owners. The closest residential use is over 800 feet to Cortez Landings, a single-family development; due west from this site

“The intent of these performance standards is to grant property owners maximum latitude with respect to on-site uses, provided potential adverse impacts and/or conflicts with adjacent uses are avoided. Any use in any District shall not be conducted in a manner to cause any form of environmental pollution or affect the surrounding environment. Any use

shall not emit any dangerous, noxious, injurious, or otherwise objectionable, fire, explosion, radioactive or other hazard; noise or vibration, smoke, dust, odor, or other form of environmental pollution; electrical or other disturbance. No use shall cause glare, humidity, heat or cold, liquid, or solid; refuse or wastes; conditions conducive to the breeding of insects, rodents, or other vectors; and conditions or elements in an amount which will adversely affect the surrounding environment.”

- C. The establishment of the use shall not impede the normal and orderly development and

improvement of surrounding properties for uses permitted in the zoning district;

Analysis: The proposed establishment of this use is not anticipated to impede the normal and orderly development and improvement of properties for uses permitted within the sites surrounding zoning district. The overall area has similar zoning and future land use designations (HM zoning and IH FLUC) and uses on adjacent and surrounding lots. Please note that the PDPI zoning (directly abutting the north property line of this site) and within the IL FLUC, is used for storage and an office for the Manatee County School Board. That site is not used for a school but used for ancillary School Board purposes. The HM zoning district was established to provide areas of intense commercial activities that have greater external effects such as noise, traffic, vibration, outdoor storage and other such impacts than those permitted in less intense districts” as noted in LDC Section 401.1.N.

- D. Adequate measures shall already exist, or shall be taken, to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;

Analysis: Ingress and egress to this site already exist. There may be additional measures or improvements required by staff at time of Final Site Plan review.

- E. The use, as proposed, is compatible with the surrounding uses and the general desired character of the area (height, bulk, scale, intensity, traffic, noise, drainage, lighting, and appearance);

Analysis: The site's proposed use is anticipated to be compatible with the surrounding uses and the general desired character of the area. The surrounding uses include HM (zoning on both east and west side, with 44th Avenue East to the south. PDPI zoned land to the north is used for storage and office for the Manatee County School Board with the majority of the site as open grassed area. A school is not proposed on that site.

- F. Development of the proposed use shall not have a substantial adverse effect on a known archaeological, historical, or cultural resource located on or off the parcel proposed for development;

Analysis: The proposed resource recovery operation will be reviewed at time of Final Site Plan. All regulatory Florida Statutes and Code requirement will be followed and or stipulated. If archaeological, historical, or cultural resources are found during development, proper procedures will be followed. The site is not listed as having any archeological, historical, or cultural significance.

- G. Screening and buffers are proposed and required, dimension, and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties.

Analysis: Appropriate screening and buffering will be reviewed at time of Final Site Plan. LDC Section 531.53.F. requires specific screening and setbacks for this use.

- H. Development of the proposed use shall not have a significant adverse effect on the natural environment, including land, air, water, wetlands, minerals, flora, fauna, and ambient noise.

Analysis: This resource recovery facility is required to meet all applicable regulations and standard of the Adverse Impact regulations found in LDC Section 540, Adverse Impact Performance Standards. These include noise, odors, vibration, visual emissions, glare, humidity, materials and toxic substances, hazardous materials, and toxic substance. All these will be addressed at Final Site Plan review.

Section 531.53 Solid Waste Management Facilities

A. **Location.** Sanitary landfills, solid waste transfer stations, and other major utility uses, can only be allowed within the P/SP future land use category, and require a rezone to PDPI. Landfills proposing to locate on property within the Watershed Protection Overlay District shall be reviewed through the Planned Development process and require a finding of overriding public interest from the Board (see Section 403.10.C).

B. **Approval Requirements.** New waste management facilities shall conform to all Federal, State and County laws, rules, regulations, and zoning requirements; and shall be approved by the Department Director with respect to need and impact.

Analysis: Applicant will be required to address both Federal, State, and County regulations with application for Final Site Plan.

C. **Submission of Date.** In addition to all other applicable provisions of this Code, an environmental impact statement (EIS) shall be submitted with the permit application for any such facility. The statement shall include at a minimum the following data with appropriate maps and site designs: proposed location, siting, facility design, time frame for construction, anticipated life span, types and amounts of materials to be processed; processing system; resultant products and by-products; markets; waste disposal; negative and beneficial impacts on the environment and County facilities and infrastructure; and any other information the County may deem necessary to properly evaluate the proposed facility.

D. **Nuisance, Health, and Safety.** All solid waste storage, transfer, processing or disposal sites and facilities shall be maintained or operated in such a manner as to not emit unreasonably unpleasant or noxious odors which are perceptible by the average person at or beyond the lot line. All facilities shall be maintained and operated in a manner to prevent the attraction of vectors, such as rats and insects, and to avoid the dispersal of wastes beyond the storage or work area. See also Part V of this chapter, Adverse Impact Performance Standards.

E. Standards for Landfills.

1. The minimum lot size requirements shall be one hundred (100) acres. No landfill shall be located within one thousand (1,000) feet of any residentially zoned lot.

2. Every approval for a sanitary landfill shall contain the following statement "All applicable state or federal permits shall be obtained before commencement of the development."

3. Upon the completion of operations, the landfill shall be closed according to the requirements of applicable State law and County regulations. The Department Director shall

administer, monitor, and enforce the requirements of this section.

4. Landfills shall not be located:

- a. Within ten thousand (10,000) feet of any runway being used or capable of being used by turbojet or turbo prop aircraft.
- b. In a position where the runways or approach and departure patterns of an airport are between the landfill and bird feeding, water, or roosting areas.

Landfills which meet the above parameters, but are within the lateral limits of the airport zones described in Section 403.2, will be reviewed on a case-by-case basis.

F. Standards for Resource Recovery Facilities.

1. All solid waste management facilities shall be set back at least fifty (50) feet from all property lines.
2. All outdoor storage shall be screened with an eight (8) foot high fence around the entire storage area.
3. All resource recovery facilities shall gain access directly from a street designated as collector or higher on the functional classification map except if accessory to a landfill.
4. The Minimum Lot Size shall be two (2) acres.

Analysis: The standards of Resource Recovery Facilities will be met (and currently proposed on the Concept Plan) with this application for a Special Permit and the Final Site Plan that will follow this Special Permit Application. Please note that a Resource Recovery Facility falls within the overall umbrella of A Solid Waste Management Facility. Solid Waste Management Facilities require a Special Permit as shown in Table 4-3 “Uses in Non-Residential Districts”. Since a Resource Recovery Facility falls within this category, a Special Permit to allow the “uses” is required. All conditions of LDC 531.53.F will be enforced with additional conditions as required by Code. These conditions will be review and approved at time of Final Site Plan submittal.

COMPREHENSIVE PLAN POLICIES

The following Comprehensive Plan Policies were evaluated for compliance by the project:

A Resource Recovery Facility is consistent with the IH (Industrial Heavy) Future Land Use Category. Resource Recovery Facility falls within the umbrella of a Solid Waste Facility and defined within the range of potential uses for the IH category. This is primarily because of the Adverse Impacts associated with these types of uses. The Adverse Impacts are managed through various Comprehensive Plan elements as described below:

Policy 2.2.1.19 IH: Establish the Industrial-Heavy future land use category as follows:

Policy: 2.2.1.19.1 Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, areas exhibiting a range of heavy and light industrial and other employment-oriented uses, in addition to intensive commercial development which would have significant adverse impacts if located adjacent to residential areas. Also, to provide for the development of support uses which would provide for the needs of workers in, or visitors to, or residents nearby, any area designated under this category.

Analysis: The intent of establishing an Industrial Heavy FLUC is to harbor development that would have significant adverse impacts if established in other areas of the county, for instance, in residential areas. This use can be defined as a Heavy Industrial application and located in this area which normally would be prohibited in most areas of the County.

Policy: 2.2.1.19.2 Range of Potential Uses (see Policies 2.2.1.5): Heavy and light industrial, offices, intensive commercial, privately-operated airports, and support uses such as neighborhood retail, recreation, and public or semi-public uses (see also Objectives 4.2.1 and 2.10.4). Public Schools may be considered a potential use in the Industrial-Heavy (IH) future land use category at the discretion of Manatee County Government.

Analysis: Resource Recovery facilities are considered a potential use in the IH FLUC because of the potential of Adverse Impacts. This use can be defined by the Heavy Industrial use and located in this area to prohibit the location of these types of land uses, which could generate a variety of adverse impacts in other non-compatible areas.

Policy: 2.2.1.19.3 Range of Potential Intensity:
Maximum floor area ratio: 0.75; 1.0 inside the UIRA; 1.0 along designated Urban Corridors.

Maximum square footage for Neighborhood Commercial Uses Small (thirty thousand (30,000 sq. ft.) subject to the commercial locational criteria (see Policy 2.2.1.19.4.

Analysis: The proposed Floor Area Ratio (FAR) of 0.02 is well below the maximum established 0.75 FAR. The proposed square footage is 1,540 sf, to include covered work area and office.

Policy: 2.2.1.19.4 Other Information:

(a) In order to serve the neighborhood commercial needs of employers in the IH future land use category, activity nodes with neighborhood serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative provisions and Objective 2.10.1).

(b) Prohibit the designation of new IH land adjacent to any existing or proposed school site unless such adjacency is interrupted by significant natural or manmade buffers such as waterbodies, wetland systems, or major arterial roadways.

(c) Wholesale commercial uses, intensive commercial uses, and those neighborhood retail uses which are located or proposed within a planned office or industrial park are exempt from any commercial locational criteria contained within this element.

(d) Heavy industrial uses are differentiated from light industrial uses by definition of "objectionable impact." Clarification on means of measuring and determining "objectionable impact" is found in Policy 2.6.3.1.

Analysis: The applicant is not proposing to expand the current IH Future Land Use Category in this area. By designation of the IH FLUC, Resource Recovery, with its potential objectionable impacts and Adverse Impact defined and established in LDC Section 540, this use is appropriate at this location.

REMAINING ISSUES OF CONCERN	
None	
ATTACHMENTS 1. Staff Report Maps 2. Project Use Narrative 3. Concept Plan (submitted as Off-Street Parking Special Permit Site Plan) 4. Approved Design Exception for driveway location 5. Traffic Study Waiver approval 6. Affidavit of Publishing	

Special Permit 25-06

PLN2505-0241

S & J Recycling Center – (Metals)

1401 44th Avenue E, Bradenton, FL

Manatee County Hearing Examiner

June 15, 2026

Applicant – S & J Recycling

Project Team

Brian Battaglia – Attorney

David Howard, P.E. – Project Engineer

Jason Utley – Project Planner/Traffic Consultant

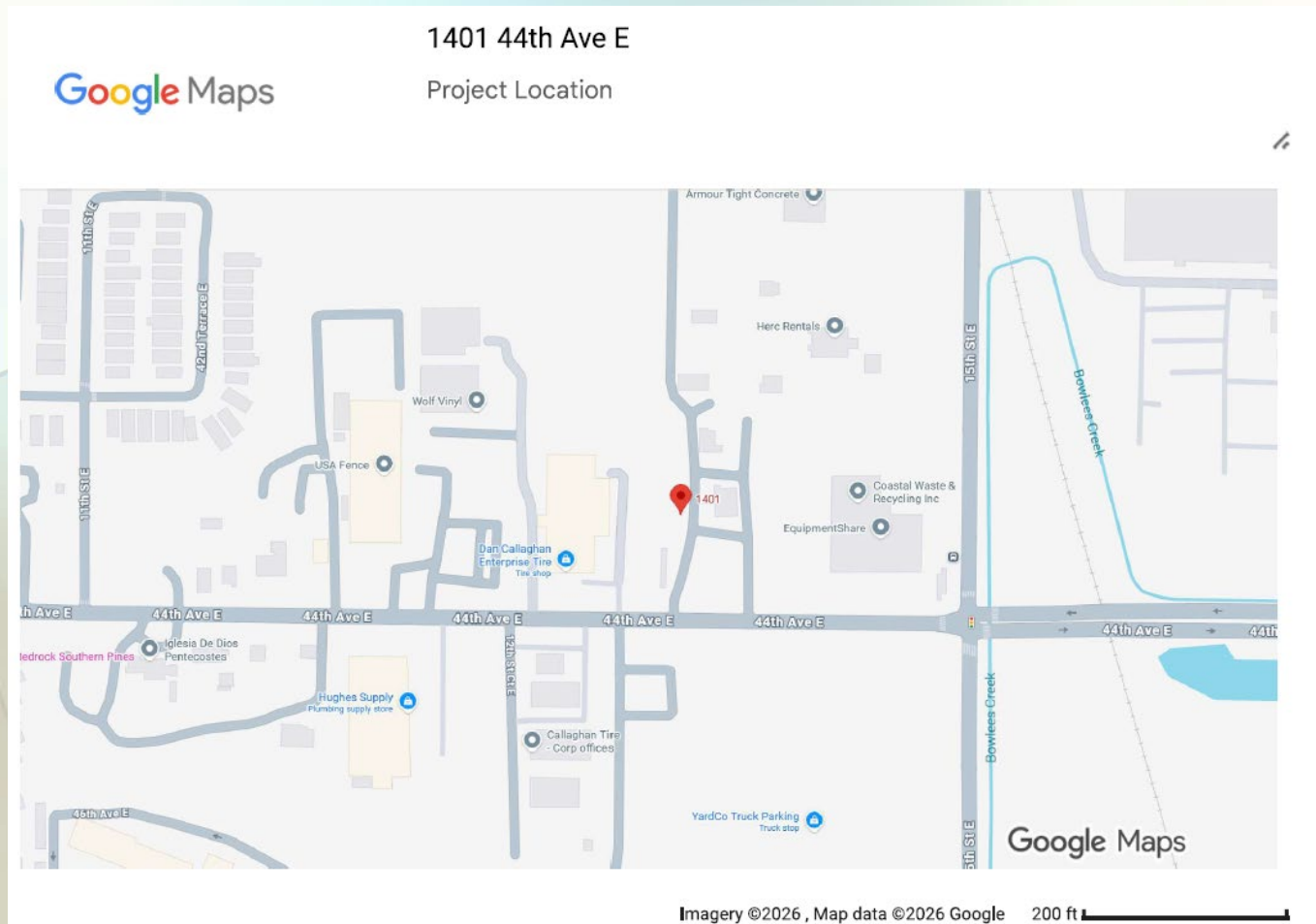
Thank you.

**Barney Salmon, Case Manager/Planner
Manatee County Review Staff**

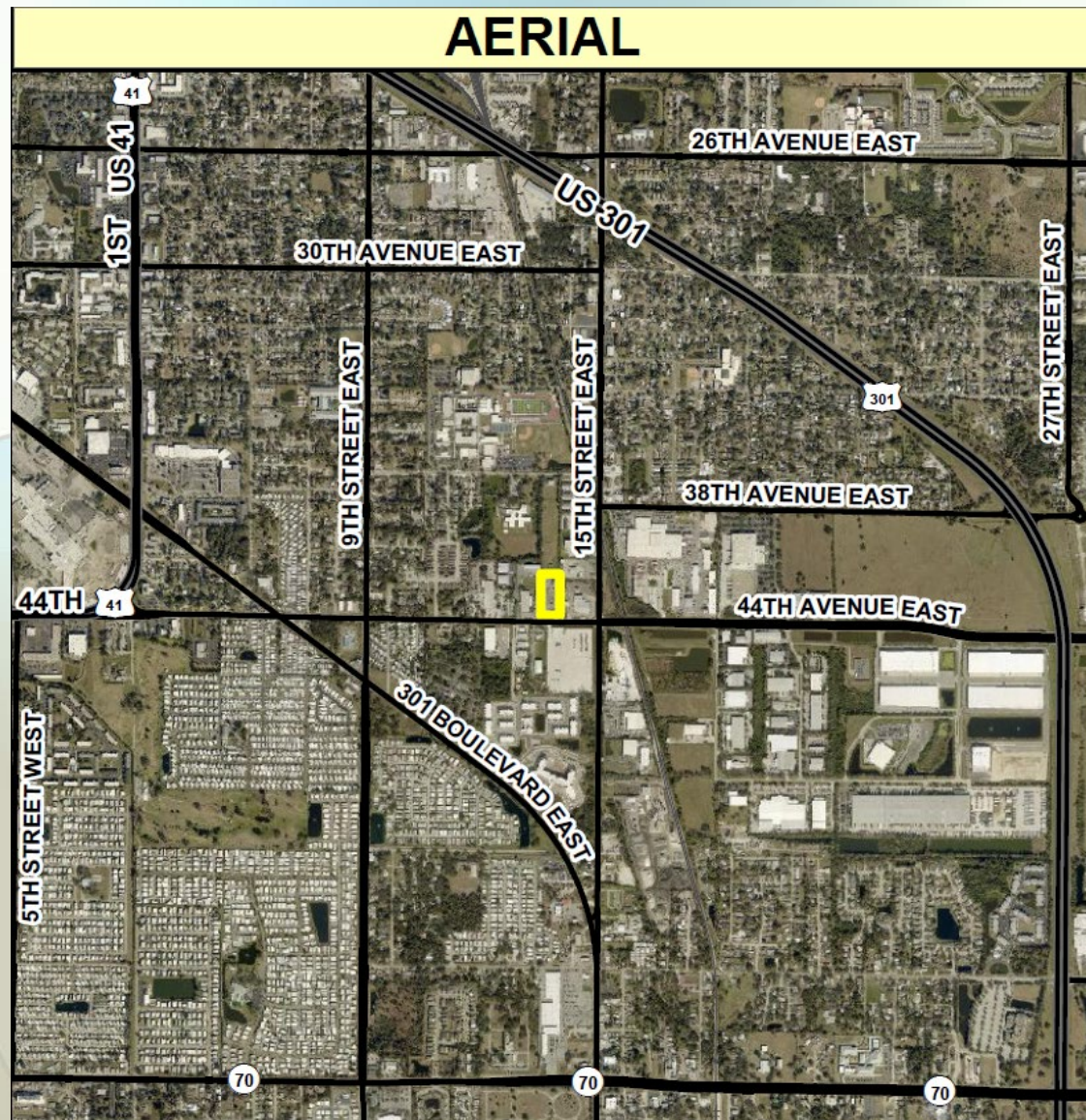
Required Public Notice

The requirements for public notice have been met for
this Application

Project Location



Site Aerial – Roadway Network



Site Aerial – Access Scale



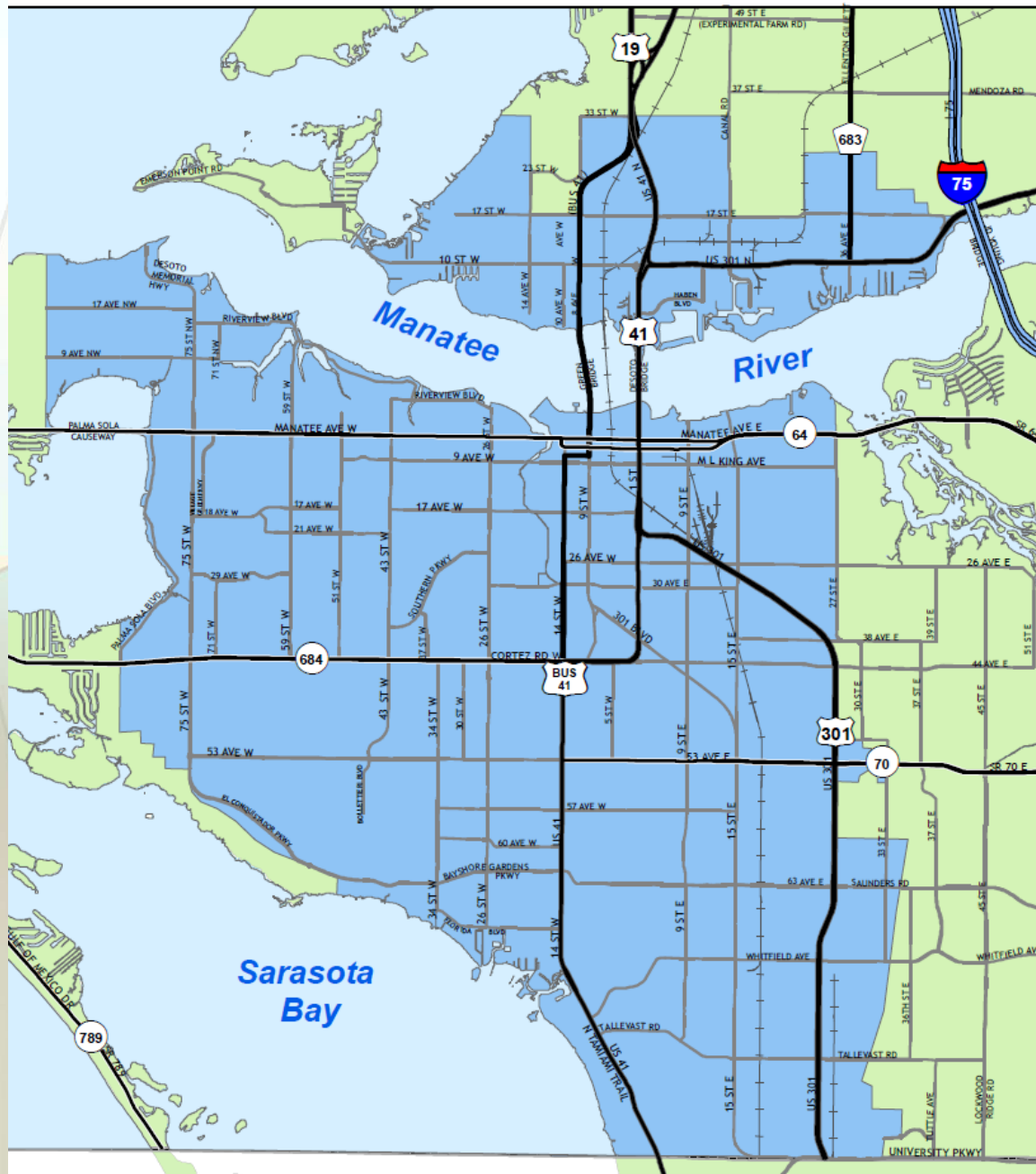
- Redevelopment Site
- Existing Accesses
- Parcel has been used for many years

1964 Historical Aerial



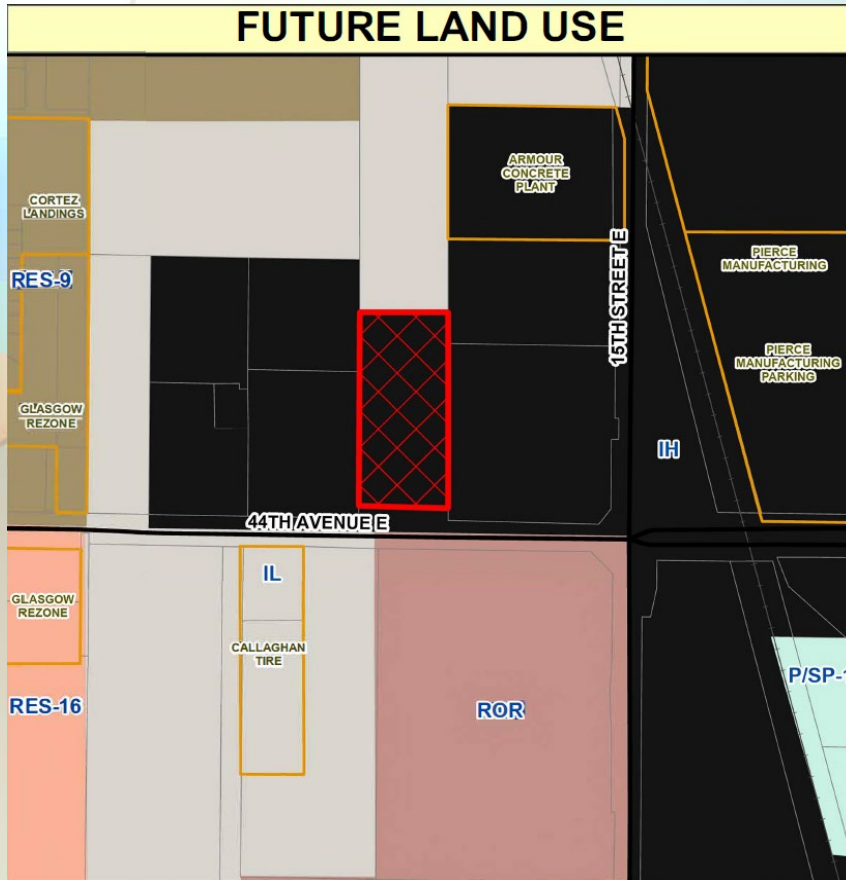
The subject property has been developed and actively utilized for more than six decades.

URBAN CORE



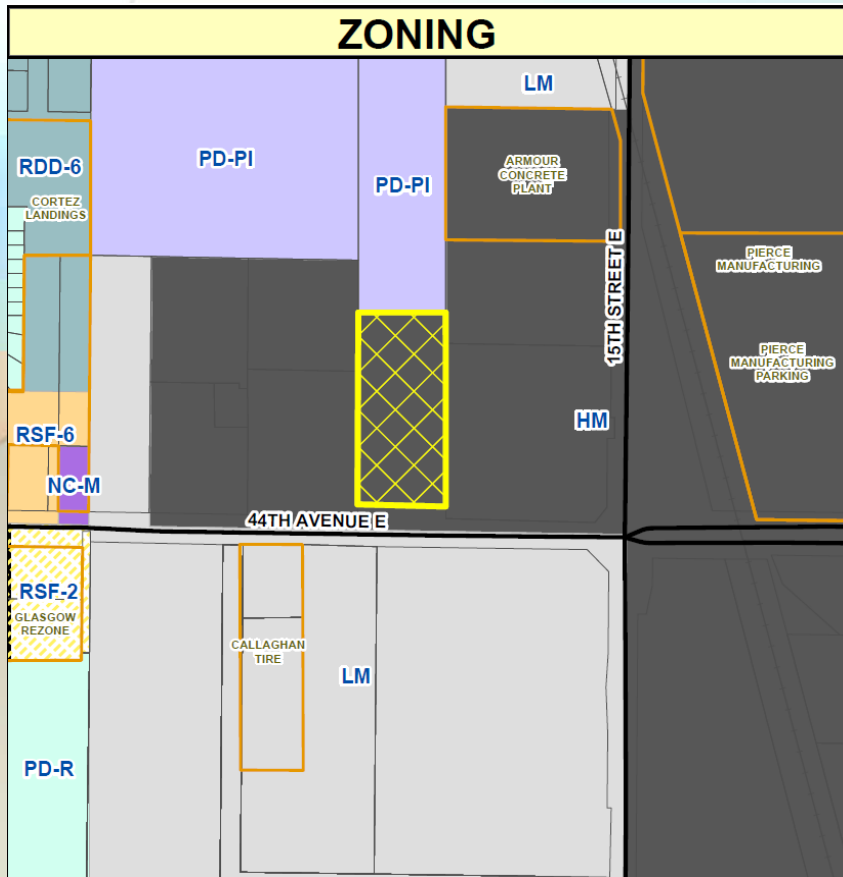
Manatee County Urban Core

Future Land Use



- Subject Parcel has an Industrial Heavy Future Land Use designation
- Surrounded by Parcels with Industrial Future Land Use

Existing Zoning



- Subject Parcel has a zoning designation of Heavy Manufacturing
- Surrounded by Parcels Zoned for Industrial or Manufacturing Land Uses

Existing Utility Infrastructure



- Water and Sewer Available to the Site

Compatibility with Surrounding Uses





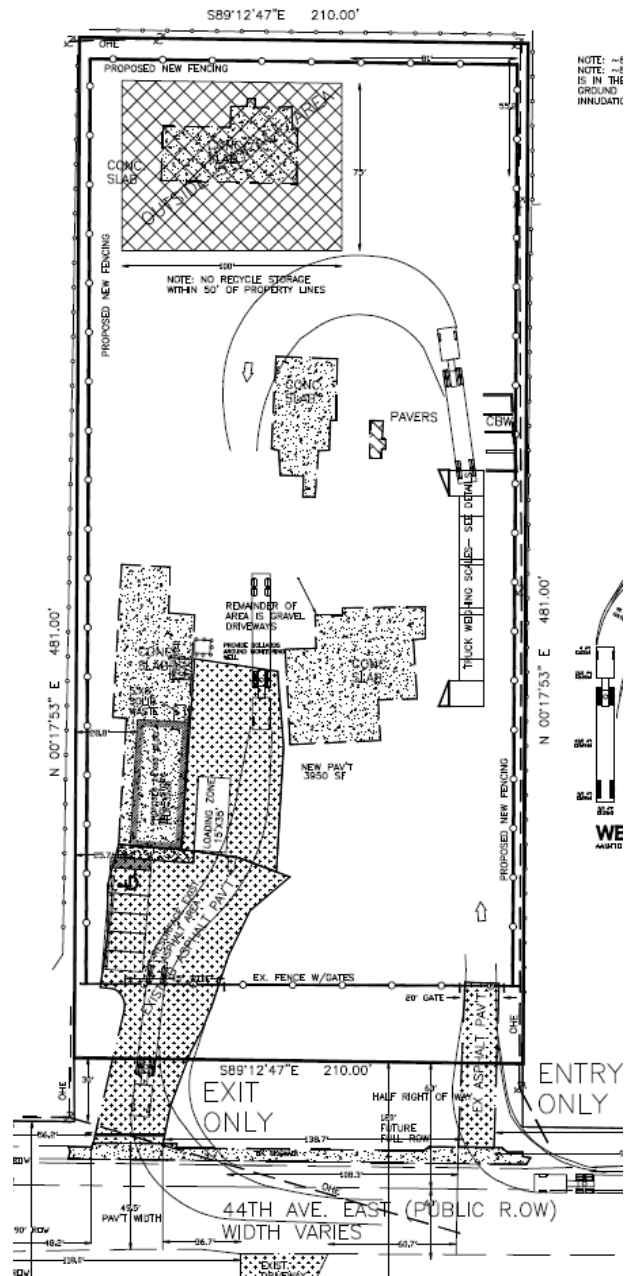
South



East



West



Proposed Metal Recycling Operation

- Processing of copper, brass, aluminum, and steel
- Primary business activity involves air-conditioning units and components
- May receive appliances such as refrigerators, ranges, ovens, and dishwashers
- Materials are received, sorted, and prepared for recycling and resale.

What is not proposed

- No automobile salvage
- No automobile crushing
- No automobile shredding
- No junkyard operations
- No hazardous waste processing
- No storage of derelict vehicles

Reason Behind Application

- The proposed Metal Recycling Center has been classified by Manatee County as a Resource Recovery Facility. Pursuant to Table 4-3 of the Land Development Code, the use may be approved within the Heavy Manufacturing zoning district through the Special Permit process.

Conditions of Staff Report

- The Staff Report identifies eight Design and Land Use Conditions, four Environmental Planning Conditions and one Stormwater Engineering Condition.
- The Applicant agrees to comply with all conditions contained in the Staff Report.

Basis for Approval

- ✓ Redevelopment parcel located in the Urban Core
- ✓ **Industrial Heavy** Future Land Use designation
- ✓ **Heavy Manufacturing** zoning designation
- ✓ Surrounded by industrial and manufacturing uses
- ✓ Existing **water and sewer** infrastructure available
- ✓ Access provided to a thoroughfare roadway facility
- ✓ Proposed use is compatible with surrounding development
- ✓ Use is authorized through Special Permit process
- ✓ Satisfies all applicable **Special Permit approval criteria**

Request

- The subject property is located within a long-established industrial area, designated Industrial Heavy, zoned Heavy Manufacturing, served by existing infrastructure, and surrounded by compatible industrial development. The proposed use satisfies all applicable approval criteria and represents an appropriate use of the property. For those reasons, the Applicant respectfully requests approval of Special Permit 25-06.



Questions

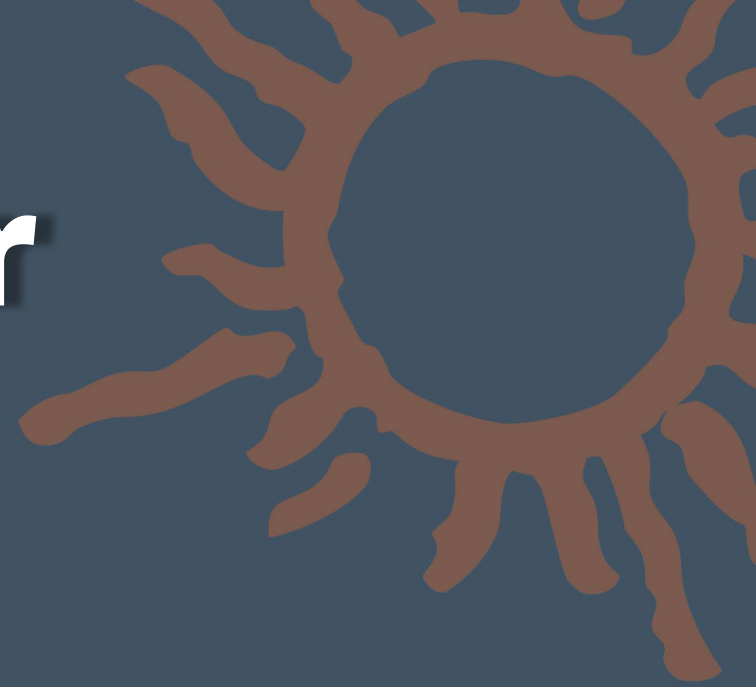
Thank you for your time.

We are available if you have any questions.

S & J Recycling Center

SP-25-06

PLN2505-0241



Bernard Salmon

Senior Planner

June 15, 2026

Hearing Officer

Request

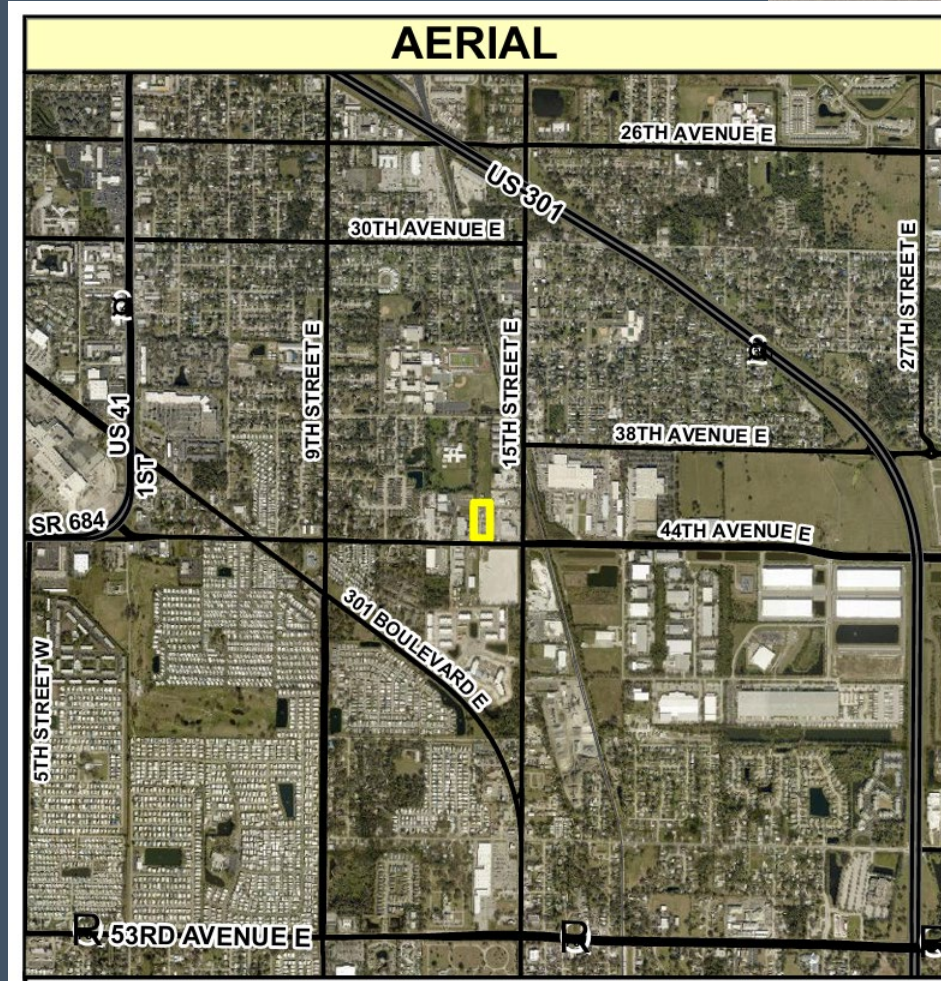
- The applicant is requesting a Special Permit to allow a Resource Recovery Facility. The applicant will primarily recycle air conditioning units and its components. They will also be requesting the opportunity to recycle kitchen appliances to include refrigerators, ranges/ovens, dishwashers, etc. and to include loose metals from the public to include copper, brass, aluminum, and steel. The zoning is Heavy Manufacturing (HM). A Conceptual Site Plan was submitted for a 1,540-sf building to include covered work area and office
- A Design Exception was requested and approved to allow the current driveway access to remain
- A Special Permit is required for a Solid Waste Management Facility in the HM Zoning District, per LDC Section 401.2. – Schedule of Uses: Table 4-3: Uses in Non-Residential Districts



Site Location

Location:
Approximately 450 feet west of 69th the intersection of 15th St. E. and 44th Ave.; E., Bradenton (Manatee County), at 1401 44th Ave. E., Bradenton

Project Area:
2.32 acres



Source: Manatee County GIS

Aerial Map



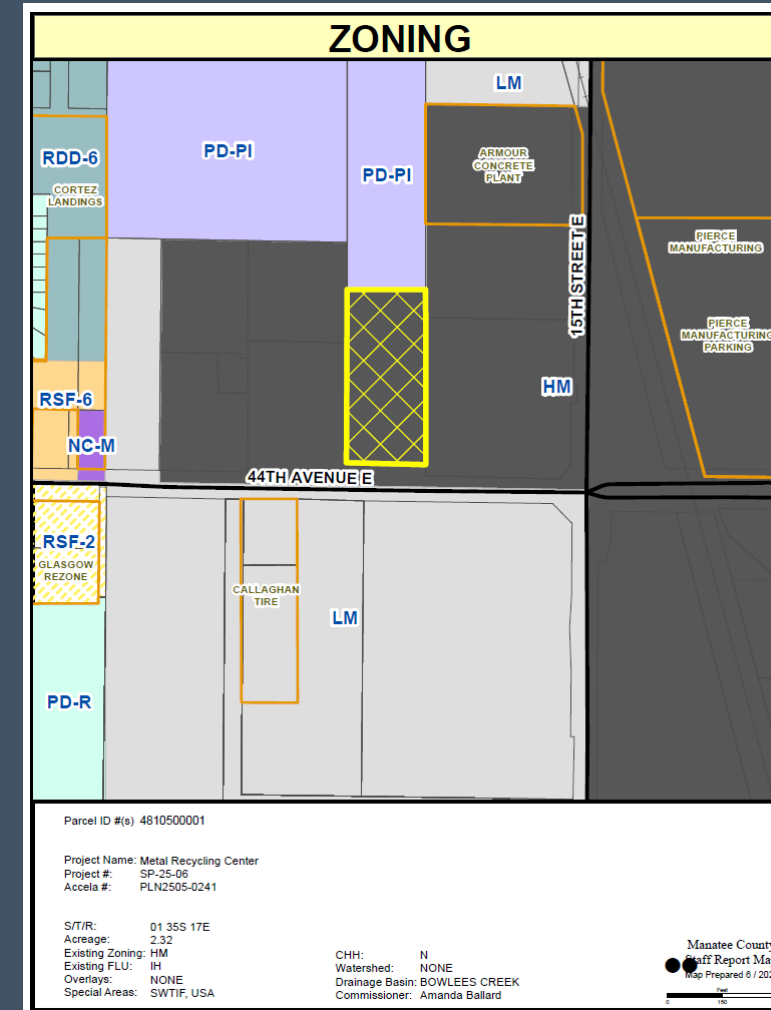
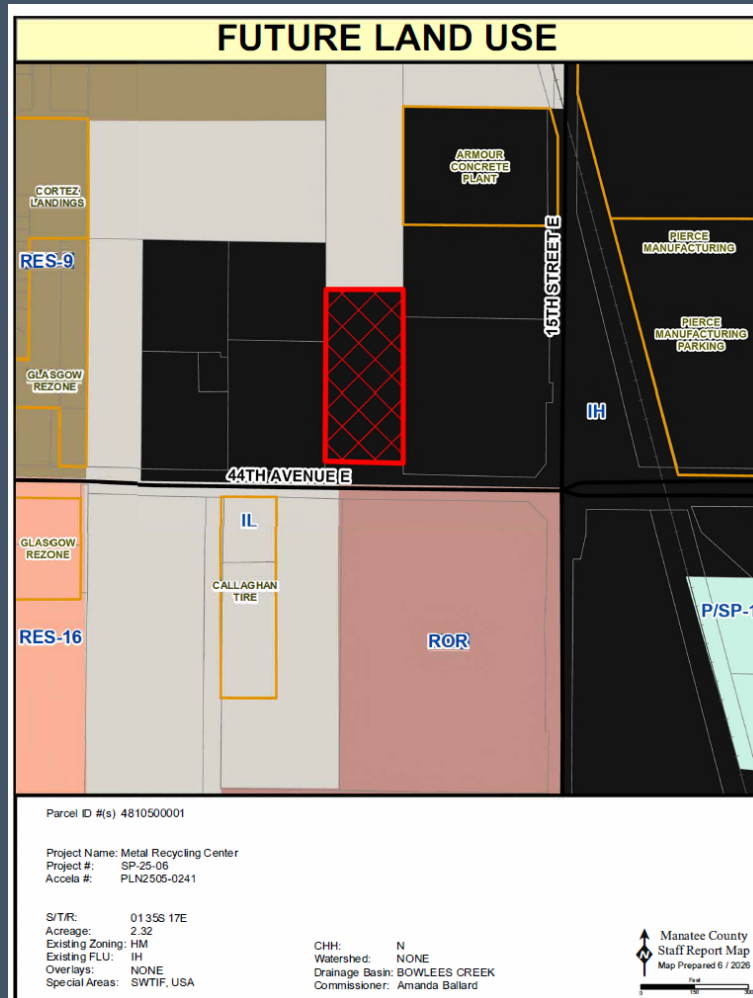
Source: Manatee County GIS

Future Land Use Category and Zoning District

Future Land Use
Category: IH

Zoning District:
HM

Project Area:
2.32 acres



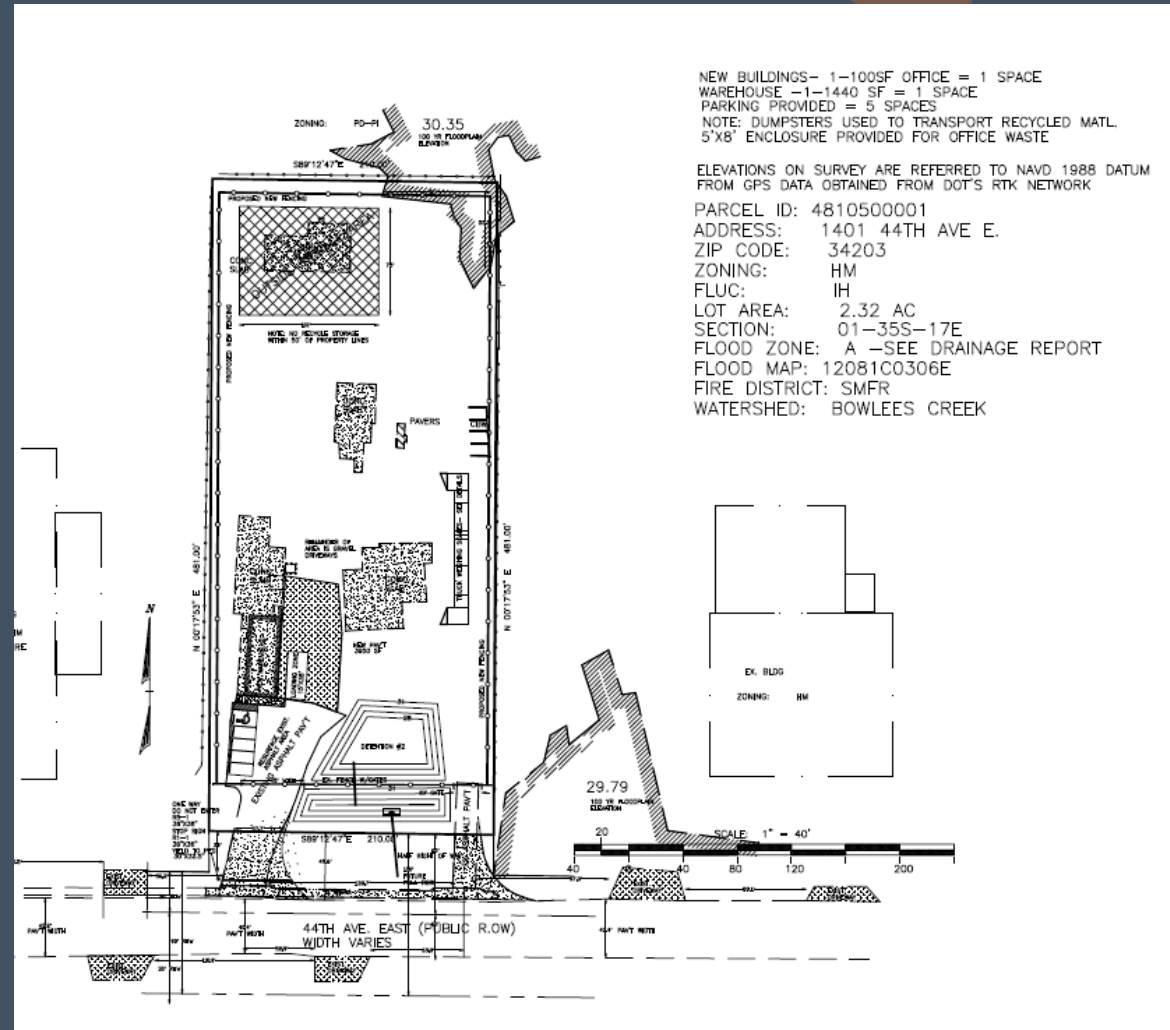
Source: Manatee County GIS

BUILDINGS- 1-100SF OFFICE = 1 SPACE
HOUSE -1-1440 SF = 1 SPACE
GARAGE PROVIDED = 5 SPACES
DUMPSTERS USED TO TRANSPORT RECYCLED MATL.
ENCLOSURE PROVIDED FOR OFFICE WASTE

NOTES ON SURVEY ARE REFERRED TO NAVD 1988 DATUM
GPS DATA OBTAINED FROM DOT'S RTK NETWORK

CEL ID: 4810500001
ADDRESS: 1401 44TH AVE E.
CODE: 34203
CITY: HM
STATE: IH
AREA: 2.32 AC
SECTION: 01-35S-17E
RANGE: A -SEE DRAINAGE REPORT
TOWNSHIP: 12081C0306E
COUNTY: SMFR
WATERWAY: BOWLEES CREEK

- 



Positive Aspects	Negative Aspects and Proposed Mitigating Measures
▪ Similar uses in the area ▪ HC zoning and IH Future Land Use categories allow the most intense uses ▪ No residential use or zoning in area ▪ The site exceeds the 2-acre min. required by Code ▪ Low trip generator	▪ Negative aspects ▪ Staff sees no apparent or notable negative impacts ▪ Mitigating Measures ▪ None required

Conclusion

With the proposed stipulations, Staff finds the request complies with Section 316.6 – Review Criteria for Special Permits to the Land Development Code and Section 531.53 Solid Waste Management Facilities that contains the specific standards for a Resource Recovery Facility

Staff will conduct additional analysis for compliance with requirements of the Land Development Code and Comprehensive Plan at time of Final Site Plan submittal.



Thank you!



Special Permit Review Criteria (316.6)

- A. The proposed use shall be consistent with the Comprehensive Plan and the requirements of this Code;**
- B. The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare;**
- C. The establishment of the use shall not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the zoning district;**
- D. Adequate measures shall already exist, or shall be taken, to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;**
- E. The use, as proposed, is compatible with the surrounding uses and the general desired character of the area (height, bulk, scale, intensity, traffic, noise, drainage, lighting, and appearance);**
- F. Development of the proposed use shall not have a substantial adverse effect on a known archaeological, historical or cultural resource located on or off the parcel proposed for development;**
- G. Screening and buffers are proposed of such type, dimension and character to improve compatibility and harmony of the proposed use and structure with the uses and structures of adjacent and nearby properties;**
- H. Development of the proposed use shall not have a significant adverse effect on the natural environment, including land, air, water, wetlands, minerals, flora, fauna, and ambient noise.**



PROFESSIONAL QUALIFICATIONS

Jason Utley, AICP, LEED AP

Arcadia, Florida | 941-258-5061 | richardjasonutley@hotmail.com

PROFESSIONAL SUMMARY

Mr. Jason Utley is a planning and transportation professional with more than 20 years of experience in land use planning, transportation planning, development review, impact fee administration, and comprehensive planning in Florida.

His experience includes work in both the public and private sectors involving review and analysis of development applications, preparation and review of transportation impact studies, administration of impact and mobility fee programs, and interpretation of land development regulations. His work has involved coordination with local governments, state agencies, developers, engineers, and legal counsel.

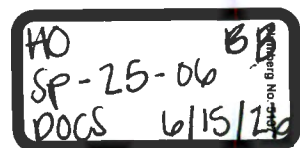
PROFESSIONAL EXPERIENCE

Project Manager / Principal Planner – Planning Analytics, LLC (2022–Present)

- Land use entitlement consulting including rezonings, comprehensive plan amendments, special exceptions, special permits, and street vacations
- Representation of clients in land development applications and entitlement processes across multiple jurisdictions
- Representation of clients in impact fee challenges in various jurisdictions
- Preparation and review of traffic impact studies
- Development due diligence and regulatory feasibility analysis
- Review of development applications for compliance with applicable regulations
- Impact and mobility fee consulting support

Project Manager / Planner III – Sarasota County Government (2015–2022)

- Administration and technical support of impact and mobility fee program
- Review and processing of development-related fee assessments
- Coordination with applicants, attorneys, consultants, and staff regarding fee determinations



- Technical review of development impact calculations and related methodologies

Transportation Planner – Manatee County Government (2011–2015)

- Review of transportation impact studies for development applications
- Evaluation of development impacts on transportation infrastructure
- Coordination with engineers, applicants, and government staff regarding mitigation and improvements
- Support for transportation concurrency and planning review processes

Senior Planner / Project Manager – Southwest Florida Regional Planning Council (2006–2011)

- Review of Developments of Regional Impact (DRIs) and large-scale development applications
- Technical analysis of land use, transportation, and regional planning issues
- Intergovernmental coordination across multiple jurisdictions
- Technical guidance on growth management processes

SELECTED CONSULTING EXPERIENCE

Royal Palm Square Redevelopment – Traffic Analysis (City of Fort Myers, FL)

Transportation consulting support for redevelopment of an existing commercial site involving evaluation of a proposed mixed-use development concept and transportation considerations within an established corridor context.

Traffic Impact Studies – Various Clients (Florida)

Preparation and/or review of traffic impact studies supporting rezonings, comprehensive plan amendments, and site development applications, including evaluation of trip generation, roadway impacts, and site access.

Impact Fee Update – Town of Fort Myers Beach, Florida

Project team member supporting updates to impact fee methodology and supporting data used in establishing impact fee schedules.

Land Use & Development Consulting – Various Clients (Florida)

Consulting and representation of clients in rezoning petitions, comprehensive plan amendments, special exceptions, special permits, street vacations, and impact fee-related matters across multiple jurisdictions.

EDUCATION

Bachelor of Arts, Geography – University of Tennessee (Knoxville)

CREDENTIALS

- American Institute of Certified Planners (AICP)
- LEED Accredited Professional (LEED AP)
- Project Management Professional (PMP) – Previously held (expired)
- Professional Transportation Planner (PTP) – Previously held (expired)

PROFESSIONAL AFFILIATIONS

- American Planning Association (APA)
- Florida Planning and Zoning Association (FPZA) – Board Member (Gulf Coast Chapter)
- Project Management Institute (PMI) – Former Member

Planning Coordinator

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE SIGN, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF Florida
COUNTY OF Desoto

BEFORE ME, the undersigned authority, personally appeared R. Jason Ukey, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for S & J Recycling Center PLN2505-0241 / SP-25-06 to be heard before the Manatee County Hearing Officer at a public hearing to be held on June 15, 2026 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice sign to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said sign was conspicuously posted 15 feet from the front property line on the 1st day of June, 2026, and attached hereto, is an image of the sign(s) posted and description of the location of sign.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the day of June, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice. and

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

[Signature]
Property Owner/Agent Signature

The forgoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 2nd day of JUNE, 2026 (date) by R. Jason Ukey (name of person acknowledging). He/she is personally known to me or has produced identification Florida Drivers License (type of identification) as identification and who did take an oath.



JOY E. TUCKER
Notary Public
State of Florida
Comm# HH508324
Expires 3/26/2028

[Signature]
Signature of Person Taking Acknowledgment

Joy E Tucker
Type Name

Notary
Title or Rank

My Commission Expires: 3/26/2028

Commission No.: HH508324

Serial Number, if any



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

15TH STREET EAST LLC
3904 15TH ST E
BRADENTON FL 34208-4624

DANIEL & ELIZABETH LLC
1301 44TH AVE E
BRADENTON FL 34203

DANIEL & ELIZABETH LLC
HIPPENSTEEL, NATHAN
ESTUPINAN, DAVID
TJJ ZURCHER IRREVOCABLE TRUST DTD
5066 18TH AVE W
BRADENTON FL 34209

GLASGOW, HARRIS LOYD REVOCABLE LIVING
TRUST DTD 2/21/02
1209 44TH AVE E
BRADENTON FL 34203-3629

GLASGOW, HARRIS LOYD REVOCABLE LIVING
TRUST DTD 02/21/2002
1209 44TH AVE E
BRADENTON FL 34203-3629

GRE LLC
P O BOX 1915
LEWISTON ME 04241

GRP 4320 BRADENTON LLC
1212 YORK ROAD SUITE C-300
LUTHERVILLE TIMONIUM MD 21093

HUGHES PLUMBING SUPPLY LTD
2001 JOSHUA RD
LAFAYETTE HILL PA 19444

MANATEE WAREHOUSES LLC
5115 EXCELSIOR BLVD STE 424
ST LOUIS PARK MN 55416

ONECO 51 FAMILY APARTMENTS LTD
401 WILSHIRE BLVD STE 1070
SANTA MONICA CA 90401

PREMIER BEHAVIORAL SOLUTIONS OF FLORIDA
INC
C/O PROPERTY VALUATION SERVICES
14400 METCALF
SHAWNEE MISSION KS 66223-2989

SCHOOL BOARD OF MANATEE COUNTY
P O BOX 9069
BRADENTON FL 34206

UBEDA, MARY CHRISTINE SPICER
10003 GEESE TRAIL CIR
SUN CITY CENTER FL 33573-6778

VALERIO, ALEX
913 HUBBEL RD
BRADENTON FL 34208

WOOD, BRIAN J
NEWELL-WOOD, SHEILA A
PO BOX 489
CORTEZ FL 34215

YARDCO SARASOTA HOLDINGS LLC
17105 E COLONIAL DR
ORLANDO FL 32820

NOTICE OF PUBLIC HEARING

NOTICE OF ESTABLISHMENT OR CHANGE OF A
REGULATION AFFECTING THE USE OF LAND IN
UNINCORPORATED MANATEE COUNTY

Project No. SP-25-06 / PLN2505-0241

Approval of a Special Permit with a Concept
Plan allowing for a Solid Waste Manage-
ment Facility Resource Recovery Facility

MYMANATEE.ORG/NEWPROJECTS

Hearing Officer: June 15, 2026 at 1:30PM

Manatee Room
Manatee County Administrative Center, 5th Floor
1112 Manatee Avenue West
Bradenton, Florida 34205
941-748-4501 Ext. 3417

