



October 15, 2026 - Planning Commission

Subject

Updates to Agenda - October 14, 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 10/14/2026) for the meeting of 10/15/2026 9:00 AM
- October 15, 2026 - Planning Commission

E. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

**Item 4. 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- Revised Staff Report and Agenda memo in
strikethrough/underline format.**

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board RecordsN/A

Cost and Funds Source Account Number and NameN/A

Amount and Frequency of Recurring CostsN/A

Planning Commission: 10/15/2026

PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC- SCHOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDMU-23-27(Z)(G) by requesting approval of a modification to the previously approved a General Development Plan: 1) adding approximately 192,649 square feet to the maximum allowable intensity of nonresidential uses of approximately 768,398 square feet for the entire proposed development; 2) reducing 100,000 square feet from the previously approved addition of 150,000 square feet in the approximately School area (Area B – approximately 11 acres) and allocating the 100,000 square feet to the Commercial/RV (Area C – approximately 20 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/RV (Area C – approximately 20 acres) for a maximum of 624,899 square feet should development on overall site not reach the maximum intensity of nonresidential uses; 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A); and 5) limiting possible warehouse and outdoor storage uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C), the total property being approximately 35.28 acres and generally located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, and commonly known as 202 13th Avenue E, Bradenton (Manatee County); retaining without modification of the approved Schedule of Permitted and Prohibited Uses as previously voluntarily proffered by the applicant and attached herein as Exhibit B; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 9/17/2026 & 10/15/2026

Board of County Commissioners: 10/08/2026 & 11/19/2026

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 standards for review in the Manatee County Land Development Code, as conditioned herein, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance No. PDMU-23-27(G)(R); and **APPROVAL** of the requested amendment to the General Development Plan with Conditions of Approval A.1-A.11; B.1-B.4; C.1-C.54; D.1; and E1-E.3.

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 standards for review in the Land Development Code, as conditioned herein, I move to recommend **DENIAL** of Manatee County Zoning Ordinance PDMU-23-27(G)(R); **DENIAL** of the requested amendment to the General Development Plan.

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

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PDMU-23-27(G)(R) / PLN2510-0160
PROJECT NAME	Bradenton Crossings
SECTION / TOWNSHIP / RANGE(S)	36 / 34S / 17E
PARCEL ID / ADDRESS	4633200003; 202 13th Avenue East, Bradenton, FL 34208
GENERAL LOCATION	Southeast quadrant of the intersection of US 301/US 41 and 13th Ave E in Bradenton (Manatee County)
ACREAGE	35.28 acres
OWNERS / APPLICANT / AGENT	Owner: Jack 95, LLC; Rosy 95, LLC; Peter 74 Oak, LLC; TCG BT, LLC; SchoolOfHardKnocks, LLC; DSHC Transitions 006, LLC; DSHC Enterprises, LLC; <i>DBA Team Success</i> Applicant: Jack Tucker Agent: Marshall Robinson
FUTURE LAND USE CATEGORY	Retail/Office/Residential (ROR)
ZONING	Planned Development Mixed-Use (PDMU)
PROPOSED USES <i>(Schedule of Permitted and Prohibited Uses unchanged)</i>	Area A only: Maximum 4-story, 125-room hotel, commercial/retail, medical and professional offices Area C only: RV Park Areas A and C only: warehouse, outdoor storage,
INTENSITY	Maximum Permitted: 1.0 FAR (1,536,797 square feet) (mixed-use); 238 RV spaces: 12 per acre at 19.86 acres Proposed: 0.5 FAR (768,398 square feet), 238 RV spaces (previously approved)
OVERLAYS/SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUESTS	There are no new specific approvals requests, and the two, approved [from Ord. PDMU-23-27(Z)(G)] requests carry over with this request for a GDP amendment
NEIGHBORHOOD WORKSHOP	Yes; See review criteria analysis for LDC Section 312.6 in Section 4 of this Staff Report
CASE MANAGER	Jay Stearman, Planner I

SECTION 2 MAPS & DISCUSSION

History

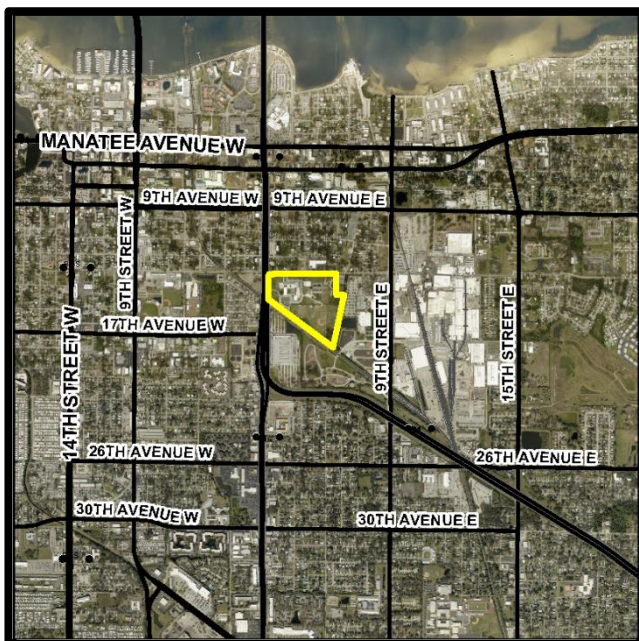
The 35.28 acre property is generally located at the southeast quadrant of the intersection of US 301/US 41 and 13th Avenue East in Bradenton. The property is surrounded by City of Bradenton to the north, east, and west. The CSX railroad track runs along the southern property line.

The 1989 Comprehensive Plan shows the property within both the Industrial Light (IL) and the Industrial Urban (IU) Future Land Use Categories. The 1990 Zoning Map shows the property zoned Planned Development Public Interest (PDPI). In 2006, the property was owned by the Manatee County School Board and was subject to a County-Initiated Comprehensive Plan Amendment which changed only the lands in the IL Future Land Use Category to Public-Semi-Public (2) (P/SP(2)). In 2009, the property was subject to a county-initiated rezone to Planned Development Public Interest (PDPI) from Light Manufacturing (LM), Neighborhood Commercial – Small (NC-S), and Planned Development Urban Industrial (PDUI), subject to the Ordinance PDPI-06-46 and the companion General Development Plan (GDP) for a number of existing uses and facilities, including two elementary and one middle charter schools, office facilities for the Coalition for Homeless, a Head Start pre-school (a Federal program), Police Athletic League staff and offices and athletic facilities.

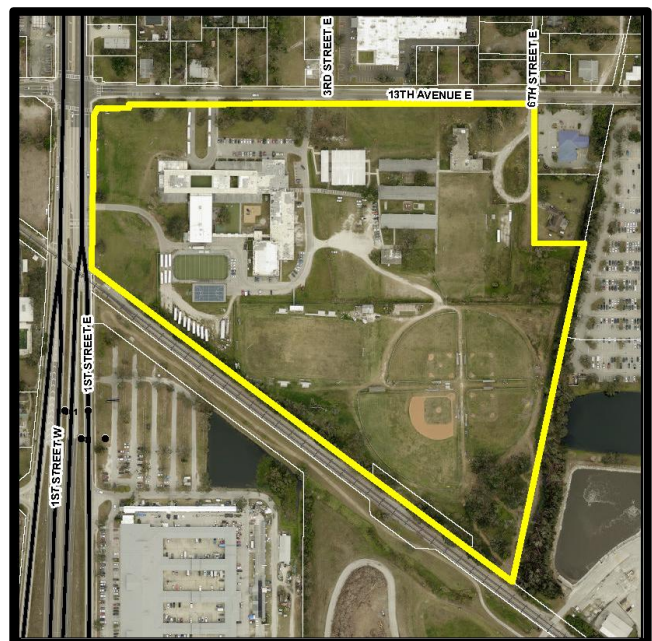
In 2024, a privately-initiated small-scale comprehensive plan amendment was approved (PA-13-13/Ord. 24-09) to change the Future Land Use Category (FLUC) from Major Public/Semi-Public (2) (P/SP(2)) and Industrial Urban (IU) to Retail/Office/Residential (ROR). Concurrently, the property was rezoned to PDMU, subject to Ordinance PDMU-23-27(Z)(G) and the companion GDP for 150,000 square feet to expand the existing charter school on approximately 11 acres, 332,250 square feet of commercial/retail and office uses on approximately 4.42 acres, and a recreational vehicle park on approximately 19.86 acres with a total of 238 units. With the last GDP approval, two specific approvals were granted for an alternative to LDC Section 402.9.D.3.b, allowing (1) the reduction of the perimeter buffer along the streets abutting the RV park from 50 to 20 feet when adjacent to the parking lot and community center; and (2) the reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence.

Current uses on the project site are a public charter school called “Team Success, A School of Excellence” (“Team Success”) and sport facilities which the Police Athletic League uses for youth sport programs.

Maps:



Aerial Map



Aerial Map (Magnified)

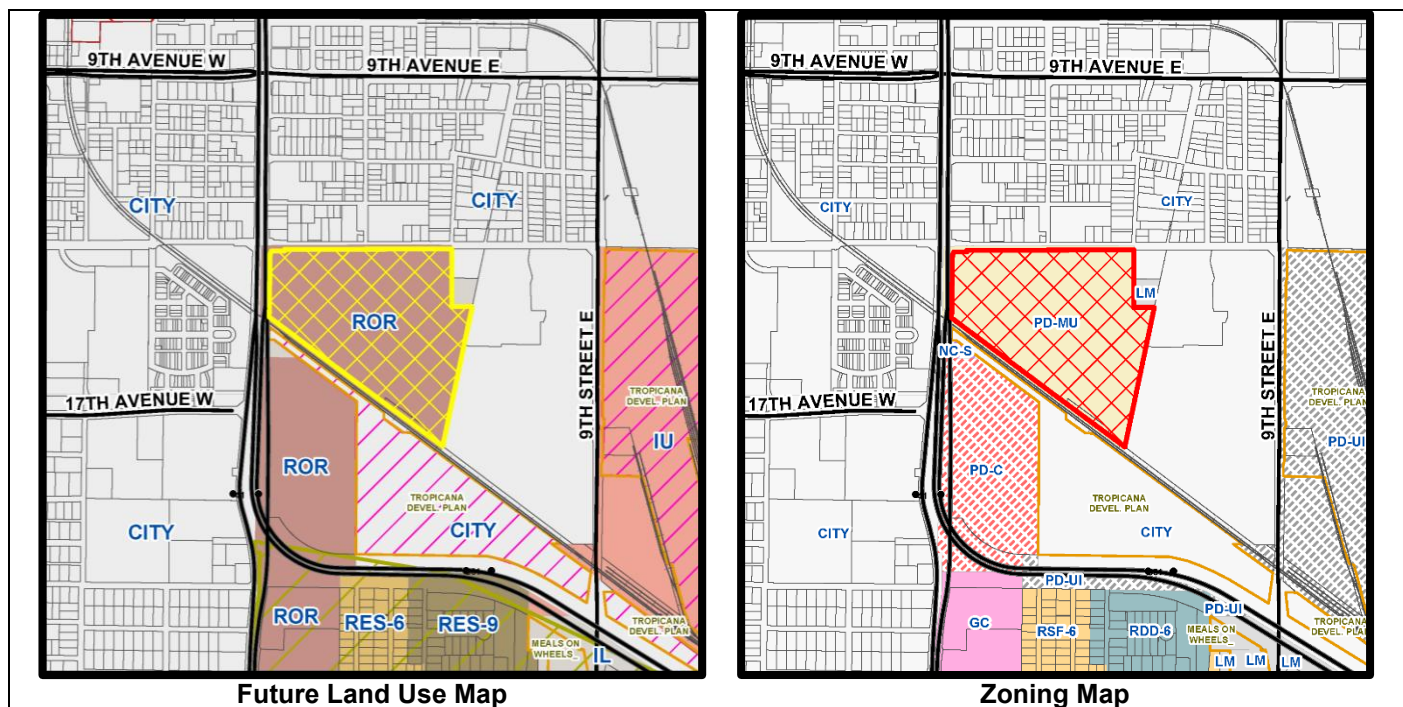


Image Source: Manatee County GIS

Request

The applicant is requesting an amendment to the approved GDP and Zoning Ordinance to allow for an increase of nonresidential square footage from a maximum of 575,749 square feet (0.375 FAR) to 768,398 square feet (0.5 FAR) which is a 192,649 square foot increase in intensity. Regarding entitlement and permitted uses, the site is currently split into three distinct areas: Commercial/Retail/Office (4.42 acres) on the west side of the property along US 301/S Tamiami Trail, the school site (11 acres) in the central-north area of the site along 13th Avenue East, and the commercial/RV area (19.86 acres) on the east side of the property. While there are no modifications to the area boundaries and the Schedule of Permitted and Prohibited Uses with this application, the following amendments to uses and entitlements within each district are proposed:

- 1) increasing the total intensity of nonresidential uses by 192,649 square feet for a total of 768,398 square feet.
- 2) reducing 100,000 square feet from the previously approved school site intensity of 243,499 square feet.
- 3) adding 100,000 square feet from the School area (B) to the previously approved 322,250 square feet in the Commercial/RV area (C).
- 4) allocating the remaining requested 192,649 square feet of increased intensity to the Commercial/RV area as well as any remaining allowed square footage from the Commercial/Retail/Office area should development on that site not reach the maximum. The total maximum square footage for area (C) will be 624,899 square feet.
- 5) limiting a maximum 4-story, 125-room hotel, medical and professional office, and commercial/retail uses to the Commercial/Retail/Office area (A).
- 6) limiting warehouse and outdoor storage uses to both the Commercial/Retail/Office area (A) and the Commercial/RV area (C).

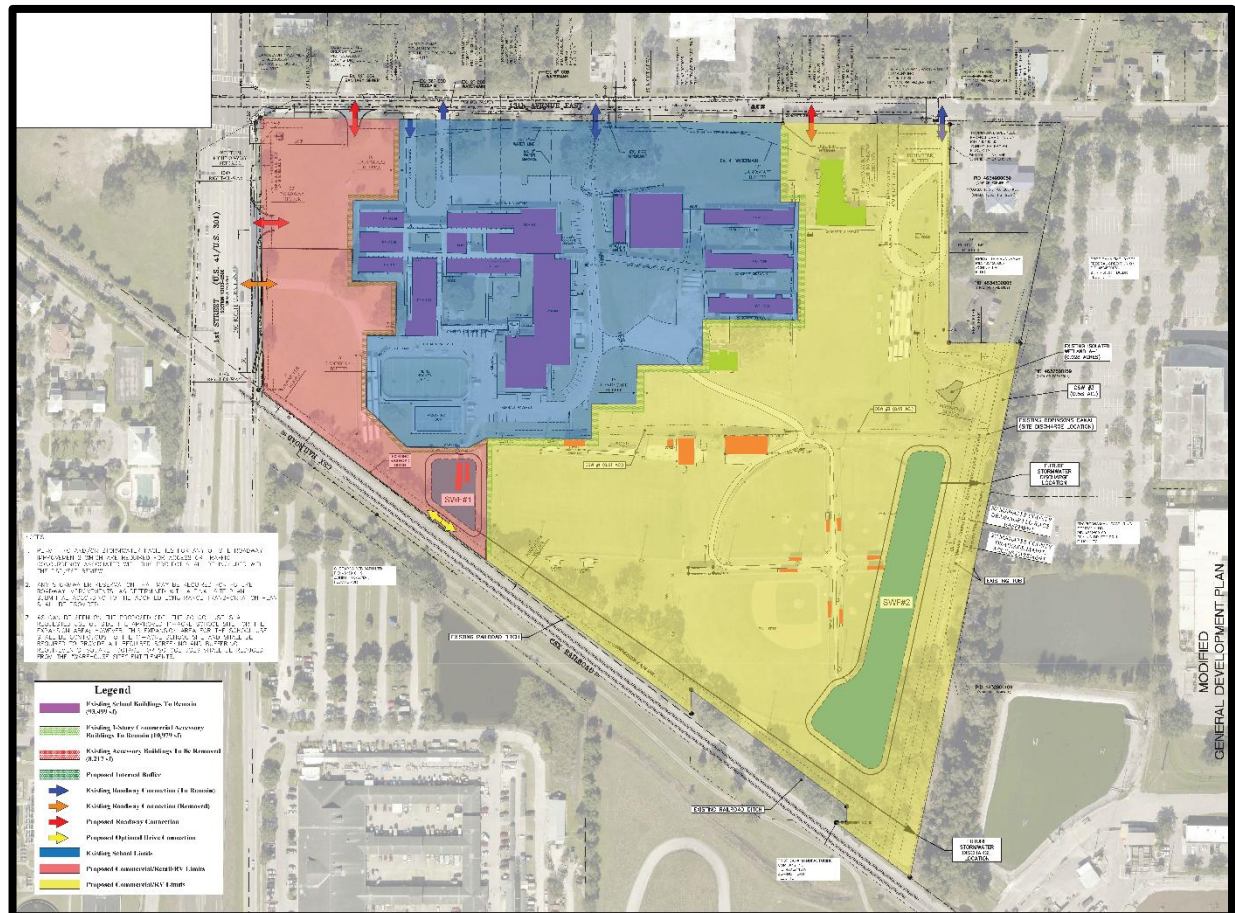
SURROUNDING USES AND ZONING

NORTH (City of Bradenton)	Single family residential, offices and vacant / Urban Center, and General Urban Open (City of Bradenton Zoning Districts)
SOUTH	Commercial (Red Barn Flea Market) and Light Industrial (Tropicana Manufacturing CO) across the CSX Railroad track.

EAST (City of Bradenton)	Bank with drive-thru, one single-family home zoned LM, Offices (BEALLS Inc. and Tropicana Manufacturing Co.) and Industrial (City of Bradenton Zoning District).
WEST (City of Bradenton)	Vacant and residential uses, across US 301/US41 / Urban Center and General Urban Open (City of Bradenton Zoning Districts)

SECTION 3 PROJECT DETAILS

GENERAL DEVELOPMENT PLAN



The site plan shows:

- The existing Public Charter School site on 11 acres. 100,000 square feet of school use potential is being transferred to retail/commercial/office uses.
- A commercial/retail/office area to the west on 4.42 acres to include a maximum 4-story, 125-room hotel and a maximum of 432,250 square feet of non-residential use.
- A commercial and Recreational Vehicle Park area on 19.86 acres for a total of 238 RV sites and additional uses, with a maximum of at least 192,649 square feet of non-residential use.
 - This portion of the project site may utilize part of the total commercial square footage which does reach the maximum on the 4.42 acres eastern commercial site.
- One right-in/right-out access to US 41/301, and six access points on 13th Avenue East.

<p>SETBACKS REQUIRED</p>	<p>As proposed in the GDP:</p> <p>Commercial District</p> <ul style="list-style-type: none"> • Front (Required and proposed): <ul style="list-style-type: none"> ○ Thoroughfare: 30 feet ○ Local Road: 35 feet • Side (Required and proposed): 15 feet • Rear (Required and proposed): 20 feet • Waterfront: 30 feet • Minimum building separation: 15 feet <p>RV District</p> <ul style="list-style-type: none"> • Front: 50 feet (20 feet via specific approval) • Side and rear: 15 feet required (10 feet between RV and school via specific approval), 20 feet proposed abutting single-family home. <p>RV Lots</p> <ul style="list-style-type: none"> • Front (Required and proposed): 5 feet • Side (Required and proposed): 5 feet • Rear (Required and proposed): 5 feet 		
<p>MINIMUM LOT SIZE/WIDTH REQUIRED</p>	<p>RV Lot: 1,600 square feet (32 feet x 50 feet)</p>		
<p>MAXIMUM HEIGHT ALLOWED</p>	<ul style="list-style-type: none"> • Hotel, all uses on Commercial/RV site: 4 stories • Uses on Commercial/Retail/Office site: 3 stories 		
<p>OPEN SPACE</p>	<table border="1"> <tr> <td>Required: 20% (7.06 acres)</td><td>Provided: 20% (7.06 acres)</td></tr> </table>	Required: 20% (7.06 acres)	Provided: 20% (7.06 acres)
Required: 20% (7.06 acres)	Provided: 20% (7.06 acres)		
<p>ACCESS</p>	<ul style="list-style-type: none"> • One right-in/right-out access to US 41/301 • Six access points on 13th Avenue East 		
<p>FLOOD ZONE(S)</p>	<p>Site lies in Flood Zone X, Panels #12081C0302F and #12081C0306F effective 8/10/2021.</p>		
<p>AREA OF KNOWN FLOODING</p>	<p>Project Located in Flood Prone Area: Yes Type of Flooding: Rainfall Project Subject to flow reduction: No Project subject to OFW: No Watershed/Basin: City of Bradenton Watershed Study/Wares Creek sub-basin Project located within Floodplain and/or Floodway: Project is not located in the FEMA FIRM 1% annual chance flood hazard area. Project area is in the 1% annual chance flood hazard area, 24-hour floodplain as delineated per County by the associated watershed study. Drainage Easements/Access Easements required for existing system(s): Refer to Final Design Comments. Drainage Flowage and Maintenance Access Easements shall be required for all public runoff conveyances. Manatee County is only responsible for maintaining the free flow of drainage through these systems.</p>		
<p>UTILITIES</p>	<p>All adjacent utilities are owned and maintained by the City of Bradenton. Any new connections will need to be coordinated through the City of Bradenton.</p>		

TRANSPORTATION

Transportation Link

For this GDP amendment request, the applicant did not submit a new traffic study. However, a stipulation to include a cumulative trip generation with each new Preliminary Site Plan/Final Site Plan will be submitted to ensure that the total number of trips will not exceed 1,247 net PM peak hour trips. This number of trips represents a reduction of 25% from the number of trips calculated under the currently approved General Development Plan (PLN2305-0094).

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/ PROJECT)
US 41	3320	D	C	C	D
9 th Street East	1100	D	C	C	D

Access

As the County has repealed transportation concurrency and implemented 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)

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP but must be issued by Final Site Plan approval.

OTHER CONCURRENCY COMPONENTS

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 Final Site Plan.

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 20% (7.06 acres) (LDC Section 402)

Provided Open Space: 20% (7.06 acres)

Wetlands:

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:		0.028			
Proposed Impact Acreage:		0.028			
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Justification for Impact

Wetland B	0.028	0.028	Herbaceous Wetland (FLUCCS 640)	N/A	Due to size and surrounding environment. Wetland impact considered de minimis
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Pursuant to Ch. 3.2.2.1 of Part B, Basis of Review for the Southwest Florida Water Management District. The wetland is too small and isolated to require wetland impact compensation. Due to the low quality, surrounding area, and size of the wetland. Staff does not see the impact as a negative aspect.

Uplands:

Per the Environmental Narrative provided by Gause and Associates, Inc. (January 2026, Revised March 2026, Revised May 2026) the subject site is comprised of Institutional (FLUCFCS 1700; 21.5 acres), Recreational (FLUCFCS 1800; 12.7 acres), Herbaceous Wetland (FLUCFCS 640; 0.028 acre), and Other Surface Water (FLUCFCS 530; 0.948). There are no native upland habitats on site.

Preservation of Existing Plant Communities:

Per the Environmental Narrative provided by Gause and Associates, Inc. The proposed development, as a whole, is not expected to have any significant adverse effects on wildlife or their habitat.

Endangered Species:

Per the Environmental Narrative provided by Gause and Associates, Inc. No listed species are expected to utilize the site.

Trees and Landscaping:

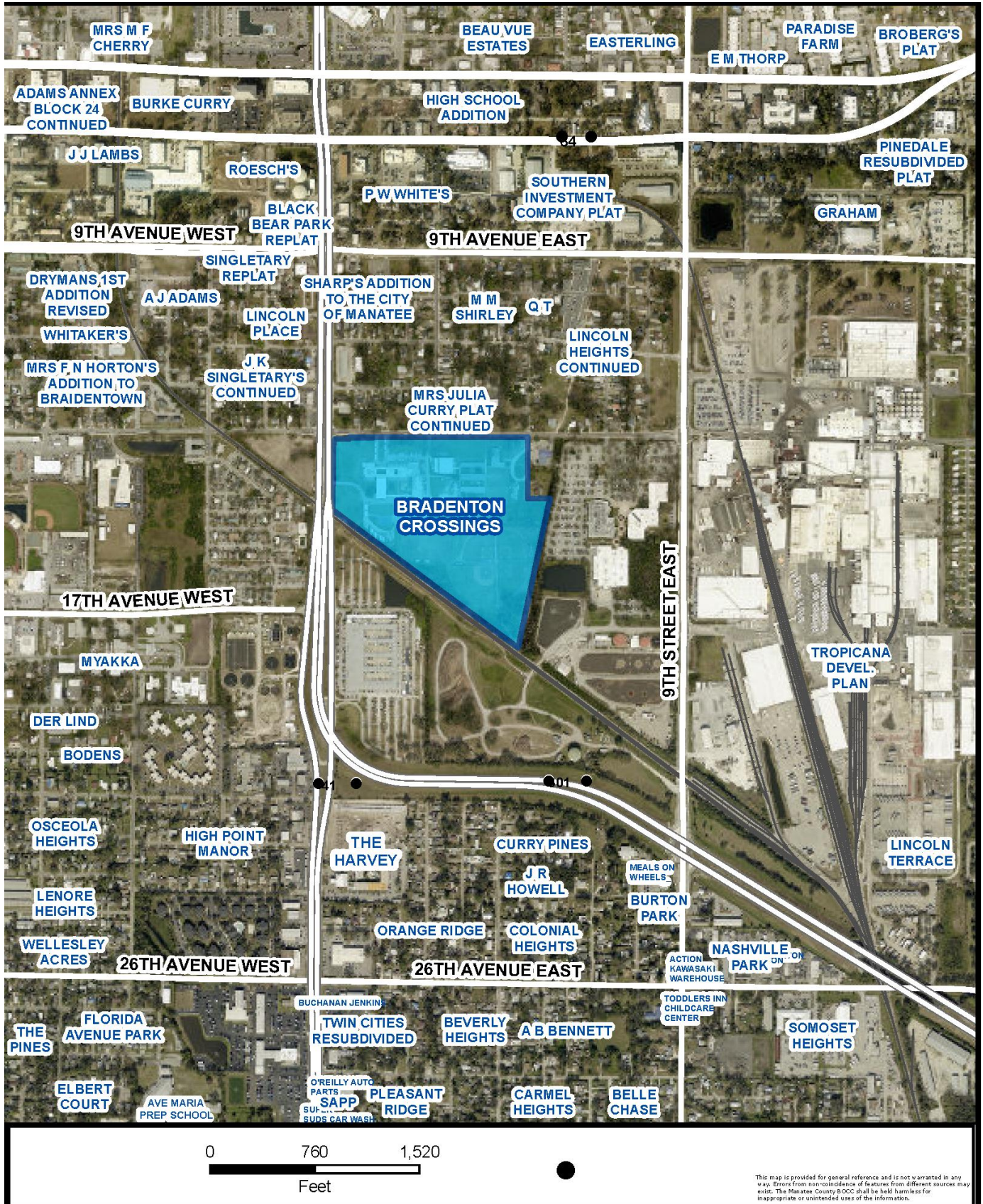
Tree Removal and Replacement will be reviewed with the Preliminary Site Plan and Final Site Plan, in accordance with LDC Secs.700 and 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (along commercial and school limits)	10 feet	20 feet	402.6.R
Roadway Buffer (adjacent to RV sites)	50 feet	50 feet	402.9.D.3.b
Roadway Buffer (adjacent to clubhouse)	10 feet	20 feet	402.9.D.3.b*
Perimeter screening buffer from Residential Single Family	15 feet 75 feet	15 feet 20 feet	701.4*

Landscaping will be reviewed with the PSP and FSP submissions, in accordance with LDC section 701.

* The two specific approvals are unchanged from the previous approval – See Ordinance No. PDMU-23-27(Z)(G).

LOCATION OF PROPOSED DEVELOPMENT



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

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – REVIEW CRITERIA

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

LDC SECTION 402.9 – PDRV – PLANNED DEVELOPMENT RECREATIONAL VEHICLE

LDC SECTION 402.10 – PDO – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL

LDC SECTION 402.16 – PDMU – PLANNED DEVELOPMENT MIXED USE

LDC SECTION 531.42. – RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Comprehensive Plan and Land Development Code.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	March 24, 2026
Workshop Format	Virtual
Workshop Requirement	Required by Director
Citizen Attendees	8
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	Provided
Mail Notice	Provided
Workshop Signage	Posted; not coordinated with Development Services

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

LDC SECTION 321.3 – REVIEW CRITERIA

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

Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this Section.

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 proposed amendment to the previously approved GDP is suitable for infill on the project site. The site is bounded by a major thoroughfare, a compact roadway network, a railroad, and a mixture of residential, commercial, office, and industrial uses. The uses within the previously approved Schedule of Prohibited and Permitted Uses are in-keeping with the existing surrounding uses given the urban environment found within the

Retail/Office/Residential FLUC. The addition of a hotel, retail, and office uses can be properly mitigated through buffering and setback requirements. While mitigating any potential adverse impacts or negative conditions will be reviewed with the Final Site Plan, conditions of approval have been proposed by staff to address compatibility changes which may arise. Impacts to floodplain and surface waters can be properly mitigated on site through proper stormwater design.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The project is served by municipal utility infrastructure provided by the City of Bradenton. The subject property is located in an area that ensures continued use of the existing transportation systems, sanitary sewers, emergency services, schools, public safety, water lines, storm and surface drainage systems, and other utility systems and installations within the adopted levels of service.

C. Relation to Major Transportation Facilities.

Analysis: The subject property is located at the southeast corner of the intersection of 13th Avenue East and US 41/US-301. Access points are not approved at GDP-level, therefore it is imperative that appropriate cross-access and drive aisles are designed to minimize conflict points and the creation of traffic on minor streets. This request to amend the uses and to increase the overall square footage of commercial uses will not create more traffic trips than the previously approved PDMU-23-27(Z)(G) ordinance. Refer to the proffered condition for the proposed increased intensity to not exceed approved net new PM peak hour trip ends as stated on the cover sheet of the General Development Plan amendment "Amended GDP to reduce the previously approved 1,663 net new PM peak hour trips ends trips from PLN2305-0094 by 25%, resulting in the GDP modification will stay at or below 1,247 net new PM peak hour trip ends"

D. Compatibility.

Analysis: The GDP shows the school area at the center of the property, surrounded by commercial uses to the east and apartments to the west (City of Bradenton). The GDP includes a 10-foot internal landscape buffer and a 6-foot high opaque fence to separate the western side of the school area from the proposed RV park, separate the school from the proposed RV park, as established in the approved Specific Approval, and avoid the disruption to the educational environment. The majority of the eastern side of the school area is buffered by a 15-foot landscape buffer. The proposed GDP situates the commercial uses with direct access for ingress and egress to US 41 and US 301. Required open space is provided along with roadway buffers and a 10-ft perimeter buffer to the east to provide for a separation in land uses.

E. Transitions.

Analysis: The area for the subject property is nestled in and among the City of Bradenton's Industrial Future Land Use Categories containing industrial uses having an urban scaled intensity, most notable of which is the Tropicana Manufacturing Plant and offices. The commercial uses are proposed along the US-301, consistent with the typical land use pattern adjacent to major thoroughfares. The subject property serves as a strategic bridge between the City of Bradenton's industrial core and northern residential areas. The site design transitions from the urban-scale intensity of the nearby Tropicana plant to a commercial interface along US-301. This placement provides a necessary step-down in density and intensity, protecting the residential character of the area while maintaining the commercial utility of the major thoroughfare.

F. Design Quality.

Analysis: The GDP does not and is not required to provide staff with the specific design of the development.

G. Relationship to Adjacent Property.

Analysis: The location of the subject property for this GDP Amendment aligns with the development pattern of nearby properties with a mix of residential and nonresidential uses to the north and west, and the industrial and commercial uses to the south and east. The property is adjacent to the City of Bradenton's City Limits to the north, east, and west. The pattern of development for the area is characterized as transitioning from residential in the east to urban and industrial to the west where the Tropicana Manufacturing Plant anchors the intensity of development. Other notable uses in the area are the Red Barn Flea Market and Bealls Corporate Offices.

H. Access.

Analysis: There are no changes to the approved access per PDMU-23-27(Z)(G). There are six access point locations approved on 13th Avenue East and one right-in/right-out access to US 41/US 301. Exact access point locations are not approved at the GDP-level. The applicant will coordinate with FDOT and the City of Bradenton

for the design and location at the time of PSP/FSP review.

I. Streets, Drives, Parking and Service Areas.

Analysis: Due to the subject property's location that borders the City of Bradenton, the development of the site will require coordination with different entities:

- Right-of-way with Manatee County, City of Bradenton, and/or FDOT.
- Water and sewer services with the City of Bradenton.
- Parking will be designed to meet all Manatee County requirements and will require specific construction drawing approvals prior to construction.

J. Pedestrian Systems.

Analysis: There are sidewalks on both sides of US 41/US 301 and 13th Avenue East; there are no bicycle lanes along either roadway. Manatee County Area Transit (MCAT) Bus Routes 2 and 4 have stops adjacent to the project. The applicant shall be required to address pedestrian and bicycle mobility when preparing the Preliminary/Final Site Plan. Any sidewalks provided internal to the project boundary will comply with LDC Section 1001.6.A.1.b.

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 previous GDP was approved with an intensity of 0.375 FAR. The proposed GDP Amendment provides an FAR increase from 0.375 to 0.50. This FAR is permitted in the ROR FLUC and no residential development is proposed with this project. The nature of this amendment is to reduce 100,000 square feet from the approved school area (B) and reallocate it to the Commercial/Retail/Office area (A) as well as increase the overall permitted non-residential square footage by 192,649. The uses proposed for this GDP Amendment requests to retain the approved RV Park and adds uses permitted in the PDMU Zoning District per LDC Table 4-12: Schedule of Uses for PD Districts and the previously approved voluntarily proffered Schedule of Permitted and Prohibited Uses. Although the applicant has included residential uses in the Scheduled of Permitted Uses, at this time development standards for residential uses have not been proposed. Any future residential development will require an amendment of the GDP for the approval of density, dwelling unit type, location, and development standards (such as setbacks, buffers, height). (See condition of approval A.4).

M. Height.

Analysis: Maximum building height for hotels and buildings on the Commercial/RV site is 4 stories. Buildings on Commercial/Retail/Office site are allowed a maximum height of 3 stories.

N. Fences and Screening.

Analysis: Landscape buffering is provided between the 11-acre school site and the 24.28 acres allocated for nonresidential uses. The 20-foot roadway buffers and the 10-foot perimeter buffers with 6-foot opaque fence between the school and commercial/RV uses are retained from the previously approved GDP. There are no residential zoning districts adjacent to the subject property. The proposed buffers will protect adjacent areas and on-site uses from undesirable views, lighting, or noise. Two specific approvals were submitted and approved with the previous GDP to allow for 1) the reduction of the perimeter buffer along the streets abutting the RV park from 50 to 20 feet when adjacent to the parking lot and community center; and 2) the reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence. There are no proposed changes to the specific approvals with this application. Staff will review for compliance with all required fencing, buffering, and screening at the time of the PSP/FSP submittals.

O. Yards and Setbacks.

Analysis: There are no changes to the nonresidential yards and setbacks for this GDP Amendment. Setbacks are consistent with the respective planned development districts encompassed by this project.

P. Trash and Utility Plant Screens.

Analysis: The GDP does not and is not required to show the level of standard detail for the location of trash and utility

plant screenings. The requirement for all central refuse, trash, and garbage collection containers to be appropriately screened in accordance with the LDC will be reviewed in detail at time of the PSP/FSP and will be consistent with county regulations.

Q. Signs.

Analysis: All signs within the project must meet the requirements of Chapter 6 of the LDC.

R. Landscaping

Analysis: Detailed landscaping plans will be provided with the PSP/FSP. All landscaping will meet or exceed the standards of LDC Section 701.

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

Analysis: Although the project is not located within an entranceway, additional scrutiny shall be given to the potential visual impacts of the mixture of uses by the implementation of additional setbacks and screening buffers, where appropriate.

T. Environmental Factors.

- *Water Conservation.*

Analysis: There are no changes to the approved conditions (fka stipulations) provided in Ordinance PDMU-23-27(Z)(G). The project will use the lowest quality water source available for landscaping irrigation, and it shall be identified on the PSP/FSP. Additionally, if wells are encountered, a well management plan will be submitted to the Environmental Review Section of Development Services for review and approval prior to commencement of construction.

- *Minimum Open Space Requirements.*

Analysis: There are no changes to the approved 20% open space provided by the previously approved GDP. The proposed plan provides for 7.06 acres of open space in accordance with LDC section 402.16.B.3.

- *Preservation of Existing Plant Communities.*

Analysis: There are no existing plant communities such as native upland habitat within the boundaries of the subject property.

U. Rights-of-Way and Utility Standards.

Analysis: All rights-of-way requirements will be coordinated with Manatee County, City of Bradenton, and FDOT. Utilities are provided by the City of Bradenton.

V. Stormwater Management.

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

W. Consistency with Comprehensive Plan.

Analysis: The project has been evaluated for compliance with applicable Comprehensive Plan elements and policies and may be found consistent with the provisions and intent of the Comprehensive Plan. For further analysis, please see the discussion found in the "Compliance with the Comprehensive Plan" Section.

X. Other Factors.

Analysis: No new specific approvals are being requested with this application.

LDC SECTION 402.9 – PDRV – PLANNED DEVELOPMENT RECREATIONAL VEHICLE

A. Intent

Analysis: As previously proffered by the applicant, any proposed RV use will comply with the criteria and regulations contained in this Section.

B. Permitted Uses and Density/Intensity.

Analysis: The applicant proposes to retain the previously entitled maximum of 238 recreational vehicle units on a 19.86-acre portion of the property, which represents 12 units per acre of this site, the maximum number allowed by the LDC. No mobile home units are proposed.

C. Permitted Accessory Uses and Structures for the Park or Subdivision.

Analysis: As proffered by the applicant, the RV park will include centralized facilities which include park support office, maintenance facilities, dumping stations, toilets, showers and laundry, and the following generalized list of accessory services uses for the exclusive use of visitors: retail sales, personal services, food services and recreational vehicle sales and services establishments. At time of the PSP/FSP, the applicant shall demonstrate compliance with the maximum square footage allowed and standards contained in LDC Section 402.9.C.2.(subsections from A through D).

D. PDRV Standards and Review Criteria.

1. Nature of Surrounding Land Uses.

Analysis: The RV Park is situated within an urban environment, surrounded by the existing school to the west, residential uses and offices to the north, and office and industrial uses to the east. At time of the Preliminary/ Final Site Plan, the applicant shall demonstrate a superior design intended to mitigate potential adverse impacts on the educational environment.

2. Access

Analysis: Accesses are proposed on 13th Avenue East, which requires coordination with City of Bradenton. As required by the LDC, the location of this access point will not discharge traffic onto a residential district, nor require movement of traffic from the park through a residential district.

3. Site Plan Sufficiency

Analysis:

- a. Landscaped and pervious area requirement: The amended GDP will be required to comply with the minimum required open space for the whole property.
- b. Buffers. Two specific approvals were granted for alternatives to this Section of the Code to allow:
 - The reduction of the perimeter buffer along the streets abutting the RV park from 50 to 20 feet when adjacent to the parking lot and community center.
 - The reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence.
 - These specific approvals are unchanged from the previously approved GDP.
- c. Dimensional Regulations (As per LDC Table 4-8)
 - The portion dedicated to the RV Park, 19.86 acres, exceeds the 10-acre minimum project size.
 - The proposed RV lot size, 1,600 square feet, is the minimum site size permitted in the LDC standards.
 - Minimum setbacks: the proposed front, side, and rear setbacks for internal sites meets LDC requirements. At time of the Preliminary/Final Site Plan, the project shall comply with the minimum setbacks to the property boundaries: front: 50 feet and side and rear: 15 feet; and the minimum setbacks for other uses: front: 25 feet and side: 10 feet. When adjacent to the school, in addition to the proposed 6-height fence, other design features can be used to provide additional separation, and additional setback can be required by the Development Services Director, if necessary, to guarantee the proposed use will not interfere with the educational environment.
 - Maximum height: the project will comply with the maximum height of 3 stories for the proposed accessory uses.

E. Required Improvements for All Areas Except Designated Camping Areas

Analysis: Based on the Narrative document dated 2/7/2024 and submitted with the previously approved GDP, the applicant has acknowledged these requirements that shall be met with the Preliminary/Final Site Plan application.

F. Required Improvements for Designated Camping Areas

Analysis: Not applicable.

G. Additions and Accessory Structures.

Analysis: Based on the Narrative document dated 2/7/2024 and submitted with the previously approved GDP, the applicant has acknowledged these requirements that shall be met with the Preliminary/Final Site Plan application.

H. Application Requirements

Analysis: Based on the Narrative document dated 2/7/2024 and submitted with the previously approved GDP, the applicant has acknowledged these requirements that shall be met with the Preliminary/Final Site Plan application.

I. Review

Analysis: Compliance with safety, flood protection, building, and other Code requirements will be reviewed at time of the provided.

J. Limitations

Analysis: Based on the Narrative document dated 2/7/2024 and submitted with the previously approved GDP, the applicant has acknowledged these requirements that shall be met with the Preliminary/Final Site Plan application.

K. Time Limitations

Analysis: Based on the Narrative document dated 2/7/2024 and submitted with the previously approved GDP, the applicant has acknowledged these limitations. Staff has also provided a condition to ensure this restriction or limitation is complied with. (See Condition A.7).

LDC SECTION 402.10 – PDO – PLANNED DEVELOPMENT OFFICE

A. Intent

Analysis: Office uses proposed are situated in appropriate locations, in conformance with the goals, objectives, and policies of the Comprehensive Plan.

B. Permitted Uses

Analysis: All office uses provided for this GDP Amendment are permitted in the PDMU Zoning District and were previously approved and voluntarily proffered by the applicant within the Schedule of Permitted Prohibited Uses.

C. Maximum Floor Area Ratio and Project Size

Analysis: Please see analysis provided for LDC Criteria 402.6.L (Density/Intensity).

D. PDO Standards and Review Criteria

Analysis: Please see analysis provided for LDC Criteria Sections 402.6.L (Density/Intensity), 402.6.F (Design Quality), and 402.6.O. (Yards and Setbacks).

LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL

A. Intent

Analysis: The commercial centers are proposed at an intensity scale that is compatible with surrounding market areas such as LECOM Park, Village Arts district, and the Tropicana industrial campus, and is in conformance with the goals, objectives, and policies of the Comprehensive Plan.

B. Permitted Uses

Analysis: The uses for the GDP and Zoning Ordinance PDMU-23-27(Z)(G) are approved and in compliance with LDC Table 4-12 of LDC Section 402.5.

C. Permitted Accessory Uses and Structures

Analysis: All uses, principal and otherwise, shall be permitted uses in accordance with the LDC and consistent with the Comprehensive Plan.

D. PDC Standards

Analysis: Please see analysis provided for LDC Criteria Sections 402.6.L (Density/Intensity), 402.6.F (Design Quality), and 402.6.O. (Yards and Setbacks).

LDC SECTION 402.16 – PDMU – PLANNED DEVELOPMENT MIXED USE

A. Intent

Analysis: As proffered by the applicant, the proposed use will comply with the criteria and regulations contained in this Section.

B. Site Plans

- 1. On exterior boundaries of a PDMU district the uses shall be reviewed in accordance with the guidelines set forth for the specific use in the applicable single use PD district.**

Analysis: Please refer to the LDC analysis for the following:

- LDC Section 402.6 – General Design Requirements for all Planned Development Site Plans
- LDC Section 402.10 – PDO (Planned Development Office)
- LDC Section 402.11 – PDC (Planned Development Commercial)
- LDC Section 402.16 – PDMU (Planned Development Mixed-Use)

- 2. On exterior boundaries of a PDMU district the uses shall be of a character and so located, designed, and buffered so as to establish a transition of intensities and uses across district boundaries.**

Analysis: This information has been provided in this report with the analysis of following LDC Criteria:

- LDC Section 402.6.D (Compatibility)
- LDC Section 402.6.E (Transitions)
- LDC Section 402.6.F (Design Quality)
- LDC Section 402.6.G (Relationships to Adjacent Property)

- 3. PDMU districts shall provide landscaped and pervious areas according to the guidelines set forth in the other single use PD districts corresponding to the uses in the PDMU district. In no event shall the landscaped and pervious area be less than twenty (20) percent of the land area of the district.**

Analysis: There are no changes to the approved open space. The proposed GDP meets the minimum 20% requirement for open space.

C. Permitted Uses

- 1. PDMU districts shall not be used when other single use proposed districts can accommodate the proposed uses. However, if a proposed development cannot be accommodated within other single use Planned Districts, then the applicant may apply for PDMU.**

Analysis: All uses provided for the GDP Amendment are uses that are permitted in the PDMU Zoning District. The applicant has voluntarily proffered a Schedule of Permitted and Prohibited Uses. Uses proposed on the GDP are uses permitted in accordance with the strikethrough/underlined LDC Table 4-12.

- 2. All developments within a PDMU district must be consistent with the Comprehensive Plan permitted uses, project size, intensity, density, locational criteria and other factors.**

Analysis: Please see the analysis of applicable Comprehensive Plan Policies Section below.

LDC SECTION 531.42. - RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS.

Recreational Vehicle Parks and Subdivisions shall comply with the dimensional standards of the district as stated in Chapter 4, in addition to the following:

- A. The construction of accessory structures and additions to recreational vehicles (RV) other than open canvas awnings having no walls, rollup screen enclosures, pop-out units and similar attachments that are integral to the recreational unit as originally manufactured shall not be permitted.**

Analysis: Condition A.9 requires that any proposed RV Park explicitly meet this requirement.

- B. Recreational vehicle sites in the one hundred (100) year floodplain shall comply with all applicable requirements of the Floodplain Management Ordinance.**

Analysis: Compliance with the Floodplain Management Ordinance will be reviewed at time of Preliminary/Final Site Plan.

- C. Recreational vehicles may not remain in new and expanded parks or subdivisions for more than one hundred eighty (180) days within any three hundred sixty-five (365) day period.**

Analysis: Condition A.7 requires that any proposed RV Park explicitly meet this requirement.

D. Each RV Park/subdivision containing twenty-five (25) or more spaces for mobile homes, park trailers, recreational vehicles, and/or camping sites require the provision of an emergency storm shelter building, unless a hurricane evacuation plan for the development has been approved by the County. The emergency storm shelter shall be subject to the requirements of Section 511.4.

Analysis: LDC Section 402.9.E.5 requires the construction of a Recreation/Emergency Storm Shelter Building, which shall comply with LDC Section 511.4. This requirement will be reviewed at the time of Final Site Plan.

SECTION 5 CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the Retail/Office/Residential (ROR) 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: This project is for infill development in an urban environment with an existing Future Land Use Category designation of ROR.

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

Analysis: This project is for infill development within an urban environment. The development pattern for this area is anchored by Tropicana Manufacturing establishing an intense urban environment. Other uses in and around the subject property are a contiguous expansion of that intensity.

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

Analysis: The proposed GDP Amendment satisfies this policy. The uses proposed are compatible to the intensities surrounding the subject property, with access to local and functionally classified roadways. This project is infill development, west of the FDAB, that provides nonresidential development in an urban environment.

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: This project is within the ROR FLUC and is an infill project, contributing to limiting urban sprawl. The proposed uses are within the range of potential uses for the ROR FLUC and permitted in the PDMU Zoning District and the proposed GDP aligns with the urban character of this area. The subject property is bound by 13th Avenue East to the north and US 41/US 301 to the west, providing access to the Manatee County and City of Bradenton major roadways network. Development on these roadways will include 20-foot roadway buffers. To the east, the proposed GDP provides a 15-foot and 10-foot perimeter landscape buffer adjacent to Bealls Corporate offices and Tropicana Manufacturing Company.

Policy 2.2.1.17. ROR: Establish the Retail/Office/Residential Future Land Use Category as follows:

Policy 2.2.1.17.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas exhibiting a broad range of commercial, office, and residential uses and to prohibit the intrusion of new industrial uses into these ROR areas. ROR areas are especially found at major community or region-serving nodes and are encouraged to develop with horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.

Policy 2.2.1.17.2. Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).

Analysis: The proposed uses are within the range of permitted uses: Neighborhood, community and regional serving commercial uses. This development is located at a major activity node and does not include any industrial uses as defined in the LDC. Any proposed use which jeopardizes development compatibility through the emanation or production of objectional impacts contained in Section 542 of the LDC or by review utilizing the parameters of Comprehensive Plan Policies 2.6.1.1. and 2.6.3.1. shall be classified as an industrial use which is not permitted in the ROR Future Land Use Category. The site is designed such that commercial retail and lodging uses are situated on the west side along US 301, a major commercial corridor, and the commercial uses on the east side of the subject property are more compatible with the industrial character of the adjacent Tropicana campus.

Policy 2.2.1.17.3. Range of Potential Density/Intensity:

Maximum gross residential density:

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

Sixteen (16) dwelling units per acre.

Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).

Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Thirty-two (32) 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, mixed-use development, and/or affordable housing.

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 (20) dwelling units per acre.

Thirty-six (36) 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 (36) dwelling units per acre for mixed-use developments that include a commercial or office component.

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, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.5.

1.0 in the UIRA.

1.0 for Hotels.

1.0 for mixed-use.

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

Analysis: No residential uses are proposed at this time. Any future residential development will require an amendment of the GDP for the approval of density, dwelling types, location, and development standards such as setbacks, buffers, and height (See Condition A.4). The proposed overall intensity (0.5 FAR) is within the maximum allowed in the ROR (FAR 1.0).

Policy 2.2.1.17.4. Other Information:

(a) Generally, limit the use of the ROR 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 ROR designated lands that meet the criteria.

(b) Development or redevelopment within the ROR area shall not be required to achieve compliance with the Commercial Locational Criteria described in Sections 2.10.4.1 and 2.10.4.2 of this element. However, any such development or redevelopment shall still be required to achieve compliance with other commercial development standards contained in this element, and be consistent with other goals, objectives, and policies in this Comprehensive Plan (see also Policy 2.10.4.2).

(c) No industrial uses, or uses which have a primary purpose of wholesale distribution of goods from that site shall be permitted in the Retail/Office/Residential designation.

(d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.

Analysis: The property is located adjacent to US 301/US 41, an existing six-lane road with a 45-mph posted speed; and in the Future Traffic Circulation Plan, it is designated as a six-lane arterial roadway with a planned right-of-way (ROW) width of 200 feet, or as determined by FDOT. ROW dedication is shown on the GDP. No industrial/light industrial uses are proposed.

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

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

Analysis: The GDP establishes proposed setbacks, buffers, and an additional fence between the school and the RV park to the east to mitigate potential incompatible characteristics of the proposed land uses in surrounding areas and internally. Any proposed use which jeopardizes development compatibility through the emanation or production of objectional impacts contained in Section 542 of the LDC or by utilizing the parameters of Comprehensive Plan Policies 2.6.1.1. and 2.6.3.1. shall be classified as an industrial use which is not permitted in the ROR Future Land Use Category. The use of additional landscaping, innovative site design, operational restrictions, noise attenuation, among other techniques will be considered in reviewing the Preliminary/Final Site Plan.

Policy 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.

Analysis: As mentioned above, this is an infill project and although the requested ROR is not subject to meet Locational Commercial Criteria, commercial uses are proposed along US 301, a major throughfare, which is a preferred location for business due to its high visibility and accessibility.

Policy 2.10.3.1. Require that access to commercial uses be established on at least one (1) roadway classified as a collector or higher. Access through single family residential neighborhoods shall not be allowed. An exception shall be made for projects on roadways under the State jurisdiction not allowing access from such road, and for projects that are approved with commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher.

Analysis: The project proposes access on US-41/US-301 which is classified as a principal arterial. 13th Avenue East is not classified by Manatee County, but does not propose access through a residential neighborhood.

Policy 2.10.3.3. Require that all proposed large commercial uses exceeding one hundred fifty thousand (150,000) square feet be located within an area of high access and directly accessed from at least one (1)

roadway shown on the Existing Roadway Functional Classification Map (Map 5A) as arterial. High access locations should provide numerous options for trip distribution, provide for multi-modal opportunities and be able to move large volume of traffic. Furthermore, require that all access points be limited to functionally classified roadways or frontage roads.

Analysis: The commercial portion of the project is a large project with a total of 624,899 square feet, located at the intersection of 13th Avenue East and US 301, a major throughfare in both Transportation Maps of Manatee County and City of Bradenton.

Policy 2.10.4.3. Require that all proposed commercial uses meet, in addition to commercial locational criteria, the following commercial development standards. Office uses are exempt from this policy.

1) Any proposed commercial site must be sized and configured to provide for adequate setbacks, and buffers from any adjacent existing or future residential uses.

Analysis: Project complies with the required setbacks for PDC and PDRV Zoning Districts. At time of the Preliminary/Final Site Plan, compliance with this policy will be reviewed in detail.

2) Any proposed commercial site must be configured and sized to allow for orientation of structures, site access points, parking areas, and loading areas on the site in a manner which minimizes any adverse impact on any adjacent residential use.

Analysis: At time of the Preliminary/Final Site Plan, compliance with this policy will be reviewed in detail.

3) No proposed commercial site shall represent an intrusion into any residential area. (...).

Analysis: The project is exempt from compliance with this policy, due to the requested ROR FLUC, and the proposed location does not intrude into residential areas.

4) Activity nodes meeting the requirements specified in the operative provisions of this Element shall, additionally, be spaced at least one-half (½) mile apart, as measured between the centers of two (2) nodes. (...).

Analysis: This activity node requirement is not applicable in the ROR FLUC.

Policy 2.10.5.1. Regulate recreational vehicle parks and campgrounds as commercial uses, consistent with the function of those uses. All recreational vehicle parks shall be required to demonstrate compliance with Objective 2.6.1, with applicable commercial development standards contained in Policy 2.10.4.3 above, and with other applicable goals, objectives, and policies. Consistent with Policy 2.10.4.2, however, recreational vehicle parks shall not be required to undergo review for compliance with commercial locational criteria identified in the operative provisions of this Element, nor shall Floor Area Ratio requirements be applied to Recreation Vehicle Parks.

Analysis: As discussed above, the proposed RV park complies with Policies 2.6.1.1 and 2.10.4.3.

Policy 2.10.5.2. Maintain land development regulations which:

- Establish appropriate setback and buffer requirements for recreational vehicle parks;
- Maintain locational standards or guidelines for new recreational vehicle parks which address required level of access, level of service, relative intensity and impact of such uses;
- Provide for adequate sites on which recreational vehicle parks may be considered for approval;
- Exempt recreational vehicle parks from maximum Floor Area Ratio requirements while establishing alternative maximum intensity standards; and
- Establish certain districts on the official zoning atlas within which recreational vehicle parks shall not be located.

Analysis: The RV Park is a permitted use in the PDMU Zoning District, and the proposal complies with the applicable standards, as discussed in Sections 402.9 Planned Development Recreational Vehicle and 531.42, which contains the specific standards for Recreational Vehicle Parks and Subdivisions.

<p align="center">SECTION 6 POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES</p>
<p align="center">POSITIVE ASPECTS</p>
<ul style="list-style-type: none"> • Commercial uses are proposed at an appropriate location, in the southeast corner of the intersection between US 301/US 41 and 13th Avenue East to serve nearby residents, employees, and passersby. (Planning). • The project is infill in nature and is anticipated to provide employment opportunities within the Urban Core. (Planning). • There are no wetland impacts proposed with this project. (Environmental). • The County staff has approved calculations for a new traffic maximum number of trips with this project, reducing the number of trips by 25% from the previously approved GDP: PDMU-23-27(Z)(G). (Transportation).
<p align="center">NEGATIVE ASPECTS AND MITIGATING MEASURES</p>
<ul style="list-style-type: none"> • The proposed commercial uses to the west and east and the RV park to the east have the potential to disrupt the educational activities at the existing Charter School via noise and traffic congestion. (Planning) • Land Use condition of approval A.2 specifically address potential acoustic and visual impacts by requiring that compliance with LDC section 542 relating to adverse impact performance standards be verified with review of all building permits.

<p align="center">SECTION 7 CONDITIONS OF APPROVAL <i>In strikethrough underlined version, to supersede prior, approved GDPs</i></p>
<p>A. DESIGN AND LAND USE</p> <ol style="list-style-type: none"> 1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction. 2. All roof mounted mechanical equipment (e.g., HVAC) <u>as well as any backup fuel tanks and generators</u>, 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 <u>with this condition and the requirements of LDC section 542</u> shall be verified with review of the building permit. 3. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida 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. 4. Any future residential development will require an amendment of the General Development Plan for the approval of density, dwelling unit type, location, and development standards (such as setbacks, buffers, height). 5. Mobile home sites and/or park trailers are not permitted within this project. Only “ready for highway” recreational vehicles will be allowed within the RV Park. The project is subject to limitations outlined in Section 402.9.J. of the Land Development Code. 6. Recreational vehicles will only be allowed on sites that will be delineated in the Preliminary/Preliminary/Final Site Plan, served with individual sanitary, potable water, and electrical services. 7. Recreational vehicles may remain on the site for a period not to exceed one hundred eighty (180)

days within any three hundred sixty-five (365) day period.

8. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Preliminary/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.
9. No attachments to on-site recreational vehicles are permitted other than the following: open canvas awnings with no walls, roll-up screen enclosures, pop-out units or similar extensions which are integral to the unit as originally manufactured.
10. A recreation/emergency storm shelter building shall be included in the site plan and meet the standards of Land Development Code Section 511.4
11. The uses approved for this project are limited to those voluntary proffered by the Applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit B.

B. ENVIRONMENTAL

- ~~1.~~ 1. All other applicable state or federal permits shall be obtained prior to commencement of development.
- ~~2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.~~
- ~~3.~~ 2. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
- ~~4.~~ 3. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information
 - Digital photographs of the well along with nearby reference structures (if existing);
 - GPS coordinates (latitude/longitude) of the well;
 - The methodology used to secure the well during construction (e.g. fence, tape); and
 - The final disposition of the well - used, capped, or plugged.
- ~~5.~~ 4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Preliminary/Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Pursuant to Section 801 and 802 of the 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 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 FEMA 1% annual chance flood hazard are delineated pursuant to the City of Bradenton 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:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm/Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	7 inches NOAA Atlas 14	FLMOD
25-year/24-hour	8 inches NOAA Atlas 14	FLMOD
50-year/24-hour	9 inches NOAA Atlas 14	FLMOD
100-year/24-hour	10 inches 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 condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from the City of Bradenton [Watershed Management Plan Study](#)) shall be submitted to demonstrate compliance prior to commencement of construction.

3. Any fill within the ~~FEMA 1% annual chance flood hazard area~~ [100-year floodplain](#) as delineated by the City of Bradenton [Watershed Management Plan \(WMP\) Study](#) shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The ~~FEMA 1% annual chance flood hazard area~~ [100-year floodplain](#) compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the City of Bradenton [Watershed Management Plan Study](#) ~~(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. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area 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.~~
5. A [Drainage Flowage](#) Easement shall be dedicated to Manatee County and be shown on the ~~Preliminary~~ Final Site Plan for the existing ditch along the [southern and](#) eastern property line within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system ~~(20 feet along the western side of the system)~~. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

D. UTILITIES

1. Manatee County does not provide utility services to this site. The City of Bradenton must acknowledge acceptance of utilities by providing a letter to Manatee County prior to Final Site Plan approval.

E. [TRANSPORTATION](#)

1. [The General Development Plan will generate up to 1,247 net new PM peak hour trips. With each PSP/FSP application a cumulative trip generation including the approved and currently in review projects to determine that the generated trips are lower or equal than 1,247 net PM peak hour trips.](#)
2. [Access to US 41/ US 301 \(1st Street\) will need to be approved by FDOT and access to 13th Avenue East will need to be approved by the City of Bradenton. The applicant shall provide letters of no objection from the City of Bradenton and FDOT for these accesses prior to any Final Site Plan approval.](#)
3. [At the time of future site plan submittal, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis \(TRR & OA\) to determine if any site and safety related improvements will be required for the site.](#)

ATTACHMENTS
<ol style="list-style-type: none">1. Staff Report Maps and Aerials2. Amended General Development Plan3. Traffic Study Waiver4. Concurrency Deferral Form5. Environmental Narrative6. Schedule of Permitted and Prohibited Uses Exhibit B7. Neighborhood Workshop Summary8. Previous Approved Ordinance PDMU-23-27(Z)(G)9. Affidavit of Publishing