



September 17, 2026 - Planning Commission

Subject

Updates to Agenda - September 16, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates(dated 9/16/2026) for the meeting of 9/17/2026 8:00 AM - September 17, 2026 - Planning Commission

E. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL

Presentations Scheduled

Item 1.PDR-25-04(G)(R) – 5TH Street Elmington – Westerman Investments, LLC (Owner) – PLN2603-0016- Quasi-Judicial- Lindsey Craig, Planner I- District 2 - Topographic error to page 5 section 3 Site design details as listed below.

- Up to 108 multifamily residential dwelling units
- One access point on 5th Street East
- One stormwater facility to the west
- ~~Three~~ Two Specific Approvals requested with this application
- 100% Affordable Housing

F. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 2. 9:00 A.M. TIME CERTAIN OR AS SOON THEREAFTER AS MAY BE HEARD Ordinance No. 26-42 - Data Center Moratorium - PLN2609-0022 - Legislative - Jay Stearman, Planner I - Countywide- Revised Ordinance.

G. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 3.PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160- Quasi-Judicial- Jay Stearman, Planner I - District 2- Additional public comment and request for continuance uploaded.

Item 4.PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 - Revised staff report uploaded.

Item 5.ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) – PLN2602-0134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2- Revised C.1 Condition in staff report.

Presentations Scheduled

Item 7.Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1- Additional public comment.

Item 8.PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1- Updated motion in strikethrough underline format and additional public comment.

Item 9.PDR-04-39(G)(R4) – Concession Phase VI – PLN2603-0145- Quasi-Judicial- Jay Stearman, Planner I- District 5- Additional public comment.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

ORDINANCE NO. 26-42

AN ORDINANCE OF MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County, Florida, (hereinafter the “Board”) has the authority pursuant to Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution to protect the public health, safety, and general welfare of its residents and to enact ordinances for valid governmental purposes that are not inconsistent with general or special law; and

WHEREAS, Chapter Law 2026-65 creating Section 163.326, Florida Statutes, specifically provides for the authority of the Board to regulate facilities with substantial electric or other utility demands, such as data centers, large-scale data centers, as defined in Sections 373.203(3) and (4), Florida Statutes, and other large load customers, as defined in Section 366.043(2)(d), Florida Statutes, through comprehensive plans and land development regulations. Further, newly created Section 373.262, Florida Statutes, provides that local governments may prohibit the siting of large-scale data centers within their jurisdictions; and

WHEREAS, Manatee County is located within a coastal region and in the Tampa Bay Area, an area that relies heavily upon groundwater resources from the Floridan Aquifer system and surface waters; and

WHEREAS, the Southwest Florida Water Management District and the Peace River Manasota Regional Water Supply Authority, of which Manatee County is a member, emphasize the importance of careful management of groundwater withdrawals and surface

water resources to ensure long-term environmental and economic stability for the region; and

WHEREAS, data centers, large-scale data centers, and other large load customers (hereinafter referred to collectively as “Data Center or Facilities”) are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities; and

WHEREAS, such Facilities have the potential to place significant demands on regional water supplies, water treatment infrastructure, electrical grid capacity, particularly in rapidly growing areas such as Manatee County; and

WHEREAS, such Facilities are typically massive in scale, covering vast land areas hundreds of acres in size with buildings and infrastructure, while providing little to no employment opportunities; and

WHEREAS, the Board finds that Manatee County currently lacks specific zoning provisions or development regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with Data Center Facilities; and

WHEREAS, the Board further finds that allowing such Facilities to proceed without appropriate regulatory standards would create risks to the County’s and the Region’s water resources, electrical infrastructure capacity, and land use planning objectives, will undermine economic development initiatives and long-term community development strategies; and

WHEREAS, local governments may enact moratoriums if the moratorium is intended to preserve the status quo and is rationally related to the government’s attempt to enact changes to development regulations. (*WCI Communities Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4th DCA 2004)); and

WHEREAS, Florida courts have held that a permissible base for land use restrictions include concern about the effect of the proposed development on traffic, congestion, surrounding property values, demands for public services, and on other aspects of the general welfare. (*WCI Communities, Inc. v. City of Coral Springs*, 885 So. 2d 912, 915 (Fla. 4th DCA 2004); see also *Corn v. City of Lauderdale Lakes*, 997 F. 2d 1369, 1375 (11th Cir. 1993)); and

WHEREAS, local governments are entitled to enact moratoriums as a land-use tool to promote effective planning and preserve the status quo while formulating a more permanent development strategy. (*Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337; 122 S. Ct. 1465, 1487 (2002); and

WHEREAS, a temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within unincorporated Manatee County will allow the Board the opportunity to determine the appropriateness of allowing such uses and adopt amendments to the Manatee County Comprehensive Plan ("Comprehensive Plan"), Land Development Code("LDC"), and Code of Ordinances ("County Code") and other applicable regulations, as may be required, to regulate or prohibit such uses and the off-site impacts related thereto; and

WHEREAS, the Board wishes to establish a temporary moratorium of up to one (1) year on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within the unincorporated area and such moratorium is reasonable and necessary to accomplish the goal of revising its regulations to ensure the community welfare is well-balanced and the public health, safety, and general welfare are preserved; and

WHEREAS, on September 22, 2026, the Board of County Commissioners applied the Pending Ordinance Doctrine to this Data Center Facilities Moratorium Ordinance, which was first noticed by publication for public hearing on September 4, 2026; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes, and the LDC; and

WHEREAS, the Board hereby finds and declares that this Ordinance imposing a moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities is in the best interest of the public health, safety, and welfare, and that it advances a valid and important public purpose.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida, as follows:

SECTION 1. Authority. This Ordinance is enacted pursuant to Chapter 125, Florida Statutes, and under the home rule powers of the County in the interest of the health, peace, safety, and general welfare of the people of Manatee County.

SECTION 2. Legislative Findings of Fact. The foregoing Whereas clauses, incorporated herein, are true and correct. The Board further finds that to enable the Development Services Department and other affected County Departments the opportunity to research, study, and determine the appropriate treatment of Data Center Facilities in Manatee County, it is necessary to place a moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within the unincorporated area.

SECTION 3. Applicability. The temporary moratorium is applicable to the unincorporated area of Manatee County, Florida.

SECTION 4. Temporary Moratorium Imposed. The County hereby imposes a temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within the unincorporated areas. The adoption of this Ordinance is undertaken by the County in good

faith and is intended to further the goals of the Comprehensive Plan and Chapter 163, Florida Statutes, and Chapter Law 2026-65 and is not intended to discriminate against those landowners which may be subject to this Ordinance.

SECTION 5. Duration of Temporary Moratorium. The duration of this temporary moratorium shall be twelve (12) months, or until such time as repealed by the Board, whichever occurs first, and may be extended by resolution of the Board to the extent permitted by law. In addition, this temporary moratorium shall not exceed twelve (12) months unless approved by the Board by a majority vote. The limited duration of this temporary moratorium has been established to accomplish appropriate planning and regulations for future development through the LDC amendment process as described in Chapter 163, Part II, Florida Statutes, the Comprehensive Plan, the County Code and other applicable regulations. The Board may extend this moratorium by resolution if it makes a legislative determination that it is in the best interests of the citizens of Manatee County to do so.

SECTION 6. Severability. If any section, subsection, sentence, clause, provision or word of this Ordinance is held invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon filing with the Florida Department of State.

DULY ADOPTED with a quorum present and voting this ____ day of _____, 2026.

**BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA**

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk



GRIMES GALVANO, PL
Attorneys at Law | Est. 1922



September 16, 2026

ATTORNEYS

Caleb J. Grimes
Bill Galvano
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Of Counsel
Leslie Horton Gladfelter

**Re: Bradenton Crossings – PDMU-23-27(G)(R) /
PLN2510-0160 Request for Continuance**

Dear Mr. Stearman:

On behalf of the Applicant, we respectfully request that the Bradenton Crossings General Development Plan Amendment, currently scheduled for the September 17, 2026 Planning Commission hearing, be continued to the October 2026 Planning Commission hearing, with the Board of County Commissioners hearing to follow in November 2026.

The Applicant is requesting additional time to complete coordination with representatives of the existing school regarding the proposed GDP Amendment. The continuance will allow those discussions to be completed before the application proceeds to public hearing and will ensure that the project team is prepared to address the proposed amendment fully at that time.

We appreciate the County's assistance in rescheduling the application and request confirmation of the applicable October Planning Commission and November Board hearing dates.

Thank you,

Marshall Robinson

Grimes Galvano



Public Comment

Manatee County Government

Submitted On:

Sep 11, 2026, 04:08PM EDT

Full Name	First Name: Glen GADFLY Last Name: Gibellina
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 17, 2026
Topic/Agenda Item	3. PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160- Quasi-Judicial- Jay Stearman, Planner I - District 2
Comment	Subject: Opposition to PDMU-23-27(G)(R), Bradenton Crossings / PLN2510-0160 Dear Chair and Members of the Planning Commission, I respectfully urge you to recommend denial of PDMU-23-27(G)(R), the proposed Bradenton Crossings General Development Plan amendment at 202 13th Avenue East. This request is not a minor administrative adjustment. It would materially change the character, impacts, and public value of the development approved in 2024. The proposal would remove 100,000 square feet of previously approved school-area expansion capacity, transfer it to a much smaller commercial/retail/office area, and add another 192,649 square feet of nonresidential intensity. The result is a project with up to approximately 768,389 square feet of nonresidential development on only 35.28 acres—an extraordinary concentration of commercial activity, traffic, and potential incompatibility next to an active charter-school campus. The central issue is simple: this amendment shifts the site’s priorities away from education and toward substantially more intensive private commercial development. The property’s history matters. It was formerly owned by the Manatee County School Board and previously served public and community-oriented uses, including charter schools, Head Start, homeless-services offices, and youth athletic facilities. In 2024, the County approved a redevelopment plan that included 150,000 square feet for expansion of the existing charter school on approximately 11 acres. Now, shortly

after that approval, the applicant seeks to reduce the school-area allocation by two-thirds—from the approved 150,000-square-foot addition to only 50,000 square feet—while redirecting the removed school capacity to commercial, retail, medical-office, warehouse, outdoor-storage, hotel, and RV-related uses.

That is a bad bargain for the school, for parents, and for Manatee County taxpayers.

First, the amendment weakens the long-term ability of the charter school to serve students. School planning must account for future enrollment, classrooms, student services, athletic needs, drop-off and pick-up circulation, staff parking, safety buffers, and the possibility of future expansion. Once the development capacity is permanently moved out of the school area and into commercial areas, it will be much more difficult—if not impossible—for the school to regain that capacity later. The County should not approve a land-use decision that forecloses educational opportunities in order to create more commercial square footage.

Second, the proposal puts a school at greater risk of land-use incompatibility. The amendment would allow a four-story, 125-room hotel; commercial and retail activity; medical and professional offices; and, importantly, warehouse and outdoor-storage uses in designated commercial areas. These are not uses that naturally belong immediately beside a school campus. Outdoor storage, warehouse operations, commercial deliveries, truck traffic, loading activity, lighting, noise, visual clutter, and late-night activity can conflict with the learning environment and the safety of children arriving at and leaving school.

The existing protections are also inadequate. The plan carries forward a reduction in the buffer between the school and commercial/RV uses from 15 feet to 10 feet, with a six-foot opaque fence. A ten-foot buffer and a fence are not a meaningful substitute for a genuine separation between children and high-intensity commercial, warehouse, storage, hotel, and RV-park activity. Nor should the County accept reduced perimeter buffers around an increasingly intensive project simply because the applicant has requested more development rights.

Third, the project's traffic impacts deserve much more scrutiny. The site lies at the southeast corner of US 301/US 41 and 13th Avenue East, near the Red Barn Flea Market and adjacent to a heavily traveled commercial and industrial area. Adding 192,649 square feet beyond the currently approved maximum intensity, while transferring 100,000 square feet from the school area to commercial development, will generate more traffic, delivery vehicles, customer trips, employee trips, and circulation conflicts. School traffic is already time-sensitive and safety-sensitive. Parents and buses must be able to enter and leave safely during the morning and afternoon peaks. The County should not

increase commercial intensity without clear, enforceable proof that road capacity, intersection operations, pedestrian conditions, emergency access, and school arrival/departure safety will be protected.

Fourth, the public benefits are unclear while the public burdens are real. The applicant is seeking substantially more development intensity, including the flexibility to use the site for commercial, office, hotel, warehouse, outdoor storage, and RV-related purposes. Yet the community is being asked to accept additional congestion, commercial impacts, diminished school expansion capacity, and reduced buffers. The County should ask: what enforceable public benefit justifies granting nearly 193,000 additional square feet of development intensity? If the answer is simply that the project remains below the theoretical maximum floor-area ratio, that is not enough. "Allowed" intensity is not automatically "appropriate" intensity, especially on a constrained site near a school and established neighborhoods.

Fifth, this amendment creates a troubling precedent. The County approved a development program in 2024 that included a substantial school component. Less than two years later, the owner seeks to move capacity away from that community-serving use and toward more lucrative commercial development. Approving this request would signal that commitments made during rezoning can be quickly eroded after approval, even when those commitments affect educational infrastructure, neighborhood compatibility, and public trust.

For these reasons, I respectfully ask the Planning Commission to recommend denial of PDMU-23-27(G)(R). At a minimum, the County should not approve the request unless the applicant provides enforceable protections that preserve the school's full expansion capacity; prohibits warehouse, outdoor-storage, and other incompatible uses near the school; strengthens buffers well beyond 10 feet; provides a fully transparent traffic and school-safety analysis; and demonstrates a clear public benefit proportionate to the additional development rights being requested.

Manatee County should protect children, preserve future school capacity, respect the expectations created by the prior approval, and avoid trading community-serving land for more intensive commercial development without compelling evidence that the public will benefit.

For The Record

Glen GADFLY Gibellina

""Life is a chess match.

Every decision that you make

has a consequence to it.""

– P.K. Subban

Planning Commission: 9/17/2026

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

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, generally located on the south side of Moccasin Wallow Road, 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road, and commonly known as 9435 Moccasin Wallow Road, providing for a rezone of approximately 7.71 acres from General Agriculture (A) to Planned Development Commercial (PDC) Zoning District of a total of approximately 22.45-acre site; amending Zoning Ordinance No. PDC-18-21(Z)(P); amending Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking and retaining the 206,645 square feet of mini-warehouse (including RV and boat storage space). subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 9/17/2026

Board of County Commissioners: 10/8/2026

Alternative Motions

APPROVAL

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

DENIAL

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

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

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

SECTION 2

MAPS & DISCUSSION

HISTORY

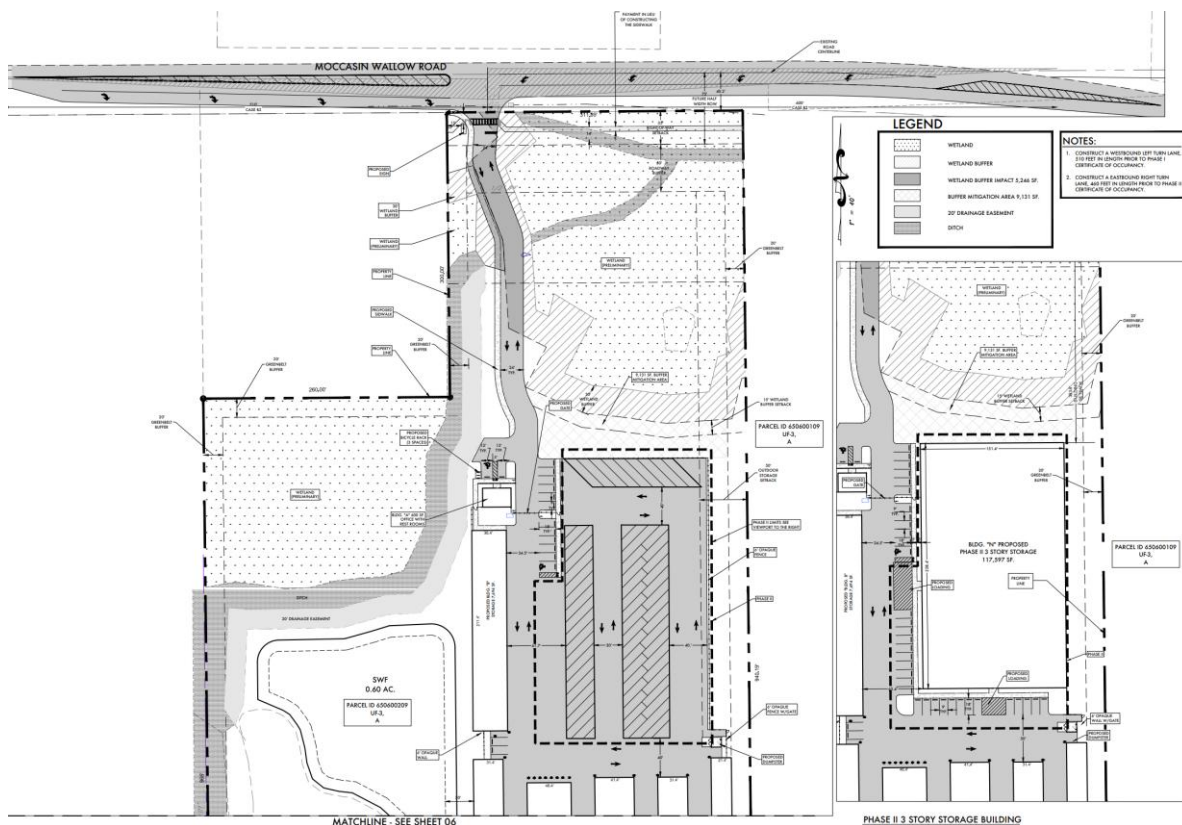
The approximately 7.71-acre site that is the subject of this rezone is the southern portion of the approximately 22.45-acre site. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Urban Fringe – 3 (UF-3) Future Land Use Category (FLUC). With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

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

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

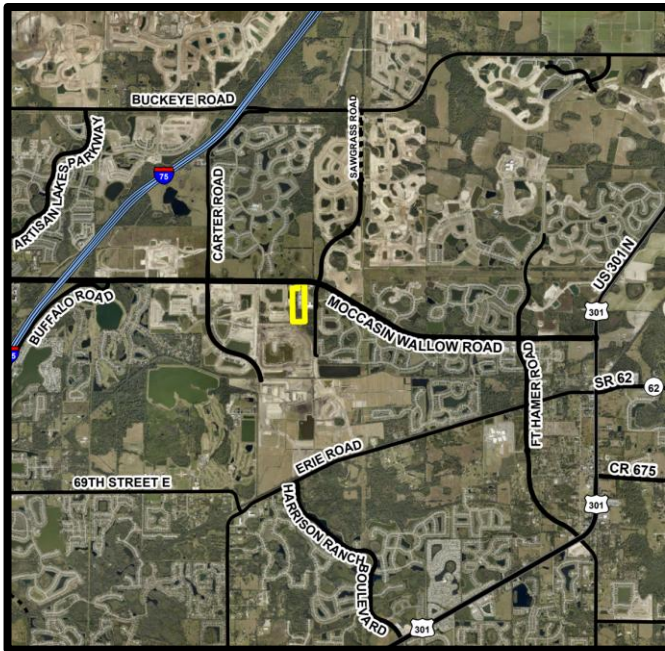
- Phase I (includes sub-phasing IA and IB) has already been constructed:
 - Phase IA: 85,437 SF of mini-warehouse and 55 outdoor boat and RV parking spaces
 - Phase IB: 76 outdoor boat and RV parking spaces

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



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

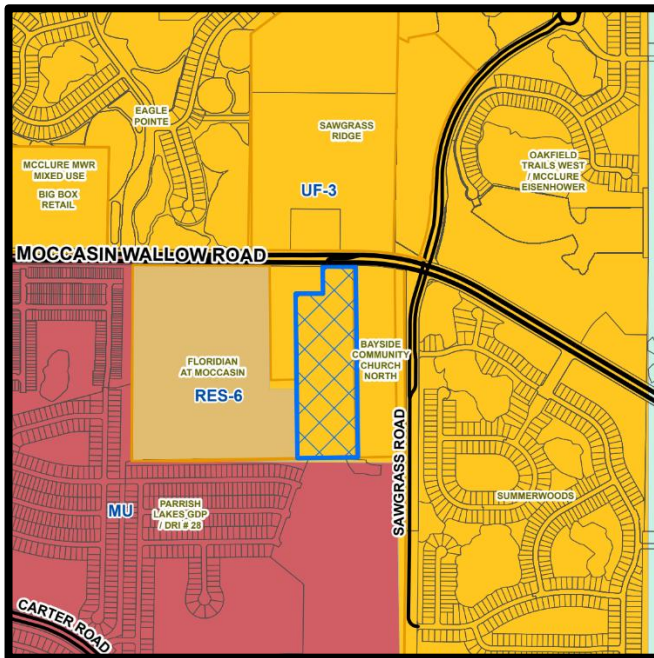
According to the Property Appraiser's Office website, the 14.74-acre and 7.71-acre parcels were combined in 2025 to create the current approximately 22.45-acre parcel. The 7.71-acre portion of the property is currently vacant, with vegetation present, and remains undeveloped.



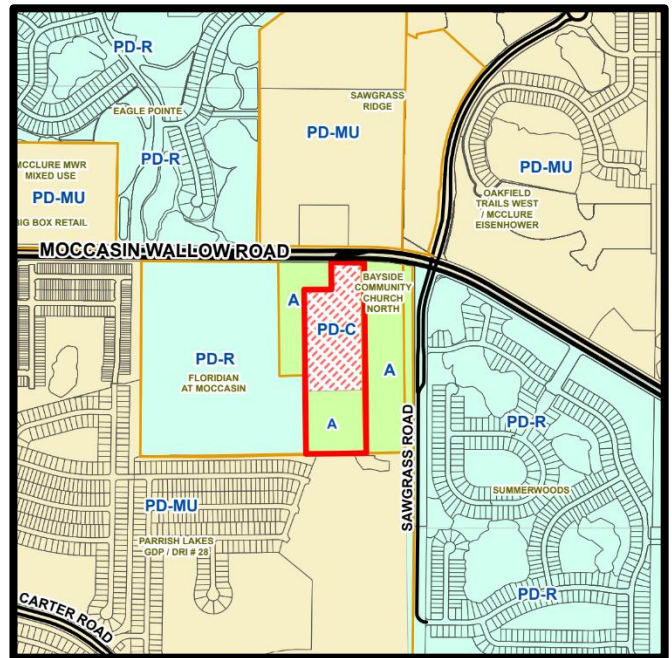
Aerial Map



Aerial Map (Magnified)



Future Land Use Map



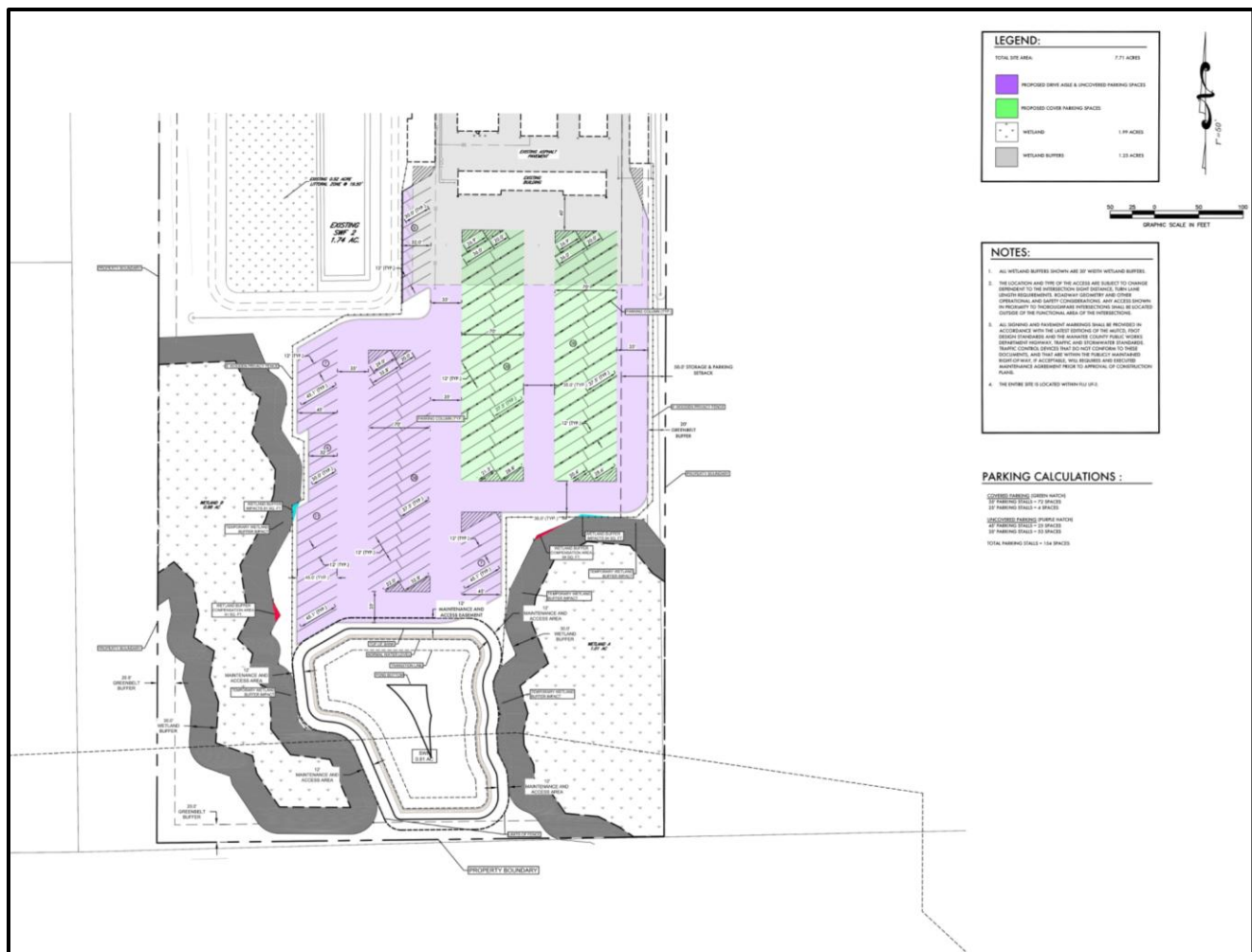
Zoning Map

REQUEST

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

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

SECTION 3 SITE DESIGN DETAILS



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

- No proposed buildings 2 wetlands (no impacts)		
SETBACKS REQUIRED	Previously Approved (14.74 acres): Front: 145.5 feet Side (East): 20 feet Side (West): 20 feet Rear: 20 feet	Proposed (7.71 acres): Outdoor Storage: Required: 50 feet Proposed: 50 feet
MINIMUM LOT AREA	Not applicable	
MINIMUM LOT WIDTH	Not applicable	
MAXIMUM HEIGHT ALLOWED	Previously Approved (14.74 acres): 3 Stories / 45 feet Proposed (7.71 acres): No proposed buildings	
OPEN SPACE	Previously Approved (14.74 acres) Required: 20% (2.95 acres) Proposed: 63% (9.22 acres) Proposed: (7.71 acres) Required: 20% (1.54 acres) Proposed: 67% (4.92 acres)	Total Project Area: (14.74 acres + 7.71 acres = 22.45 acres) Required: 20% (4.49 acres) Proposed: 63% (14.14 acres)
ACCESS	Moccasin Wallow Road: One access will be Right-in /Right-out and Left-in	
PARKING	Previously Approved: 124	MINI-WAREHOUSE/OUTDOOR STORAGE: Required: 285 (1 / vehicle parking space per 200 square feet) Proposed: 288 (1 / vehicle parking space per 198 square feet)
FLOOD ZONE(S)	The site lies in Flood Zones A, AE (various BFEs) and X, Panel 12081C0176E (3/17/14)	
AREA OF KNOWN FLOODING	Project located in Flood Prone Area: Yes Type of Flooding: Rainfall Project subject to flow reduction: Yes, a 50% reduction in pre-developed runoff rate is required for the Buffalo Canal/ Frog Creek Watershed. Project subject to OFW: No Watershed/Basin: Buffalo Canal/Frog Creek Watershed Project located within Floodplain and/or Foodway: Property is located in the FEMA 1% Annual Chance Flood Hazard and 100-year Buffalo Canal/Frog Creek Watershed floodplain. Methodology Meeting: A methodology meeting may be requested for drainage design. The Buffalo Canal/Frog Creek Watershed Study is available upon request from stormwater engineering staff. Drainage Easements/Access Easements required for existing system(s): As needed. Impairment: Please contact FDEP/SWFWMD regarding impairment and any required net improvement.	

UTILITIES	POTABLE WATER INFRASTRUCTURE 30-inch Water main		
	WASTEWATER INFRASTRUCTURE 12-inch Force main		
	RECLAIMED WATER INFRASTRUCTURE 20-inch Reclaim		
COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
PREVIOUSLY APPROVED BUFFERS (14.74 ACRES):			
Standard(s) Required	Design Proposal	Compliance	Comments
20-foot landscape buffer (south, east and west)	20 feet	Yes	Meets Code requirements
10-foot Roadway buffer (Moccasin Wallow Road)	50 feet	Yes	Meets Code requirements
15-foot Wetland buffer	30 feet	Yes	Meets Code requirements
PROPOSED BUFFERS (7.71 ACRES):			
Standard(s) Required	Design Proposal	Compliance	Comments
20-foot Screening Buffer (south and west)	20 feet	Yes	Meets Code requirements
15-foot Screening Buffer (east)	15 feet	Yes	Meets Code requirements
15-foot Wetland buffer	20 feet	Yes	Meets Code requirements
SIDEWALKS			
Standard(s) Required	Design Proposal	Compliance	Comments
5-foot internal sidewalks	Not Applicable	Not Applicable	Meets Code requirements on the northern (14.74 acres) portion of the site
DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY			
Standard(s) Required	Design Proposal	Compliance	Comments
24 feet paved roadways	35 feet	Yes	Meets Code requirements
TRANSPORTATION			
Major Transportation Facilities: The site is located on the south side of Moccasin Wallow Rd, and approximately 575 feet, west of Sawgrass Rd. Moccasin Wallow Rd is an existing two-lane road with a 35-mph speed limit. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet on the Comprehensive Plan’s Future Traffic Circulation Plan.			

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

Transportation Link Capacity Analysis:

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

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

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

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

Access:

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS applied for: No, the Applicant has elected to defer concurrency.

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

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 20% (4.49 acres) (LDC Section 402.11.D.2)

Provided Open Space: 63% (14.14 acres)

Wetlands:

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

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

Uplands:

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

Preservation of Existing Plant Communities:

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

Endangered Species:

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

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

Trees and Landscaping:

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

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

EXISTING LANDSCAPE BUFFERS: NORTHERN PORTION (14.74-ACRES)

	Required	Provided	LDC Section
Roadway Buffer (Moccasin Wallow Road)	10 feet	50 feet	701.4.B.2, Figure 7-2
Screening Buffer (west)	20-foot Screening Buffer	20-foot Greenbelt Buffer	701.4.B.3, Figure 7-4

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

LOCATION OF PROPOSED DEVELOPMENT

PROPOSED LOCATION OF SAWGRASS STORAGE REZONE / PSP



**SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

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

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

SECTION 312.6. – NEIGHBORHOOD WORKSHOPS.

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

Refer to the Neighborhood Workshop Summary Attachment 8.

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

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

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

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

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

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

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

3. Consistency with the Current Comprehensive Plan.

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

4. Conflicts with Existing or Planned Public Improvements.

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

5. Availability of Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

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

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed commercial development is not anticipated to have major impact on schools, sewers, recreation areas and facilities, and other public facilities. As previously stated above, Moccasin Wallow Road Due contains failing background conditions and the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045.

c. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: The proposed development is not anticipated to have a major impact on public facilities. The Applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of the FSP submittal a detailed analysis of the required public facilities will be conducted.

6. Health, Safety or Welfare of the Neighborhood and County.

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

7. Conformance with All Applicable Requirements of this Code.

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

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

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

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

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

9. Logical Expansion of Adjacent Zoning Districts.

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

10. Impact on Historic Resources.

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

11. Environmental Impacts.

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

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

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

13. Relocation of Mobile Homeowners.

Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.

Analysis: The proposed development can be found to be consistent with general planned development district standards. See analysis of LDC Sections 402.6 and 402.11.D below.

15. Any Other Matters Which May Be Appropriate.

Analysis: Not Applicable.

16. Transportation Impact Review

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

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

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

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

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

B. Relation to Public Utilities, Facilities and Services.

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

C. Relation to Major Transportation Facilities.

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

D. Compatibility.

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

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

E. Transitions.

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

F. Design Quality.

Analysis: ~~With exception of the specific approval previously granted through PDC-18-21(Z)(P), t~~The project adheres to and complies with all applicable requirements of the LDC.

G. Relationship to Adjacent Property.

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

H. Access. (Section 402.7.D.6)

Analysis The proposed development has one access to Moccasin Wallow Road, a Principal Arterial Roadway. ~~An approved Traffic Waiver was provided by Transportation Planning and determined that the phase 4 expansion will generate 5 trips. However, the affected link of Moccasin Wallow Road (2751) is projected to operate at an insufficient level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. Unrelated to this application, due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. The deficiency in LOS will exist on Moccasin Wallow whether is approved and constructed or not and is not the legal responsibility of the Applicant to solve.~~The proposed development is expected to generate only 5 trips onto the affected link of Moccasin Wallow Road. Unrelated to this application, due to the failing background conditions of Moccasin Wallow Road, the roadway will need to widen beyond what has been currently planned under the Future Traffic Circulation Plan 2045. The deficiency in LOS will exist on Moccasin Wallow whether is approved and constructed or not and is not the legal responsibility of the Applicant to solve.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed per Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of FSP.

J. Pedestrian Systems.

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

K. Natural and Historic Features, Conservation and Preservation Areas.

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

L. Density/Intensity.

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

M. Height. (Section 402.7.D.9)

Analysis: Not Applicable. The proposed expansion does not contain additional buildings. However, an 18-foot roof will be installed for the 76 covered parking spaces.

N. Fences and Screening.

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

O. Yards and Setbacks. (Section 402.7.D.7)

Analysis: Section 3, Site Design Details, of this staff report provides the setbacks for the proposed development.

P. Trash and Utility Plant Screens.

Analysis: All trash and utility areas shall be screened as required by County regulations.

Q. Signs.

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

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Detailed landscaping plans shall be provided with the FSP. All landscaping ~~will~~ shall meet or exceed the standards in Section 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: Not applicable as this development does not propose mixed-use plan designation nor is it located within an entranceway.

T. Environmental Factors.

1. Water Conservation.

Analysis: There are no anticipated impacts to the conservation of water resources. Refer to the Environmental Narrative provided by Monarch Ecology Group (revised February 2026 as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.

2. Minimum Open Space Requirements. (Section 402.7.D.2, 403.8.D.8)

Analysis: The minimum open space required for PDC developments is 20%. The Applicant is proposing 63% (14.14 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 of this staff report.

3. Preservation of Existing Plant Communities.

Analysis: The existing site is vacant and contains uplands, vegetation, and two wetlands. The upland portion of the 7.71 acres of PSP expansion area is comprised of Mixed Hardwoods (FLUCFCS 438; 0.87 acres) and Disturbed Lands (FLUCFCS 740; 4.61 acres). The Mixed Hardwoods onsite is dominated by native canopy and understory vegetation. The Applicant is required to preserve 1.57 acres of native plant communities which are being provided as 1.99 acres (Wetland 3 and Wetland A), both classified as Wetland Forested Mixed (FLUCCS 630). However, there are no native habitats qualifying for preservation exist on site.

U. Rights-of-Way and Utility Standards.

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

V. Stormwater Management.

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

W. Consistency with Comprehensive Plan.

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

X. Other Factors.

Analysis: Not Applicable

LDC SECTION 402.11.D - PDC STANDARDS

1. Intensity.

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

2. Landscaped Open Space and Pervious Area Requirements.

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

3. Yards and Setbacks.

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

SECTION 531.31 – MINI-WAREHOUSES/SELF-STORAGE

A. Lot Dimensions.

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

B. Setbacks.

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

C. Storage.

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

D. Limitation.

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

E. Screening.

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

F. Landscaping.

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

G. Outdoor Storage

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

SECTION 531.36 – OUTDOOR STORAGE (PRINCIPAL USE)

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

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

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

Analysis: ~~Not Applicable. On June 20, 2019, a request to rezone 14.74 acres of the property from A to PDC was approved by Ordinance PDC-18-21(Z)(P) with a Preliminary Site Plan (PSP) allowing for 206,645 square feet of mini-warehouse (including RV and boat storage space) which includes an office and restroom facilities as shown on the approved FSP-19-76. The southern portion of this parcel (7.71-acre site) proposed for this rezoning was not part of the original Zoning Ordinance PDC-18-21(Z)(P). According to the Property Appraiser's Office website, the 14.74 acres and the 7.71 acres were combined into the current approximately 22.45-acre parcel in 2025. The proposed expansion of the southern portion 7.71-acre does not contain additional buildings.~~

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

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

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

**SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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

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

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

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

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

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

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

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

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

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

Policy 2.2.1.11. UF-3: Establish

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

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

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving

commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

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

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed expansion of an existing commercial development consists of 154 parking stalls for outdoor storage and accessory parking located on the 7.71-acre site. The Applicant is not proposing any additional buildings onsite; there is no change to the approved maximum intensity of the proposed development. The proposed intensity is below the maximum permitted intensity within the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: The proposed development does not include school or office uses. The site is located within 1,000 feet of an established activity node and therefore satisfies the applicable locational criteria. As previously discussed, the proposed rezoning and Preliminary Site Plan (PSP) amendment can be found to constitute a logical expansion of the existing Planned Development Commercial (PDC) zoning district approved under Ordinance PDC-18-21(Z)(P) and may be found to be consistent with the surrounding development pattern.

**SECTION 6
POSITIVE/NEGATIVE ASPECTS AND MITIGATING MEASURES**

POSITIVE ASPECTS

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

NEGATIVE ASPECTS AND MITIGATING MEASURES

- The project proposes impacts to a majority of the 0.87 acres of onsite native Mixed Hardwoods (FLUCFCS 438). (Environmental)
Mitigating Factor: ~~The project provides 1.99 acres of preserved native plant communities, exceeding the 1.57 acres required of LDC Section 402.6.T.3.b. However, n~~No specific mitigation is required and/or proposed for the impacts to the native Mixed Hardwoods.
- Temporary wetland buffer encroachments associated with grading activities are anticipated. (Environmental)
Mitigating Factor: Per the environmental narrative, temporary wetland buffer encroachments will be replanted with native vegetation.

SECTION 7 SPECIFIC APPROVAL REQUESTS

Not Applicable: None requested.

SECTION 8 CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

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

County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.

2. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
3. All roof-mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.
4. Location of dumpsters, compactors, or garbage collectors shall be provided at Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards. Details of screening shall be submitted with Final Site Plan.

B. ENVIRONMENTAL

1. The developer shall provide an updated study, consistent with Policy 3.3.2.1 of the Comprehensive Plan, for threatened and endangered plant and animal species prior to Final Site Plan approval. The Management Plan, and correspondence and permits, approved by the State (Florida Fish and Wildlife Conservation Commission) shall be submitted prior to the commencement of development for any listed species found on site.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Performance Standard (EPS) for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information:
 - Digital photographs of the well along with nearby reference structure (if existing);
 - GPS coordinates (Latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and,
 - The final disposition of the well - used, capped, or plugged.
3. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

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

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

C. DEVELOPMENT REVIEW

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

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

D. STORMWATER

- ~~1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 2014 FIRM 100-year floodplain and post-development discharge of runoff.~~
- ~~2. The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal Watershed.~~
- ~~3. All fill within the 25- and 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall utilize the adopted Buffalo Canal Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.~~
- ~~4. A Drainage Easement shall be dedicated to Manatee County and be provided within the project boundaries for Buffalo Canal tributary systems. In addition, a twenty (20) foot Drainage Maintenance Access Easement shall be provided from the top of bank along Buffalo Canal tributary systems. Manatee County is only responsible for maintaining the free flow of drainage through these systems.~~
- ~~5. The Applicant's request for Specific Approval to waive the actual construction by the Applicant of a sidewalk is granted by the BOCC subject to the Applicant entering into a Sidewalk Agreement to provide for a payment to the County in lieu of the construction of a sidewalk abutting the frontage of the project boundary along Moccasin Wallow Road. This Specific Approval shall not constitute a waiver by the County of the legal and equitable remedies otherwise available to the County to enforce the Applicant's obligation to construct said sidewalk.~~
1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County 1% annual chance floodplain delineation pursuant to the Buffalo Canal/ Frog Creek Watershed Management Plan, and post-development discharge of runoff.
2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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

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

50-

year storm event modeling applies to thoroughfare drainage systems only.

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

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated by the Buffalo Canal/ Frog Creek Watershed Management Plan (WMP) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the Applicant can submit drainage modeling utilizing the Buffalo Canal/ Frog Creek Management Plan (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.
4. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Buffalo Canal/ Frog Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
5. Or The Engineer of Record (EOR) shall submit drainage modeling to demonstrate the allowable pre-development rate of discharge has been reduced by fifty (50) percent for Buffalo Canal/ Frog Creek Watershed.
6. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated for by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the Applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.
7. A Public Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditches along property line within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these system.

ATTACHMENTS

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

Planning Commission: September 17, 2026

ZL-26-02 – GETTEL BRADENTON INC. REZONE –
GETTEL BRADENTON INC. (OWNER) – PLN2602-0134

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for a rezone of approximately 1.14 acres of an approximately 11.37 acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with the remaining approximately 10.23 acres of said parcel retaining the existing Planned Development – Mixed Use (PD-MU) Zoning designation; the property being generally located on the north side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard and 300 feet east of Morgan Johnson Road, and commonly known as SR 64 E, Bradenton (unincorporated Manatee County); approving a Schedule of Permitted and Prohibited Uses and conditions of approval, as voluntarily proffered by the applicant limiting use to outdoor storage and attached as Exhibit B; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission:	August 13 & September 17, 2026
Board of County Commissioners:	September 3 & October 8, 2026

ALTERNATIVE MOTIONS

APPROVAL:

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

DENIAL:

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

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

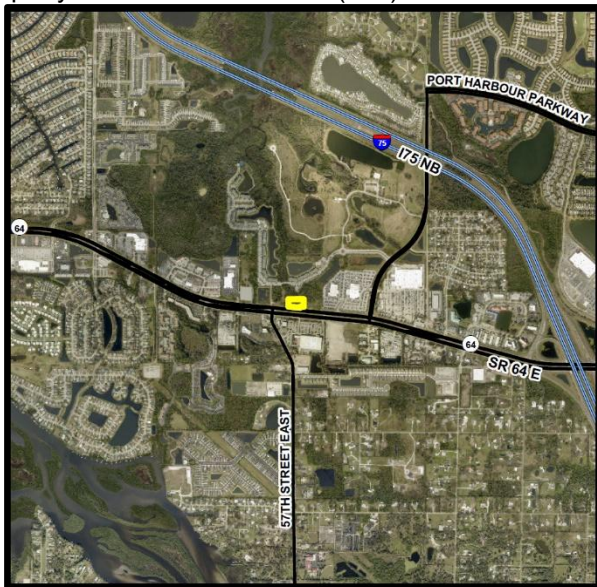
SECTION 1 PROJECT SUMMARY	
CASE NUMBER	ZL-26-02/PLN2602-0134
PROJECT NAME	Gettel Bradenton Rezone
SECTION / TOWNSHIP / RANGE(S)	27 / 34S / 18E
PARCEL / ADDRESS	1111300859 / SR 64 E, Bradenton FL, 34208
ACREAGE	Rezone: 1.14 acres of approximately 11.37 acre parcel
GENERAL LOCATION	Located on the north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

SECTION 2 MAPS & DISCUSSION

History

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

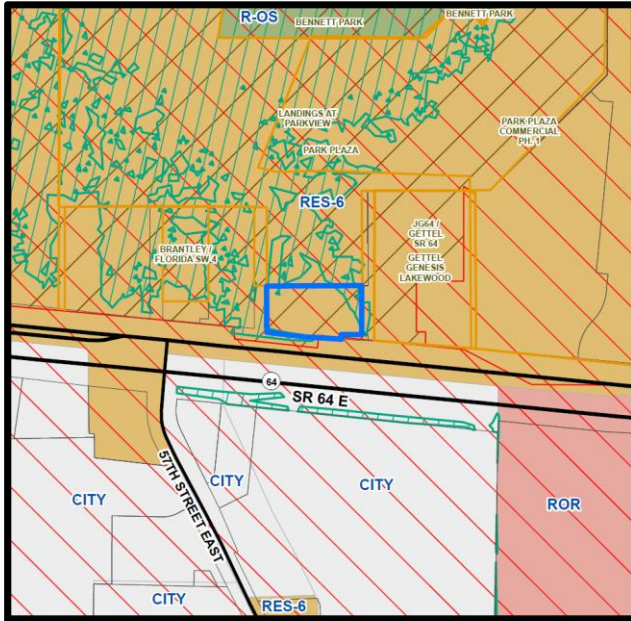
The site was previously two separate parcels, zoned A-1. On October 10, 2025, the Right-of-Way (ROW) easement that existed on this on this project site was vacated, this distributed a small amount of acreage to the surrounding parcels. The two parcels that make up this rezone received a combined acreage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



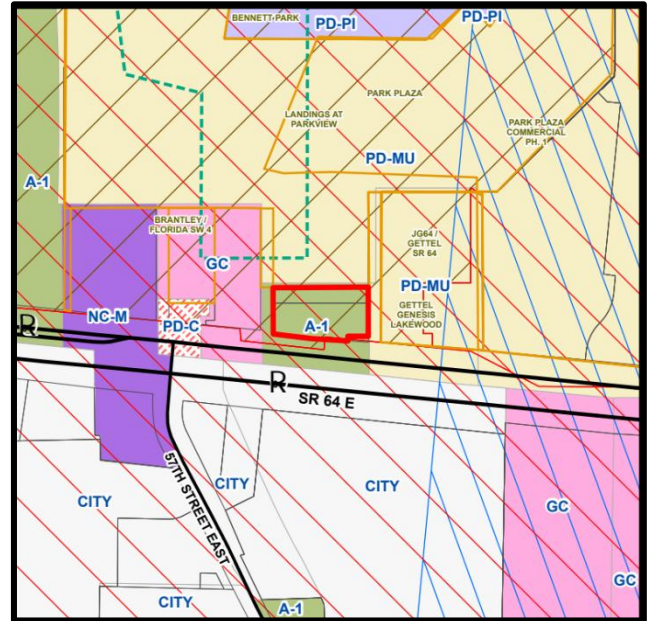
Aerial Map



Aerial Map (Zoomed)



Future Land Use Map



Zoning Map

Request

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

SURROUNDING ZONING AND USES

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

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

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS					
BUFFERS					
Standards Required	Design Proposal	Compliance	Comments		
LDC Section 701.4.	N/A	N/A	To be reviewed at FSP		
SIDEWALKS					
Standards Required	Design Proposal	Compliance	Comments		
LDC Section 1001.6.	N/A	N/A	To be reviewed at FSP		
DRIVEWAYS, ROADS, AND RIGHTS-OF-WAY					
Standards Required	Design Proposal	Compliance	Comments		
LDC Section 1000.	N/A	N/A	To be reviewed at FSP		
TRANSPORTATION					
Transportation Link Capacity Analysis The applicant is proposing to rezone approximately 1.14 acres of the approximately 11.37 acres from Suburban Agriculture (A-1) to General Commercial Limited (GC/L) with the remaining approximately 10.23 acres of said parcel to remain Planned Development – Mixed Use (PD-MU). The applicant indicated that the parcel will be used to store additional vehicles for a vehicle sales center. The project is located generally in the northeast quadrant of Morgan Johnson Road (aka 57th Street East) and SR 64. Transportation Planning and Traffic Engineering Division staff have provided a waiver for this project. The narrative, trip generation, and the schedule of permitted and prohibited uses submitted by the applicant indicated that the impacted roadway segment of SR 64 is currently operating at or above level of service (LOS) performance standard D. However, the impacted roadway segment is projected to fail in the future because of background traffic (the traffic anticipated from future, already-approved development and not specifically due to this proposed rezone).					
NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
SR 64	3052	C	D	F	F
As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.					
CONCURRENCY					
CLOS applied for: An application for rezoning is not eligible to receive a Certificate of Level of Service for concurrency. The applicant has submitted the required form acknowledging that concurrency will be required as the project proceeds and that there is no guarantee that service will be available at the time of development. Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of FSP.					
ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:			There are potential wetland(s) on site		

Proposed Impact Acreage:	N/A
It is our understanding that this proposal is a request to rezone 1.14 acres from A-1 to GC/L. Staff has no objection to the proposed rezone. Please note the following: • A comprehensive environmental review of this parcel cannot be conducted based on the information provided. No plan has been submitted as part of this request. An environmental review will be conducted at time of subsequent site plan submittals. • Minimum required open space for GC zoning district is 15% (LDC Section 401.4). • There are potential wetland(s) on site based on National Wetlands Inventory Map and SWFWMD LULC (FLUCCS 600) which will be subject to State and/or Federal permitting requirements. • According to available maps the project site appears to be heavily treed. Tree protection, removal and replacement requirements will be subject to the requirements of LDC Section 700. • According to available “data/maps” there are a few Bald Eagle nests within the vicinity of the site. Development will be subject to requirements of U.S. Fish & Wildlife Service guidelines for Bald Eagles if any nests are within 600 feet. • Please note this project is within the following overlay(s) and is subject to special conditions found in LDC Section 403: · Coastal Overlay (CHHA, CEA, CPA) (LDC Section 403.8.C) · Coastal Overlay (CHHA, CEA, CPA) (LDC Section 403.8.D): New non-residential projects shall have 30% landscaping/open spaces • Connection to the County public wastewater system is mandatory for the wastewater collection area shown on the Water/Wastewater Service Areas Map of the Comprehensive Plan, unless specifically exempted through administrative approval criteria as provided in LDC Section 803.1.B. • Additional comments will be provided upon review of subsequent site plan submittals.	

LOCATION MAP



**SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE**

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

SECTION 403.8 – COASTAL OVERLAY DISTRICTS

SECTION 531.36. - OUTDOOR STORAGE (PRINCIPAL USE)

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

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

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

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

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

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

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

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

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

3. Consistency with the Current Comprehensive Plan.

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

4. Conflicts with Existing or Planned Public Improvements.

Analysis: No conflicts are anticipated with the proposed rezone.

5. Availability of Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

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

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: This site is designated as RES-6 FLUC. This designation is reserved for areas which are planned for mixed use development and medium density urban residential uses. There are public facilities established along SR 64 and the proposed GC/L zoning designation is not anticipated to have an adverse impact on the demand for public facilities.

c. Impact on Public Facilities Planned and Funded to Support any Change in Density or Intensity.

Analysis: Staff does not anticipate any negative impacts to the public facilities. However, a full review will be performed at time of FSP. At that time, if the current public facilities are unable to serve the site, the developer will be required to provide the necessary offsite improvements to accommodate the site.

6. Health, Safety or Welfare of the Neighborhood and County.

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

7. Conformance with All Applicable Requirements of this Code.

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

8. Consistency with the Development Patterns in the Area.

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

9. Logical Expansion of Adjacent Zoning Districts.

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

10. Impact on Historic Resources.

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

11. Environmental Impacts.

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

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

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

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

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

13. Relocation of Mobile Homeowners.

Analysis: Not applicable. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.

Analysis: Not applicable. The rezone is to a Standard Zoning District.

15. Any Other Matters Which May Be Appropriate.

Analysis: There are no other known matters which may be appropriate for consideration pursuant to the LDC or Comprehensive Plan.

16. Transportation Impact Review pursuant to Section 343.

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

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

1. The project minimizes the disturbance of natural shoreline resources that provide shoreline stabilization and protect landward areas from the effects of storm events.

Analysis: It is the applicant's responsibility to demonstrate how this project will minimize any disturbances of the natural shoreline resources at time of FSP.

2. The proposed development will not adversely affect existing seagrass habitats.

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

3. A Hurricane Evacuation Plan has been prepared in accordance with the requirements of the Division of Emergency Management.

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

4. The project conforms to adopted standards for available hurricane shelter capacity and evacuation clearance times.

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

5. Provision has been made for the use of special assessments to recoup expenditures for repair of storm related damage to public and private infrastructure within a reasonable time.

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

6. Provision has been made for notification to prospective residents and businesses that specific standard and additional costs may be associated with the development project. This notification shall be recorded to run with the land.

Analysis: At time of FSP the applicant is responsible for including a provision for the notification to prospective business that specific standard and additional costs may be associated with the development project.

7. Provision has been made for the preservation of a representative area of predevelopment natural vegetative communities.

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

8. Developments which will discharge into receiving waters flowing into a "Conditionally Approved" or "Approved" DEP Shellfish Harvesting Area have demonstrated that water quality non-degradation for all applicable parameters will be met. Non-degradation will be assumed when compliance with State Outstanding Florida Water or State Class II water quality criteria is achieved, whichever is more stringent.

Analysis: If the proposed development will discharge into referenced receiving waters, the applicant must demonstrate that water quality non-degradation for all applicable parameters will be met at time of FSP.

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

Analysis: Not applicable, development is not adjacent to the boundaries of the Terra Ceia Aquatic Preserve.

10. The cumulative effect of the proposed development and existing development will not have a significant impact on adjacent natural resource reservation areas.

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

11. Provision has been made for the protection of identified historic resources and/or for the mitigation of impacts upon such resources.

Analysis: There are no known historic resources on or adjacent to the subject property. If any historic resources are found at the time of development, the applicant will be required to immediately report discoveries of historical or archaeological resources to the Florida Division of Historical Resources. Adherence to this provision shall be demonstrated at time of FSP.

SECTION 531.36. - OUTDOOR STORAGE (PRINCIPAL USE)

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

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

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

Analysis: The provision of restroom facilities will be reviewed at time of FSP.

**SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The site is in the RES-6 FLUC. This project was specifically reviewed for compliance with the following Objectives and Policies:

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

Analysis: The subject parcels are located near existing public utilities. If improvements to the public infrastructure are required due to the impact of this development, then the required improvements will be made at the expense of the developer. Further review will occur at time of FSP.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).

Analysis: These subject parcels fall west of the established Future Development Area Boundary (FDAB) as a commercial project which limits urban sprawl by promoting development in already developed areas.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: The project site is located west of the FDAB, where development is encouraged.

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

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;

- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

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

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

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

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

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

Policy 2.2.1.12.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Six (6) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

Twelve (12) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Minimum gross residential density:

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

Maximum net residential density:

Twelve (12) dwelling units per acre.

Sixteen (16) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Sixteen (16) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

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

Maximum floor area ratio:

0.35.

1.00 inside the UIRA, within designated Urban Corridors, and at activity nodes (see Policy 2.2.1.12.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.12.4).

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

Policy 2.2.1.12.4. Other Information:

- (a) In order to serve the neighborhood commercial needs within the RES-6 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.12.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.
- (b) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2, and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Analysis: The applicant is requesting a limited rezone; a site plan is not accompanying the rezoning request, therefore the site cannot be examined for compatibility. Compatibility measures will be reviewed at time of FSP submittal.

Objective 2.10.4. - Locational Criteria and Development Standards.

Analysis: This project promotes the expansion of a commercial use in an area where commercial locational criteria can be met.

**SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES**

POSITIVE ASPECTS

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

NEGATIVE ASPECTS WITH MITIGATING MEASURES

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

**SECTION 7
SPECIFIC APPROVAL REQUESTS**

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

**SECTION 8
CONDITIONS OF APPROVAL**

A. DESIGN AND LAND USE

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

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

B. STORMWATER

1. Pursuant to Section 801 and 802 of the Land Development Code and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the FEMA 1% Annual Chance Flood Hazard.
2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

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

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

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

The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging

3. Any fill within the FEMA 1% annual chance flood hazard area as delineated shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. FEMA 1% annual chance flood hazard area compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation).
4. A Drainage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan for the existing ditch along the western property line within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

C. TRANSPORTATION

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

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

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



Public Comment

Submitted On: May 28, 2026, 02:27PM EDT

Manatee County Government

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Parrish Lakes
Comment	Totally against dwelling units from 3,465 to 3,807 and removing first five year limitations (ending in 2025) Parrish has become a place to put as many home as can fill up woods and wet lands it is horrible what county has allowed to happen to a once place for wildlife and homes with acres. Less is more and greed is what is happening! Do not want to be Tampa! Railroad track was bought by county to make an nature trail that is a joke! Now that you need to widen erie rd us it and don't take anymore from people who live on it! We don't want a natural trail with houses and road ways to look at. Stop and have feeling what if it was happening to you ?



Public Comment

Manatee County Government

Submitted On:
Sep 11, 2026, 01:51PM EDT

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 17, 2026
Topic/Agenda Item	Parrish Lakes
Comment	No more building, No extending Sawgrass Road, on Amending ordinance PDMU-16-16 (G)(R3) and Ordinance 26-15 ! Stop! Parrish needs more open spaces to much building because of Greed!

Planning Commission: 9/17/2026

PDMU-16-16(G)(R3) – PARRISH LAKES GDP AMENDMENT – HAWK PARRISH LAKES, LLC., CNL PARRISH LAKES EAST, LLC., CNL PARRISH LAKES WEST, LLC., AND FLM INC. (OWNERS) – PLN2408-0049

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public educational facility and commercial/retail uses on parcel C-7 as permitted uses; 3) eliminate section 3.p (p1-p12) for affordable housing; 4) allow phase I and phase II buildout dates to be completed in 2036; and modify certain conditions consistent with current department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; setting forth findings; providing legal description; providing for severability; and providing an effective date.

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

Planning Commission: 05/14/2026 and 9/17/2026

Board of County Commissioners: 06/04/2026, 8/6/2026, and 10/15/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to **RECOMMEND ADOPTION** of Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and **APPROVAL** of the General Development Plan amendment with conditions of approval; ~~subject to the adoption by the Board of Ordinance No. 26-16 / PA 24-11.~~

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to **RECOMMEND DENIAL** of Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and **DENIAL** of the General Development Plan amendment.

PLANNING COMMISSION ACTION:

- On May 14, 2026, by a vote of 4-2, the Planning Commission voted to recommend denial with Member Bower and Sciuillo voting nay and Chairman DeLesline absent. Planning Commission recommended denial due to Potable water shortage and Traffic issues.

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

- Ken Piper expressed concern regarding the difference between quasi-judicial and legislative amendments to the project, due process, public notice, and requested denial of the requests.
- Mark VanDeRee questioned if citizens can call in regarding the Comprehensive Plan amendment, road conditions, no representation for District 1,
- Elizabeth Arnold questioned how many dwelling units have been approved and not built, and expressed concern with traffic, flooding, school capacity, and no representation for District 1.
- Larry Arnold requested denial of the request due to additional residential units and traffic.
- Revised Environmental Narrative and additional public comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On June 4, 2026, by a vote of 6-0, with District one seat vacant, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting.
- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to no date set and to be readvertised.

PUBLIC COMMENT AND CORRESPONDENCE:

June 4, 2026 –Board of County Commissioners Land Use

- There were no public comments.
- Additional public comment was entered into the record.

August 6, 2026 –Board of County Commissioners Land Use

- There were no public comments.
- Additional public comment was entered into the record.

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

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDMU-16-16(G)(R3) / PLN2408-0049
PROJECT NAME	Parrish Lakes GDP Amendment
PARCEL ID(S) / ADDRESS	7205 and 8505 Moccasin Wallow Road 7400, 7205, 7707, and 7800 Sawgrass Road
GENERAL LOCATION	The south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and the north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County)
SECTION / TOWNSHIP / RANGE	Sections: 22-26 Township: 33 S Range: 18 E
ACRES	Approximately 1,155 acres
APPLICANT(S) / AGENT	Marshall Robinson (Grimes Galvano)
FUTURE LAND USE CATEGORY	Mixed-Use (MU): Approximately 1,132 acres Public/Semi-Public (1) (P/SP(1)): Approximately 23 acres (Florida Power and Light easement)
EXISTING ZONING / USE(S)	Zoning: Planned Development Mixed Use (PDMU) Use: Commercial, office, and residential (single-family and multifamily)
PROPOSED ZONING	No change in existing zoning
PROPOSED USE	Residential: 3,130 dwelling units • Increase single-family detached units from 2,421 to 2,444 • Increase single-family attached units from 580 to 686 • Decrease multi-family units from 400 to zero Commercial/Office: 345,571 square feet • Increase commercial/retail from 260,000 sq. ft. to 302,251 sq. ft. · 278,720 sq. ft. for a shopping center · 23,531 sq. ft. for a lagoon • Increase office use from 35,000 sq. ft. to 43,320 sq. ft.

	School: Allow public educational facility (“school”) as a permitted use
PROPOSED DENSITY <i>Dwelling Units per Gross Acre (DU/GA)</i>	Proposed: 3.08 DU/GA Allowed*: 3.41 DU/GA (3,465 dwelling units / 1,016.1 acres)
PROPOSED INTENSITY <i>Floor Area Ratio (FAR)</i>	Proposed*: 0.12 FAR (345,571 sq. ft. / 2,787,840 sq. ft.) Allowed: 0.26 FAR (750,000 sq. ft. / 2,787,840 sq. ft.)
OVERLAYS/SPECIAL AREAS	None
SPECIFIC APPROVAL REQUEST(S)	None
CASE MANAGER	CJ Mills, Planner II

SECTION 2

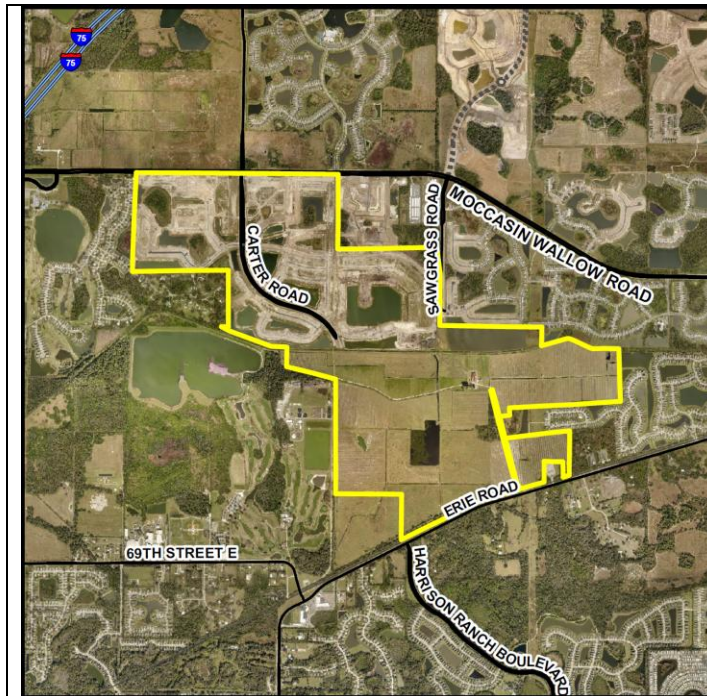
MAPS & DISCUSSION

History

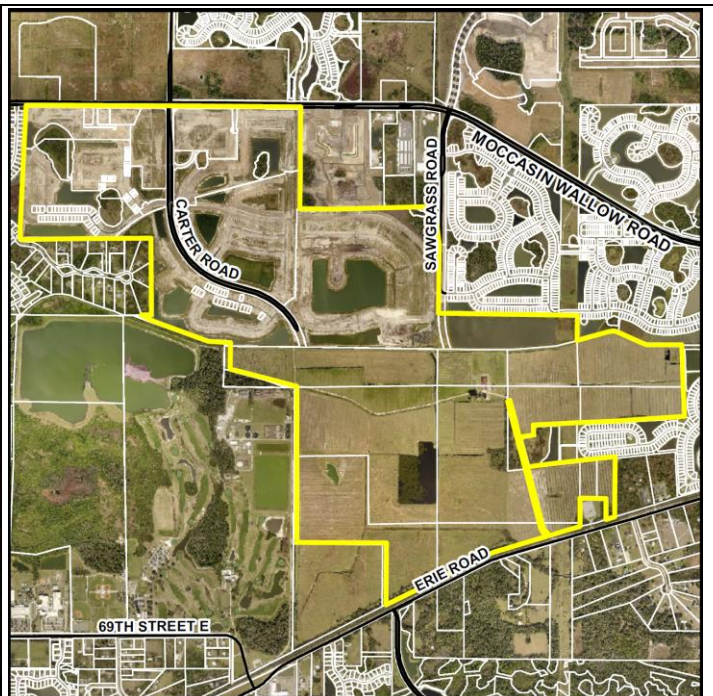
The Parrish Lakes Development of Regional Impact (DRI #28) consists of approximately 1,155 acres and is zoned Planned Development Mixed Use (PDMU). It is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). The original Zoning Ordinance PDMU-16-16(Z)(G) and Ordinance 17-36 (DRI #28) were approved on October 5, 2017. In October 2011, with the approval of Ordinance No. 10-11, the Future Land Use Category (FLUC) was changed from Urban Fringe – 3 (UF-3) to Mixed Use (MU) while retaining approximately 23 acres of Public/Semi-Public 1 (P/SP-1) for a Florida Power and Light (FPL) easement. The DRI is surrounded by UF-3 on all sides, with portions of Residential – 6 (RES-6) FLUC to the east and west, as well as P/SP-1 to the southwest.

The mixed-use development was initially approved for a total of 3,300 residential dwellings, 400,000 square feet of commercial uses, and 50,000 square feet of office space. In June 2022 there was a revision to modify minimum residential lot sizes, modify buffer widths along Moccasin Wallow Road, update phasing, amend conditions (fka stipulations) to reflect the approval of a Local Development Agreement (LDA), adjust access points to match the planned access points, update the developer’s name, and make certain adjustments for consistency with Development Services department practices.

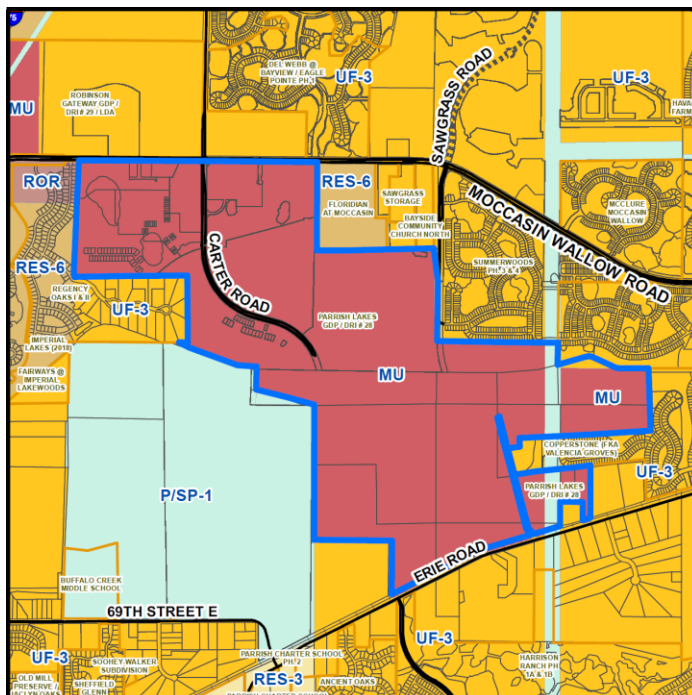
The second revision in June 2024 decreased the number of multifamily units from 1,100 to 400, increased single-family residential units from 2,200 to 3,001, reduced the total commercial entitlements to 260,000 square feet, reduced the maximum office space to 35,000 square feet, increased maximum commercial height from two to three stories, reduced landscape buffers from 50 feet to 30 feet along thoroughfares, removed the North Central Overlay (removed from the Land Development Code [LDC] in 2022), adjusted access points to align with the plans, and modified certain conditions to align with current department practices.



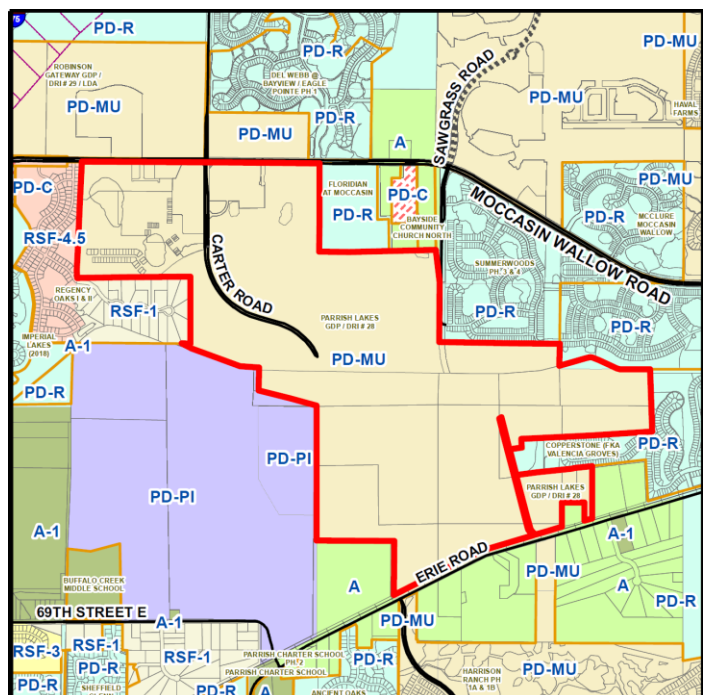
Aerial Location Map



Aerial Location Map

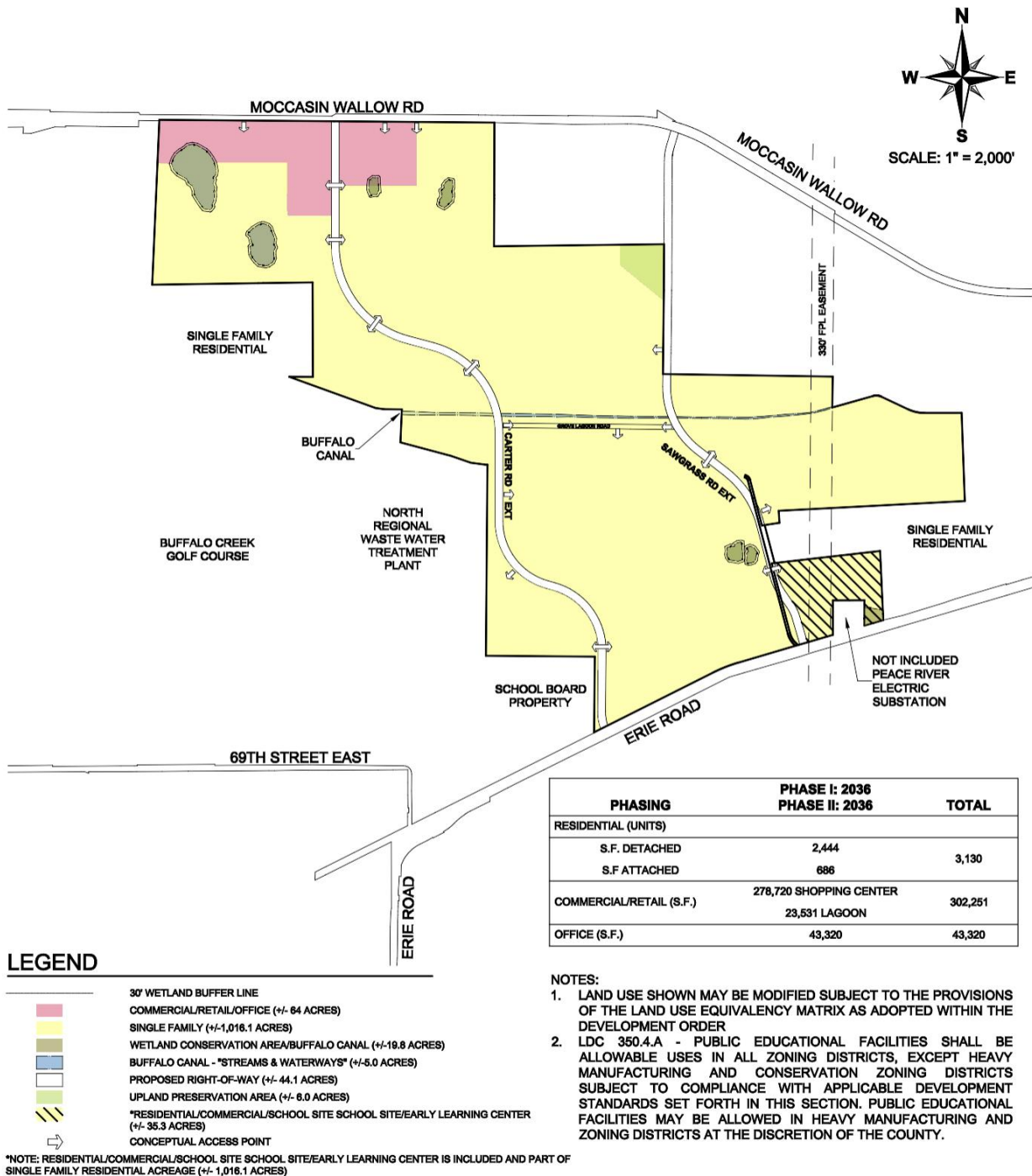


Future Land Use Category



Zoning District

MAP H



Source: Hamilton Engineering and Surveying, LLC

Description: Map H is the overall map of the Development of Regional Impact (DRI)

Request

The proposed amendment to the Zoning Ordinance is accompanied by a revision to Development Order 17-16 (DRI #28) (PLN2408-0048).

The GDP amendment proposes the following:

1. Decrease total number of residential entitlements from 3,401 to 3,130
 - Revise the dwelling types to increase the number of detached units from 2,421 to 2,444, and increase the number of attached units from 580 to 686
 - Increase the total commercial entitlements from 260,000 square feet to 302,251 square feet
 - Decrease the total number of multi-family units from 400 to zero
 - Increase the total office entitlements from 35,000 to 43,320 square feet
 - Align Phase I and II buildout dates to 2036

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
Single Family (units) <u>Residential (units)</u>		3,401 <u>3,130</u>
Detached	2,421 <u>2,444</u>	
Attached (Townhome)	580 <u>686</u>	
Multifamily (units)	400 <u>0</u>	
Commercial/Retail (SF)	260,000 <u>302,251</u>	260,000 <u>302,251</u>
Office (SF)	35,000 <u>43,320</u>	35,000 <u>43,320</u>

Analysis: Per the Land Use Equivalency Matric (LUEM), the number of trips through this exchange of uses will not have a net increase on the previously approved trips for the project.

2. Remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12.

Analysis: The previous Development Order provided specific Affordable Housing Development Conditions as a voluntary housing mitigation program in lieu of analysis required by Florida Administrative Code (F.A.C.) 73-40-048. This housing mitigation could dedicate at least 10% (330 units) of the approved dwellings to “affordable” or “workforce/essential worker” housing or be required to pay no more than \$660,000 in total to the Manatee County Affordable Housing Program. The approval of HB 1151, Chapter 2018-158, repealed the affordable housing mitigation program requirement and placed the onus on local governments for review.

HB 1151 also repealed the requirement for DRI’s to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed responsibility on local governments to ensure reviews are conducted in accordance with their Comprehensive Plan and LDC. The applicant indicates that some of the affordable housing incentives are not available in this area, the new non-residential intensity does not provide a basis for affordable housing but is willing to work with the end user for possible affordable housing opportunities.

3. Allow Charter School as a permitted use and allow commercial uses in Parcel C-7.

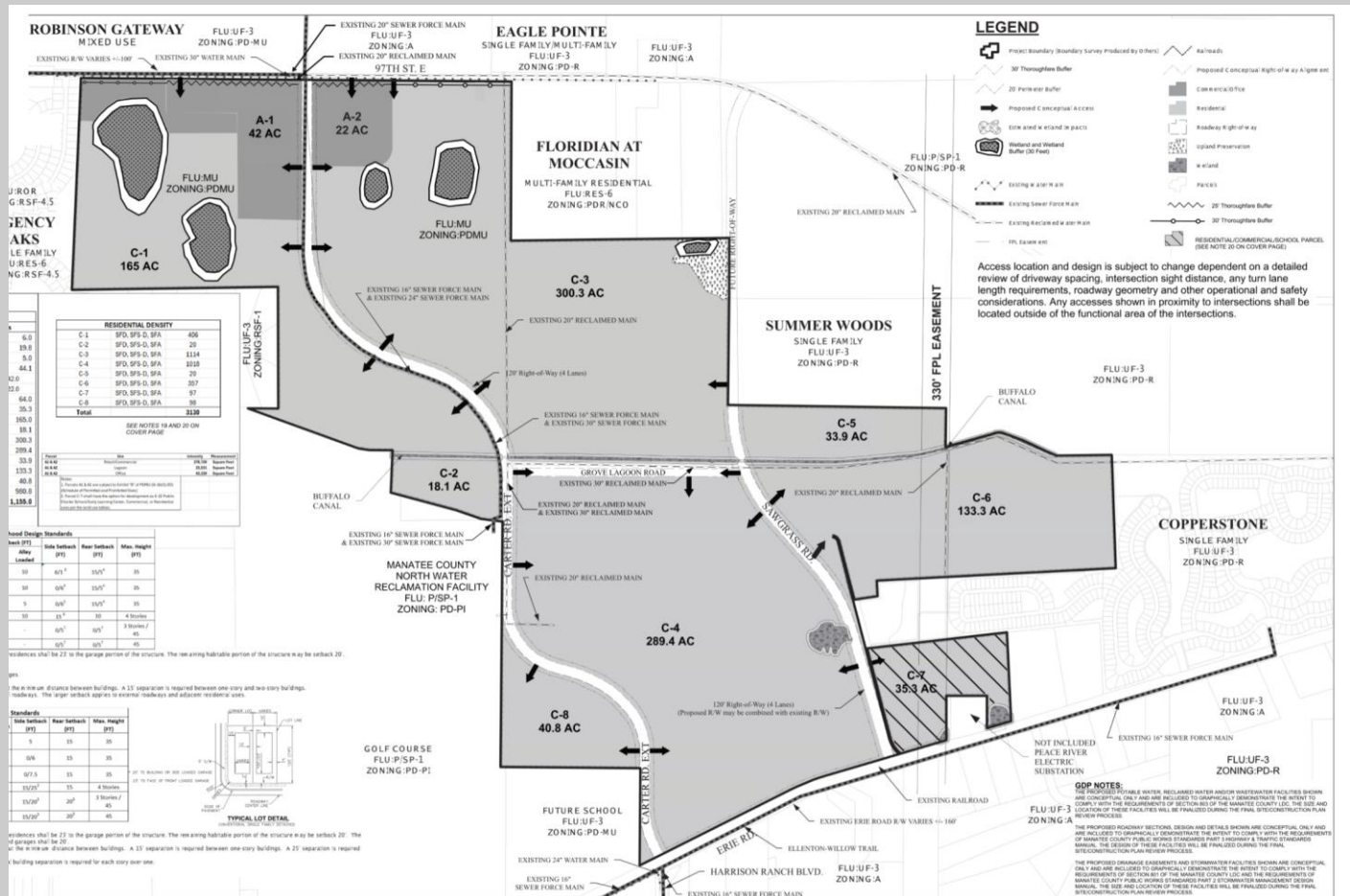
Analysis: The proposed amendment includes the addition of a K-12 public charter school and commercial uses to be permitted in Parcel C-7. This parcel is approximately 35 acres and was previously approved to allow a mixture of 282 dwelling units and density of 8 DU/GA.

SURROUNDING ZONING AND USES

NORTH	A mix of Planned Development Residential, Planned Development Mixed Use, and Agriculture lie to the north of the site, as well as Robinson Gateway DRI.
SOUTH	Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
EAST	Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
WEST	RSF-4.5, RSF-1, the above referenced PD-PI and one parcel of agricultural zoning are located to the west

SECTION 3

PROJECT DETAILS



- The project proposes a total of 22 access points throughout the project site.
- Approximately 19.8 acres of wetlands
- Additional permitted use for a school and commercial uses in Parcel C-7.
- L.2 Condition of approval requires at least 26 acres to be used for parks or recreational areas

SITE DESIGN DETAILS

RESIDENTIAL SETBACKS and MINIMUM LOT SIZES (NO CHANGES)

Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	3,200	32	20/23/15 [2]	10	6/1 [3]	15/5 [4]
Single-family semi-detached	2,300	16	20/23/15 [2]	10	0/6 [5]	15/5 [4]
Single-family attached	2,200	24	20/23/15 [2]	5	0/6 [5]	15/5 [4]
Multi-family	-	-	10	10	15 [6]	10

[1] The front setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet.

[2] Setback to the side loaded garage

[3] Minimum of 7 feet between units

[4] Rear setbacks for units with alley entry garages

[5] Minimum of 12 feet between units

[6] This distance is not a side yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story and two-story buildings

Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	4,950	40	20/23	5	15
Single-family semi-detached	3,700	35	20/23	0/6	15
Single-family attached	2,000	20	20/23	0/7.5	15
Multi-family	-	-	25	15/25 [2]	15

[1] The front yard setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet. The front yard setback for structures with side-loaded garages shall be 20 feet.

[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story buildings. A 25-foot separation is required between two- and three-story buildings.

COMMERCIAL SETBACKS (NO CHANGES)	<u>Traditional Design</u> Front: 40 feet Side: 0/5 feet [1] Rear: 0/5 feet [1] <u>Conventional Design</u> Front: 40 feet Side: 15/20 feet [2] Rear: 20 feet [2] [1] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses [2] When adjacent to residential 10 feet of additional building separation is required for each story over one.
HEIGHT	Traditional & Conventional: • 35 feet for single-family type buildings • 4 stories for multi-family buildings • 45 feet for commercial (3 stories) • 45 feet for office
OPEN SPACE	Required: 20% Provided: 20%
ACCESS	• 3 access points on Moccasin Wallow Road (previous GDP included 4) • 12 access points on Carter Road Extension (previous GDP included 13) • 6 access points on Sawgrass Road (previous GDP included 8) • 1 access point on Erie Road • 1 access point on “EE road” Per the site plan, <i>Access location and design is subject to change dependent on a detailed review of driveway spacing, intersection sight distance, any turn lane length requirements, roadway geometry and other operational and safety considerations. Any access shown in proximity to intersections shall be located outside of the functional area of the intersections.</i>
FLOOD ZONE(S)	Site lies in AE, A, and X-Zone, Panel#12081C0178E & 12081C0179E, effective 3/17/2014
AREA OF KNOWN FLOODING	Project Located in Flood Prone Area: YES Type of Flooding: Rainfall Project Subject to flow reduction: YES; 50% reduction in allowable runoff for Buffalo Canal is required Project subject to OFW: N/A Watershed/Basin: Buffalo Canal Project located within Floodplain and/or Floodway: Property is partially located within the FEMA FIRM 1% annual flood chance (effective date March 17, 2014). Applicable Watershed Studies: 1% annual flood chance delineation identified from Buffalo Canal Watershed Study. Drainage Easements/Access Easements required for existing system(s): Condition (fka Stipulation) is included Impairment: Waters are assessed as impaired when an applicable water quality standard is not being attained. Impaired waters require a total maximum daily load (TMDL) or alternative restoration plan to reduce pollutant loadings and restore the waterbody. Please contact FDEP/SWFWMD regarding impairment and any required net improvement. ROW/Stormwater Reservation/Other: N/A

UTILITIES	POTABLE WATER INFRASTRUCTURE • Existing County 30-inch water main is within the Moccasin Wallow Road right-of-way (ROW)		
	WASTEWATER INFRASTRUCTURE • Existing County 20-inch force main is within the Moccasin Wallow Road ROW • Existing County 16- and 20-inch force mains are within the future Carter Road ROW		
	RECLAIMED WATER INFRASTRUCTURE • Existing County 20-inch reclaim main is within the Moccasin Wallow Road ROW		
COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
Roadway Buffers	30-foot thoroughfare buffers • Moccasin Wallow Road • Erie Road • Carter Road • Sawgrass Road 25-foot thoroughfare buffers • Areas E and EE along Moccasin Wallow Road	Yes	
Perimeter Buffer	20-foot buffers	Yes	
SIDEWALKS			
Sidewalk	There are existing and proposed 5-foot sidewalks throughout the project site	Yes	Will be reviewed at time of Final Site Plan (FSP)
TRANSPORTATION			
Major Transportation Facilities:			
The site is located north of Erie Road and south of Moccasin Wallow Road, and approximately 0.75 miles east of I-75. The project will impact the following existing and proposed roadways, which are adjacent to or nearby the project site:			
Moccasin Wallow Road is an existing two-lane road with a 35-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.			
Erie Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.			
Carter Road is a proposed (and partially existing) four-lane road with a 25-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.			
Sawgrass Road is a proposed (and partially constructed) four-lane road with a 45-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.			

Transportation Link Capacity Analysis

For the plan amendment, the applicant submitted a Land Use Exchange Matrix (LUEM) to show that the impacts potentially arising from the change in the General Development Plan (GDP).

The entitlements under the current GDP consist of:

- ✓ 2,421 single family dwelling units,
- ✓ 580 townhomes
- ✓ 400 multifamily dwelling units,
- ✓ 260,000 square feet of retail, and
- ✓ 35,000 square feet of office

The entitlements under the proposed GDP will consist of:

- ✓ 2,444 single family dwelling units,
- ✓ 686 townhomes,
- ✓ 302,251 square feet of retail, and
- ✓ 43,320 square feet of office

The conclusion of the LUEM analysis indicates that the proposed change will not result in an increase in new external traffic impacts, and therefore, no changes to traffic mitigation are required.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
Moccasin Wallow Road	2750	D	D	F	F
Moccasin Wallow Road	2751	D	D	F	F
Sawgrass Road	4190	C	D	C	C
Sawgrass Road	4192	C	D	C	C
Erie Road	2480	C	D	D	D
Erie Road	2485	C	D	E	E
Carter Road	2275	C	D	F	F
Carter Road	Not Assigned	N/A	D	D	D

NOTE: Level of Service was not submitted as part of the application traffic study. The information shows the first impacted thoroughfares standard, existing and projected level of services. The Land Use Equivalent Exchange Matrix exchange uses keeping the same number of trips distributed in the first impacted thoroughfares unchanged from the previously existing and vested trips.

Access:

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes, CLOS-17-058 for Parrish Lakes DRI # 28 expires on 12/16/2039. **TRAFFIC STUDY REQUIRED:** Yes. The applicant prepared a trip generation comparison/LUEM.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2). Minimum 20% proposed Open Space.

Wetlands:

No change to wetlands proposed with this GDP Modification. 30 foot wetland buffers proposed, consistent with previous approvals.

Uplands and Preservation of Existing Plant Communities:

Total Upland Preservation Area acreage is being reduced from 12.15 acres to 6.0 acres. This proposal however, remains in compliance with the previously approved DRI 17-36 Condition (fka Stipulation) B.(11) which requires a minimum of 5.6 acres along the eastern project boundary.

Endangered Species:

There was no updated threatened and endangered species survey requested for this GDP Modification. An updated survey will be provided at the time of the Preliminary Site Plan (PSP)/FSP submittal.

Trees and Landscaping:

No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2).

Tree Removal and Replacement will be reviewed with PSP and FSP, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Moccasin Wallow Road / Commercial)	10 feet	25-30 feet	LDC Section 701.4.B.2
Roadway Buffer (Moccasin Wallow Road / Residential)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Sawgrass Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Carter Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Erie Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Grove Lagoon Road)	20 feet	20 feet	LDC Section 402.7.D.1
Greenbelt/Perimeter Buffer	15 feet	20 feet	LDC Section 402.7.D.5

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

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

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 402.10 – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PLANNED DEVELOPMENT COMMERCIAL

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 401.5, 402.6, 402.7, 402.10, and 402.11. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish Conditions of Approval (fka Stipulations) to be adopted for Planned Development zoning districts.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	A Neighborhood Workshop was held April 20, 2026
Workshop Format	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2402-0065)
Citizen Attendees	19
Sign-In Sheet	None provided
Summary	See attachment #8
Issues, Suggestions, and Concerns	See attachment #8
Mail Notice	
Workshop Signage	6 signs posted

Analysis: The neighborhood workshop summary can be found in the attachments.

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

A. Adjacent to Single Family Development.

- 1. Additional Building Setback Required.**
- 2. Six-foot solid, decorative wall Required.**

Analysis: Any proposed building height above three stories adjacent to single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

B. Through Special Permit or Planned Development.

- 1. Height shall not adversely affect surrounding development or waterfront vistas.**
- 2. Buildings shall have varied setbacks of at least 3 feet in depth every 75 horizontal feet.**
- 3. Proposed building(s) shall have an articulated roofline (Figure 4-4-),**
- 4. Main entrance to the building shall face the street and site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.**
- 5. Building materials shall be complementary with the adjacent existing construction.**

Analysis: Any proposed building height above three stories adjacent to zoning districts other than single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

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

Analysis: The Parrish Lakes project site consisting of approximately 1,155 acres has been partially developed and some areas have completed construction. PDMU-16-16(G)(R2) approved the reallocation of the total number of residential and non-residential uses. In previous approvals Parrish Lakes was reviewed for physical characteristics involving suitable tract development, flood hazard, stormwater, and environmental concerns.

The current request to decrease residential entitlements and increase non-residential entitlements is occurring on lands that have been previously improved and allocated for development. The change in dwelling unit types does not create any incompatibility with surrounding residential land uses and does not permit any new type of dwelling unit. The proposal includes possible school and commercial uses in Parcel C-7 southeast of the overall project site. A school is considered a residential support use and as such it is a supportive component of the surrounding residential community. The possible inclusion of commercial uses in Parcel C-7 will also provide support for Parrish Lakes and the surrounding communities.

B. Relation to Public Utilities, Facilities and Services.

Analysis: There are existing connections to County potable, sewer, and reclaimed water mains that have been reviewed and will have available capacity at time of project completion. Per the School Report, there is anticipated school capacity available within the School Service Area (SSA) or contiguous SSA. In addition, there is an approved Certificate Level of Service (CLOS) for PDMU-16-16(G)(R2) (17-058) that expires on December 16, 2039.

C. Relation to Major Transportation Facilities.

Analysis: The project is located on the south side of Moccasin Wallow Road and the north side of Erie Road, two major County thoroughfares. There are two partially constructed thoroughfares (Carter Roadway Extension and Sawgrass Road) running north and south through the project that connects Moccasin Wallow Road and Erie Road. There are proposed Capital Improvement Projects on Moccasin Wallow Road expected to be partially funded by the State. These projects would widen Moccasin Wallow Road in three segments to improve Level of Service for multiple projects in the area.

D. Compatibility.

Analysis: The applicant provided an analysis of 10 developments in the area that equated to an average density of 3.21 DU/GA, with the majority of them ranging between 1.64 and 2.63 DU/GA. This project proposes a decrease from 3.28 to 3.08 DU/GA remains consistent with the development densities in the surrounding area. Although there is a change in the number of types of residential uses there are no new residential unit types proposed. The project is also proposing the possibility of a K-12 public charter school or early learning center in Parcel C-7, acting as a support use to the residents in and around Parrish Lakes. The LDC defines compatibility as “a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.”

E. Transitions.

Analysis: The northwestern portions of the project site adjacent to larger single-family lots were platted in July and October 2024; these are partially constructed. The southwestern portion of the project site (previously Phase II) is adjacent to Buffalo Creek Golf Course and Manatee County Water Treatment Facility. The other areas to the east consist almost entirely of PDR with single-family detached residential dwelling units.

F. Design Quality.

Analysis: There are no changes to the previously approved development standards that propose varying bulk and dimensional standards for traditional and conventional neighborhood designs. A 20-foot roadway buffer is proposed along Grove Lagoon Road. The applicant provides a 30-foot roadway buffer along thoroughfares when a 20-foot buffer is required. As previously Conditioned (fka Stipulation L.2) the project is required to provide 26 acres of on-site parks.

G. Relationship to Adjacent Property.

Analysis: A pond creates additional buffering along the westernmost portion of the project boundary adjacent to Regency Oaks. Additional ponds buffer other areas of Parrish Lakes and Regency Oaks with only a small portion of the lots directly abutting each other.

H. Access.

Analysis: The main access points along Erie Road and Moccasin Wallow Road have not changed. The western Moccasin Wallow Road access has been constructed, as well as Sawgrass Road that the project proposes to tie into.

I. Streets, Drives, Parking and Service Areas.

Analysis: All streets, drives, parking, and service areas will be required to comply with the applicable Manatee County requirements. At the time of the PSP/FSP review, a detailed analysis shall be conducted to ensure compliance.

J. Pedestrian Systems.

Analysis: All pedestrian systems shall comply with LDC § 1001.6.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic or archaeological features on site aside from Buffalo Creek Canal (8MA1445).

L. Density/Intensity.

Analysis: The amendment proposes to decrease the density from 3.28 DU/GA to 3.08 DU/GA. Provision D.5.9 limits the current maximum density to 3 DU/GA, but the maximum allowable density in the MU FLUC, without such restrictions permits up to 30 DU/GA. The maximum 3 DU/GA includes the entire 1,155 acre site and does not calculate GDP density/intensity within the designated commercial and residential areas. If the entire site was used to calculate proposed density it would result in a gross density of 2.7 DU/GA. As previously mentioned, the proposed decrease of 0.20 DU/GA remains consistent with the surrounding developments. The proposed

amendment keeps the maximum proposed FAR at 0.12 with an additional 16.5 acres permitted for non-residential use in Parcel A-1. For further analysis, see Section 5 of this staff report.

M. Height.

Analysis: Setbacks for traditional and conventional neighborhoods are as follows:

- 35 feet for single-family type buildings
- 4 stories for multi-family buildings
- 45 feet for commercial (3 stories)
- 45 feet for office

N. Fences and Screening.

Analysis: Any fencing or screening for structures adjacent to residentially zoned districts shall be in compliance with LDC § 401.5 – Building height Compatibility.

O. Yards and Setbacks.

Analysis: The yards and setbacks vary between the traditional and conventional neighborhood design standards, type of residential unit, and commercial/office uses. For detailed yard and setback information, see Section 3 of this staff report above.

P. Trash and Utility Plant Screens.

Analysis: Trash and utility plant screens shall comply with all applicable Manatee County standards. A detailed review for compliance shall occur at the time of the PSP/FSP submittal.

Q. Signs.

Analysis: All proposed signs shall be in accordance with LDC Chapter 6 – Signs.

R. Landscaping.

Analysis: There is no change in previously approved landscaping requirements. All landscaping shall be designed in compliance with LDC § 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: There are no changes from the previously approved Zoning Ordinance regarding mixed-use development in designated entranceways.

T. Environmental Factors.

Analysis: See Environmental Information in Section 3 of this staff report.

U. Rights-of-Way and Utility Standards.

Analysis: All ROWs and utility standards shall comply with all applicable Public Works Standards Manuals requirements.

V. Stormwater Management.

Analysis: All stormwater management shall comply with LDC § 801 and other applicable County standards.

W. Consistency with Comprehensive Plan.

Analysis: The proposed GDP and DRI amendment may demonstrate consistency with the goals, objectives, and policies of the Manatee County Comprehensive Plan. See Section 5 of this staff report for detailed analysis on applicable Comprehensive Plan Policies.

X. Other Factors.

Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.

Analysis: All proposed site planning has been previously reviewed for development orientation, negative impacts, and buffer requirements. There are no changes to the approved components analyzed in this Section, only changes to the dwelling unit types and number of those units. Additional evaluation shall be conducted at the time of the subsequent PSP/FSP submittal.

B. Landscaped Open Space and Pervious Area Requirements.

Analysis: There is no change to the previously approved open space or pervious area requirements. All landscaping is in compliance with LDC § 701.

C. Frontage and Accessibility.

Analysis: The project proposed numerous access points from existing major thoroughfares as well as the proposed thoroughfares, that will be constructed within the project.

D. Neighborhoods.

Analysis: No changes to approved focal points are being proposed with this GDP amendment. The initial approval was analyzed for adequate interconnectivity between individual subdivisions and neighborhoods, as well as the commercial and recreational components of the Parrish Lakes development.

E. Greenbelts.

Analysis: Adequate greenbelt buffers were approved with the previous GDP; there are no proposed changes to with this Amendment.

F. Traffic Circulation.

Analysis: Roadways have been provided throughout the project site to allow for adequate traffic circulation.

G. Yards and Setbacks.

Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

H. Minimum Lot Width.

Analysis: For minimum lot width information, refer to the Site Design Details located in Section 3 of this staff report.

I. Building Height.

Analysis: For building height information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.10.D – PLANNED DEVELOPMENT OFFICE

1. Intensity

Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. Yards and Setbacks.

Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.11.D – PLANNED DEVELOPMENT COMMERCIAL

1. Intensity.

Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. Yards and Setbacks.

Analysis: For yards and setbacks information, refer to the site design details located in section 3 of this staff report.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Mixed Use (MU) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Nine (9) dwelling units per acre for properties located within the CHHA or CEA.

Twelve (12) dwelling units per acre.

Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component. Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

Minimum gross residential density:

7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:

Twenty dwelling units per acre.

Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.

Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).

2.0 inside the UIRA.

Policy 2.2.1.21.4. Other Information:

(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.

(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.

(1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).

(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);

- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.

(d) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: All uses previously approved and proposed with the current amendment are permitted within the MU FLUC. The project is not proposing a density/intensity above what is permitted in the MU FLUC. In addition, the previously approved development is still located adjacent to an arterial roadway, remains consistent with large project development, provides a mixture of uses, and contains access points from more than one roadway classified on the Major Thoroughfare Map Series. After the current level of review required at GDP submission, the proposed application may be found to be consistent with the applicable policies, goals, and objectives of the Manatee County Comprehensive Plan.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

Analysis: Parrish Lakes is an existing mixed-use development and has previously been analyzed for compatibility. The proposed density of 2.7 DU/GA over the entire project site, or 3.08 DU/GA over the residential portion of the project, is well below the permitted maximum of 30 DU/GA in the MU FLUC. In addition, the surrounding developments' densities range from 0.87 DU/GA to 7.2 DU/GA, with an average density of 3.21 DU/GA.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB (see Map M and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).

Analysis: Parrish Lakes is an approved project located west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and non-residential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: As previously mentioned, Parrish Lakes is a previously approved and partially constructed development. The mixed-use developments surrounding the project site can be found to be compatible with existing and proposed development. Similar lot sizes, densities, and uses can be located within the surrounding area.

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment are planning efforts when applicable in areas which are internal to or are contiguous expansions of the built environment.

Analysis: The proposed increase in residential dwelling units occurs in a partially built-out development. This limits urban sprawl by promoting concentrated development where previously improved infrastructure and investment have occurred and discouraging new development to the east.

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

- consideration of existing development patterns,
- types of land uses,
- transition between land uses,
- density and intensity of land uses,
- natural features,
- approved development in the area,
- availability of adequate roadways,
- adequate centralized water and sewer facilities,
- other necessary infrastructure and services,
- limiting urban sprawl,
- applicable specific area plans.

Analysis: The types of land uses, existing development pattern, and densities in the areas adjacent to the project site remain consistent with the proposed amendment. As previously stated, the project may limit urban sprawl through the continued concentration of development within the project site. Infrastructure capacity for water, sewer, roadways, and services has been reviewed and will be available at time of project completion. In addition, Condition L.2 in the accompanying Zoning Ordinance requires 26 acres of recreational areas or parks serving as natural features to be located within the project.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.

Analysis: The project previously proposed, and continues to propose adequate roadway, landscape, and wetland buffers throughout the development site. The project provides separate design standards for traditional and conventional residential neighborhoods. These design standards vary in setbacks, minimum lot size, and maximum proposed height, all of which have been approved with no proposed changes.

Objective 2.10.4. - Locational Criteria and Development Standards.

Analysis: Although there are four activity nodes located at the intersections of Erie Road, Moccasin Wallow Road, Carter Road, and Sawgrass Road, the MU FLUC does not require compliance with the commercial locational criteria found in Objective 2.10.4. However, commercial development is located on a thoroughfare as required by Policy 2.10.3.

SECTION 6

POSITIVE ASPECTS

- The changes proposed with this amendment maintain compatibility with surrounding residential uses.
- The amendment proposes a school within the project.
- The modification to the GDP will not result in an increase in new external traffic impacts. (Transportation)

NEGATIVE ASPECTS	
The school trips and impacts are not included in the LUEM and therefore have not been analyzed with this application. (Transportation)	
MITIGATING MEASURES	
A new traffic study for the school use shall be required at time of the school site plan submittal.	

SECTION 7	
SPECIFIC APPROVAL REQUESTS	
No Specific Approvals are requested with this application	

SECTION 8	
CONDITIONS OF APPROVAL (FKA STIPULATIONS)	
See attached Zoning Ordinance	

ATTACHMENTS
- Staff Report Maps and Aerials - General Development Plan - Traffic Study - Concurrency Deferral Form - Environmental Narrative - Affidavit of Publishing - Strikethrough Underline Ordinance PDMU-16-16(G)(R2) - Neighborhood Workshop Summary - Public Comment



Public Comment

Submitted On: May 28, 2026, 02:27PM EDT

Manatee County Government

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	June 04, 2026
Topic/Agenda Item	Parrish Lakes
Comment	Totally against dwelling units from 3,465 to 3,807 and removing first five year limitations (ending in 2025) Parrish has become a place to put as many home as can fill up woods and wet lands it is horrible what county has allowed to happen to a once place for wildlife and homes with acres. Less is more and greed is what is happening! Do not want to be Tampa! Railroad track was bought by county to make an nature trail that is a joke! Now that you need to widen erie rd us it and don't take anymore from people who live on it! We don't want a natural trail with houses and road ways to look at. Stop and have feeling what if it was happening to you ?



Public Comment

Manatee County Government

Submitted On:
Sep 11, 2026, 01:51PM EDT

Full Name	First Name: tonya Last Name: byerley
Email	PCouch59@verizon.net
Which meeting is this public comment for? (Please select date of meeting)	September 17, 2026
Topic/Agenda Item	Parrish Lakes
Comment	No more building, No extending Sawgrass Road, on Amending ordinance PDMU-16-16 (G)(R3) and Ordinance 26-15 ! Stop! Parrish needs more open spaces to much building because of Greed!

From: peter wallis <peter.wallis.eng@gmail.com>

Sent: Thursday, September 10, 2026 4:48 PM

To: Jay Stearman <jay.stearman@mymanatee.org>

Subject: Re: PDR-04-39(G)(R4) - CONCESSION PHASE VI - PLN2603-0145

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Mr. Stearman

Thank you for your quick response and explanations.

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

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

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

Peter

Peter Wallis and Associates - Structural Engineers

8470 Enterprise Circle - Suite 300

Lakewood Ranch, Florida, 34202

941-907-9192 - Office

941-323-2112 - Cell

peter.wallis.eng@gmail.com

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

Good afternoon Peter,

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

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

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

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

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

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

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

Thank you,

Jay Stearman | Planner I

Manatee County Government

Development Services Department

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

Office Location: [9000 Town Center Pkwy, Lakewood Ranch, FL 34202](#)

[941-748-4501](#) ext. 3477

mymanatee.org

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

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Mr. Stearman

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

1. The amendment indicating the two proposed residential properties abuts my property in Panther Ridge - Foxwood. I would appreciate seeing their proposed drainage for these lots as currently in every major rain event those properties and the adjacent lake flood and the water backflows onto my property. Putting structures on those properties and reducing the pervious material will undoubtedly make matters worse.
2. The Concession previously was granted permission to build on 16 or 17 lots on the "Rail Trail" adjacent to SR 70 to the east of Lindrick Lane (PDR-04-39(G)(R3)). We were told this was the final permissible amendment and that all previous lots to the west of Lindrick Lane had been relocated to this new eastern parcel and that no more lots within the Concession would be permissible. To that end the map provided does not indicate where the reallocation is taking the two lots away from nor does it clearly indicate where the alternate second means of access west of tract 801 is being removed.

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

--

Peter Wallis and Associates - Structural Engineers

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