



October 15, 2026 - Planning Commission

Subject

**PDI-25-18(Z)(P) – Amcor – Phase 1A, 1B, 2 & 3 – Sun Coast Industries, LLC (Owner)
– PLN2508-0082- Quasi-Judicial - CJ Mills, Planner II - District 4**

A rezone of approximately 8.88 acres from Light Manufacturing (LM) to Planned Development Industrial (PDI) Zoning District; approving a Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on site containing an existing 73,328 square feet of industrial/warehouse uses for a total of 101,820 square feet; generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243 (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: CJ Mills, Planner II, 941-748-4501 x 6926, Cj.mills@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, 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, I move to recommend ADOPTION of Manatee County Zoning Ordinance Number PDI-25-18(Z)(P); APPROVAL of the Preliminary Site Plan with Conditions of Approval A.1 – A.5, B.1 – B.6, C.1, and D.1 – D.3; ADOPTION of Findings for Specific Approval; and GRANTING Specific Approval for alternatives to Land Development Code Sections: 1) 402.13.D.3 (minimum front yard setback applicable only to an existing structure) and 2) 701.4 (roadway buffer along the eastern property boundary 26th Court East).

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 PDI-25-18(Z)(P); DENIAL of Preliminary Site Plan; DENIAL of Findings for Specific Approval; and DENYING Specific Approval for alternatives to Land Development Code Sections: 1) 402.13.D.3 (minimum front yard setback applicable only to an existing structure) and 2) 701.4 (roadway buffer along the eastern property boundary 26th Court East).

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background Discussion

- **Request**

This application proposes a rezone from Light Manufacturing (LM) to Planned Development Industrial (PDI), with an accompanying Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on an approximately 8.88-acre site that has 73,328 existing industrial/warehouse uses for a total of 101,820 square feet of industrial/warehouse uses.

- Two Specific Approvals
 1. 402.13.D.3 (minimum front yard setback applicable only to an existing structure)
 2. 701.4 (roadway buffer along the eastern property boundary 26th Court East)
- Conditions of Approval

The conditions of approval can be found in Section 8 of the staff report.

- **General Information**

- Location

The 8.88-acre subject property is generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243
- Density/Intensity of Project
 - Density: N/A. No residential component is proposed with this project.
 - Intensity: 0.27 FAR proposed (101,820 square feet over 8.88 acres)

- **Affordable Housing**

n/a

- **Neighborhood Workshop**

The applicant sent notices for one in-person meeting located at the subject property, scheduled for 9/11/26 at 6:00 p.m. The notice, summary and issues, suggestion and concerns were provided (Attachment 8). The application was received after the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops for all public hearing applications.

- **Future Land Use Category**

Industrial Heavy (IH)

- **Land Use History**

In 1986, Suncoast Plastics Inc. (FSP-86-59) was approved for manufacturing and warehouse uses. The site has been active since that approval.

- **Surrounding Areas**

- North: Heavy Manufacturing (HM) zoning district with light manufacturing and heavy manufacturing uses.
- South: Light Manufacturing zoning with warehouse, wholesale, and retail uses
- East: Light Manufacturing zoning district with vacant industrial uses
- West: Light Manufacturing with US 301 and stormwater facilities.

- **Conclusion**

The proposed rezone and PSP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

Attorney Review

Other (Requires explanation in field below) Schenk

Sarah Schenk reviewed and responded by email to Matter #FY-25/26-0471 on September 9 and 17, 2026.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Planning Commission: October 15, 2026

**PDI-25-18(Z)(P) – AMCOR – PHASE 1A, 1B, 2 & 3 – SUN COAST INDUSTRIES, LLC (OWNER) –
PLN2508-0082**

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 8.88 acres from Light Manufacturing (LM) to Planned Development Industrial (PDI) Zoning District; approving a Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on site containing an existing 73,328 square feet of industrial/warehouse uses for a total of 101,820 square feet; generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243 (Manatee County); subject to conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 10/15/2026
Board of County Commissioners: 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 review standards in the Manatee County Land Development Code, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance Number PDI-25-18(Z)(P); **APPROVAL** of the Preliminary Site Plan with Conditions of Approval A.1 – A.5, B.1 – B.6, C.1, and D.1 – D.3; **ADOPTION** of Findings for Specific Approval; and **GRANTING** Specific Approval for alternatives to Land Development Code Sections: 1) 402.13.D.3 (minimum front yard setback applicable only to an existing structure) and 2) 701.4 (roadway buffer along the eastern property boundary 26th Court East).

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 PDI-25-18(Z)(P); **DENIAL** of Preliminary Site Plan; **DENIAL** of Findings for Specific Approval; and **DENYING** Specific Approval for alternatives to Land Development Code Sections: 1) 402.13.D.3 (minimum front yard setback applicable only to an existing structure) and 2) 701.4 (roadway buffer along the eastern property boundary 26th Court East).

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 and Negative Aspects with Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PDI-25-18(Z)(P) / PLN2508-0082
PROJECT NAME	Amcor – Phase 1A, 1B, 2 & 3
PARCEL ID / ADDRESS	1985330008 / 7350 26 th Court East
GENERAL LOCATION	0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301
SECTION / TOWNSHIP / RANGE	30 / 35S / 18E
ACRES	Approximately 8.88
APPLICANT(S) / AGENT	Chris Hayes / Matt Newton
FUTURE LAND USE CATEGORY	Industrial Heavy (IH)
EXISTING ZONING / USE(S)	Zoning: Light Manufacturing (LM) Use: Industrial, Heavy
PROPOSED ZONING	Planned Development Industrial (PDI)
PROPOSED USE	Industrial, Light and Warehousing
PROPOSED DENSITY <i>Dwelling units per Gross Acre (DU/GA)</i>	Proposed: N/A. No residential uses proposed Maximum: 0 dwelling units per gross acre (DU/GA)
PROPOSED INTENSITY <i>Floor Area Ratio (FAR)</i>	Proposed: 0.27 FAR (101,820 square feet) Maximum: 0.66 FAR (255,296 square feet) per intensity transfer of Comprehensive Plan Policy 2.3.1.1
OVERLAYS/SPECIAL AREAS	Airport Impact Overlay District (AI)
SPECIFIC APPROVAL REQUEST(S)	<ol style="list-style-type: none"> 1. LDC Section 402.13.D.3 – The Applicant is requesting a reduction in the required 30-foot front yard setback. The request is to reduce the front yard setback for Building A to 5 feet. 2. LDC Section 701.4 – The Applicant is requesting a reduction in the required 10-foot roadway buffer for 216 linear feet along 26th Street Court East. The Applicant is requesting a reduction to 5 feet.
NEIGHBORHOOD WORKSHOP	See Section 4 of this staff report for information on the neighborhood workshop
CASE MANAGER	CJ Mills, Planner II

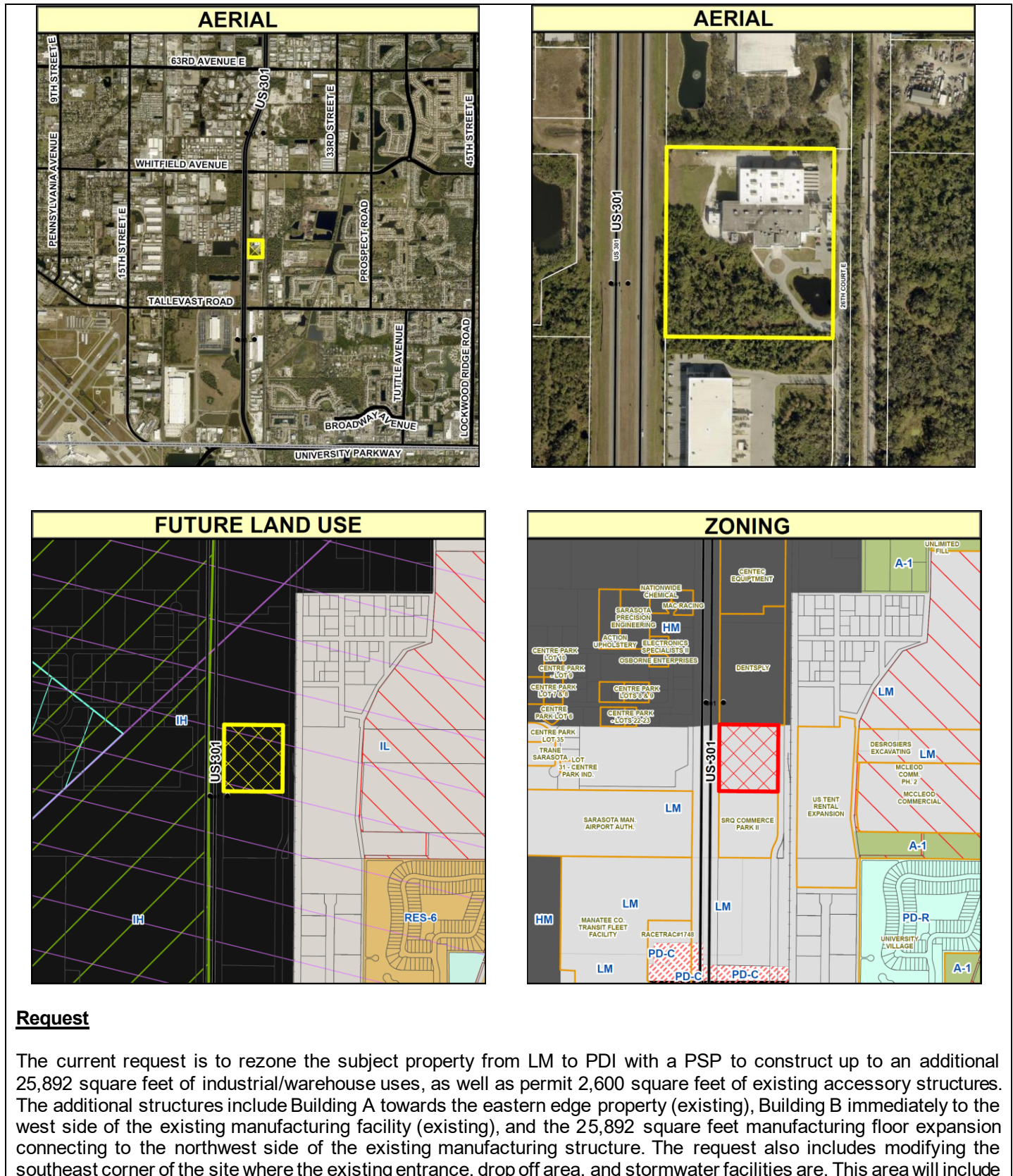
SECTION 2 MAPS & DISCUSSION

History

The subject property is approximately 8.88 acres generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301. Since the adoption of the Manatee County Comprehensive Plan (1989) and the Land Development Code (1990), the site has been designated within the Industrial Heavy (IH) Future Land Use Category (FLUC) and Light Manufacturing (LM) Zoning District. When the site was initially approved in 1986, the subject property was zoned Light Industrial (M-I). Prior to the approval of the development AD-85-105 was issued that determined the proposed uses were light manufacturing/light industrial as opposed to heavy manufacturing/heavy industrial (see Attachment 9).

In 1986, Suncoast Plastics Inc. (FSP-86-59) was approved for 66,500 square feet manufacturing and warehouse uses. Since then, there have been multiple small improvements/replacements approved through various building permits. Since then, the following applications/permits were submitted, ultimately leading to the current rezone and PSP proposal:

- In 2023, the applicant applied for two additional building permits (after-the-fact) for a 1,000 square foot structure on the eastern edge of the property and a 1,600 square feet addition to the westernmost portion of the existing manufacturing building. These permits were reviewed and determined to be inconsistent with the applicable setback requirements of the Land Development Code (LDC).
- In June 2024, An Administrative Determination (AD-24-42 / PLN2406-0145) was submitted requesting approval of the existing structure pursuant to the “zero lot line” exception in LM Zoning Districts. Per Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional, there is no minimum yard (setback) requirements for uses abutting a railroad, when used for the transportation of materials. The 1,000 square feet structure, labeled “EX BLDG A” on the proposed site plan was determined not to meet the minimum setback requirements from the eastern property line because it is “adjacent” and not “abutting” the Seminole Gulf Railroad. In addition, the 1,600 square feet structure does not meet the minimum buffer setbacks from the adjacent, on-site, wetlands. The AD response concluded that the property would require a rezone to Planned Development and require specific approval to deviate from applicable LDC requirements.
- In November 2024, a Pre-Application Meeting was held to initiate the rezone request to the PDI Zoning District, with a PSP to request Specific Approvals for existing structures, as well as additional 25,892 square feet of warehouse uses.



additional parking, a redesigned stormwater pond, and relocating the existing southern entrance approximately 200 feet north.

The project includes three phases of development:

- Phase 1A and 1B are for the approval of the existing structures.
- Phase 2 consists of pavement reconstruction of the loading dock and driveway area. No structures proposed in this phase.
- Phase 3 includes reconstruction of the entrance and parking lot, as well as the 25,892 square feet manufacturing area expansion.

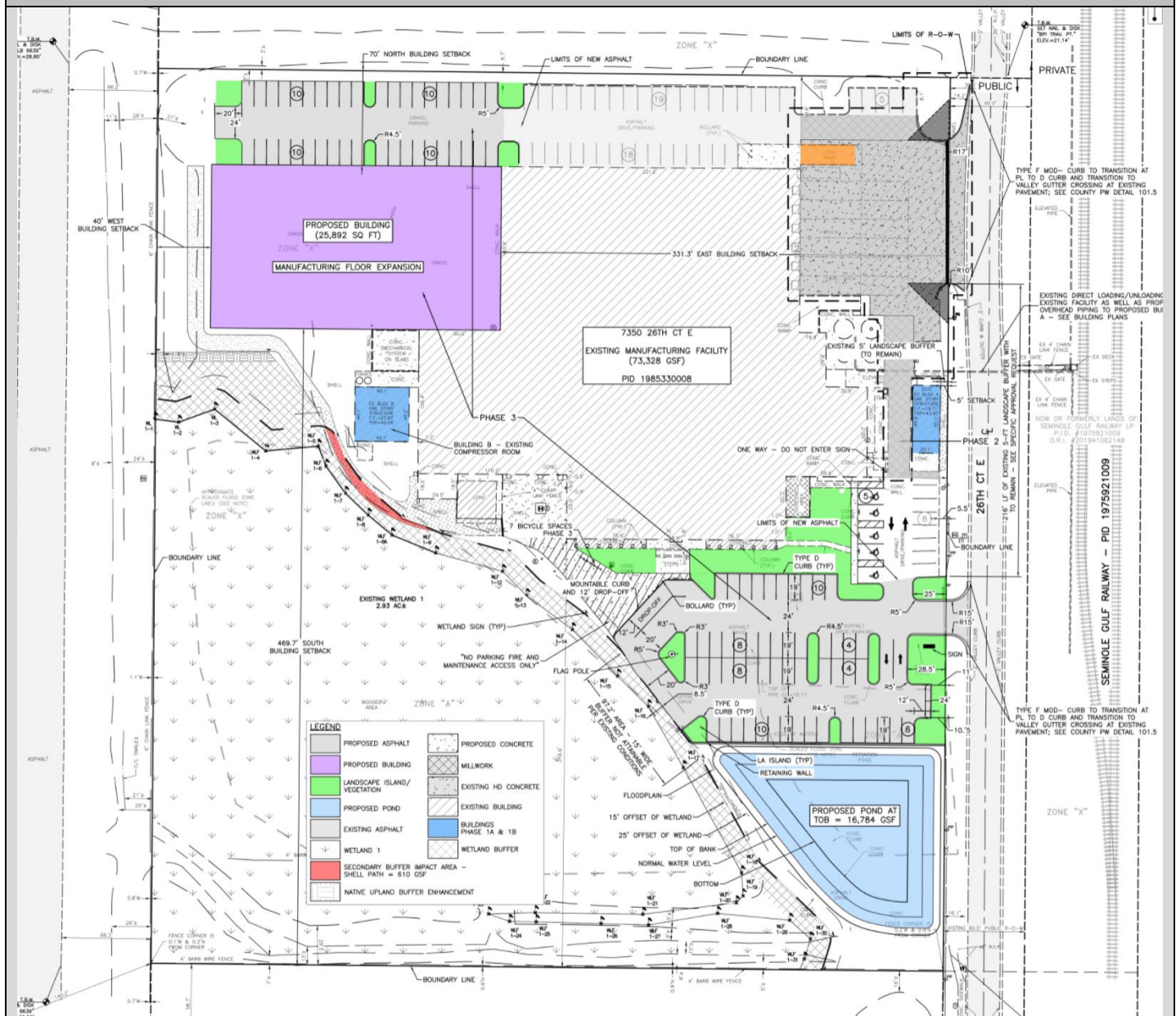
There are two (2) Specific Approvals included with this request:

1. LDC Section 402.13.D.3 requires a 30-foot front yard setback for all structures in the PDI Zoning District. The Applicant is requesting a 25-foot reduction in the setback for an existing structure labeled “Ex. Bldg. A” on the site plan. The structure exists and functions as an ancillary use to the loading/unloading of product from the Seminole Gulf Railway to the east.
2. LDC Section 701.4 requires a 10-foot roadway buffer along the eastern property boundary. The Applicant a reduction by 5 feet along 216 linear feet of the western property boundary to allow Building A to remain.

SURROUNDING FLUCS, ZONING, AND USES

NORTH	FLUC: IH Zoning: Heavy Manufacturing (HM) Uses: Light manufacturing and heavy manufacturing uses
SOUTH	FLUC: IH Zoning: LM Uses: Warehouse, wholesale, and retail
EAST	FLUC: IH Zoning: LM Uses: 26th Court East, railroad line, and vacant industrial
WEST	FLUC: Industrial Light (IL) Zoning: LM Uses: US 301 and stormwater facilities

SECTION 3 PROJECT DETAILS



- 35% open space provided (25% required)
- Two access points along 26th Court East
- 25,892 square feet manufacturing floor expansion and 2,600 square feet of existing structures for approval
- 26 additional parking spaces, including 5 ADA spaces, and 7 bicycle rack spaces
- 3 phases of development
- 0.01 acres of secondary wetland impacts

SETBACKS REQUIRED/PROPOSED

Front: 30 feet / west is 40 feet, and east is 5 feet (Specific Approval 1)
Rear: 20 feet / NA. There are two fronts and two sides.
Side: 15 feet / north is 70 feet, and south is 317 feet

MINIMUM LOT SIZE(S) / LOT TYPE(S)

NA / One commercial lot

HEIGHT	Maximum 3 Stories (34 feet)		
OPEN SPACE	Required: 25% (2.22 acres) Provided: 35% (3.108 acres)		
ACCESS	Two existing ingress/egress points from 26th Court East		
FLOOD ZONE(S)	Site lies in Flood Zone A and X, Panels 12081C0316F/317F (8/10/21)		
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 pre-development runoff rate. Project subject to OFW: NA. Watershed/Basin: Pearce Drain/Gap Creek Basin. Project located within Floodplain and/or Floodway: Project is located in the FEMA 1% annual chance flood hazard area 100-year Pearce Drain/Gap Creek Basin floodplain. Applicable Watershed Studies: Pearce Drain/Gap Creek Basin from SWFWMD Methodology Meeting: A methodology meeting is recommended with respect to drainage design (attenuation, floodplain impacts, tailwater, water quality, etc.). 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 <ul style="list-style-type: none">Existing County and Private 10-inch water main on the west side of 26th Court East ROW WASTEWATER INFRASTRUCTURE <ul style="list-style-type: none">Existing County 3-inch force main on the east side of 26th Court East ROWExisting Private 3-inch force main from the project within 26th Court East ROW RECLAIMED WATER INFRASTRUCTURE <ul style="list-style-type: none">No County-owned reclaimed water infrastructure currently present at the project location.		
COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS			
BUFFERS			
Standard(s) Required	Design Proposal	Compliance	Comments
Roadway Buffers	<ul style="list-style-type: none">10 feet (26th Ct E)10 feet (US 301	No	Specific approval request to reduce roadway buffer on 26 th Ct E.
Perimeter Buffer	<ul style="list-style-type: none">8 feet (north)10 feet (south)	Yes	

SIDEWALKS			
Standard(s) Required	Design Proposal	Compliance	Comments
Sidewalk	There are existing sidewalks and no new sidewalks are proposed or required	Yes	

DRIVEWAYS, ROADS AND RIGHTS-OF-WAY			
Standard(s) Required	Design Proposal	Compliance	Comments
24-foot paved drive aisles	24 feet	Yes	No alternative design proposed. Drive aisles will be reviewed at time of Final Site Plan.
36-foot maximum driveway width	100 feet	No	An alternative design is being proposed to increase the maximum driveway width to 100 feet. A design exception has been submitted.

TRANSPORTATION

Major Transportation Facilities

The proposed development is located east of US 301, on the west side of 26th Ct E, approximately 0.35-miles north of Tallevast Rd. The following thoroughfare roadways are adjacent to or near the project site:

- US 301 is an existing four-lane road with a 55-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 200+ feet in the Comprehensive Plan's Future Traffic Circulation Plan, or as determined by FDOT.
- Tallevast Rd is an existing four-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.
- The project is adjacent to 26th Ct E, which is a local roadway.

Transportation Link Capacity Analysis

The application includes a proposed Rezone with Preliminary Site Plan (PSP) to rezone an approximately 8.88-acre parcel from Light Manufacturing (LM) to Planned Development Industrial (PDI) to keep the existing buildings and add 3 new buildings totaling 28,600 square feet for warehousing/manufacturing purposes. Based on the information provided by the applicant in the site plan, narrative, and request for traffic study waiver, the applicant has demonstrated that the proposed development will create de minimis net new trips. Transportation Planning and Traffic Engineering Division conclude that the impacted roadway segment is expected to operate at or above the Level of Service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
University Parkway	3206	C	D	C	C

Access

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.

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: No, the applicant has elected to defer concurrency.

A "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification" has been received. Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance.

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

Overall Wetland Acreage	2.93
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Proposed Impact Acreage	0.00
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	Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCCS)	Quality (UMAM Score)	Justification for Impact
	WL-1	2.93	0.00	Mixed Wetland Hardwoods / Exotic Wetland Hardwoods (FLUCCS 617/619)	N/A	N/A
	TOTAL	2.93	0.00			

Wetland Information:

The subject site is an active light industrial project consisting of buildings, parking area, maintained grass, pervious shell and gravel paths, a stormwater management system, wetlands, and uplands. Per the Environmental Narrative provided by Wetland Studies and Solutions, Inc., the on-site wetland area is 2.93 acres. The original project was approved under SWFWMD ERP Permit: 551.000 (App: 1395) with approximately 1.70 acres of jurisdictional wetlands in 1986. The subject proposal includes an expansion of the previously approved use as well as two structures, shown on the Site Plan as "EX BLDG B" and "EX BLDG A", and a shell and gravel path along the wetland buffer which were constructed without County or State approvals. The applicant has since received an approved ERP Modification 551.001 (App: 881319) for the after-the-fact structures. Wetland limits were only reviewed by SWFWMD for the areas adjacent to "EX BLDG B". "EX BLDG B" was constructed approximately 26.3 feet from the wetland line, as flagged by Wetland Studies and Solutions, Inc, leaving the building unable to meet the County's 15-foot wetland buffer setback (LDC Section 401.3.E.11) if a 25-foot average, 15-foot wetland buffer was provided as required by SWFWMD ERP A.H. Volume 1 10.2.7. The applicant has demonstrated the minimum 15-foot wetland buffer setback by reducing the wetland buffer in this area to 9.6 feet and compensating for secondary impacts through 610 square feet of Upland Preservation Area Enhancement to the north of the wetland (as shown on PSP Sheet 06).

Wetland Buffers:

Wetland Buffers are not provided in accordance with SWFWMD ERP A.H. Volume 1 10.2.7 which requires 25-foot average, 15-foot minimum wetland buffers. Preliminary Site Plan Sheet 06 demonstrates where the 25-foot average and 15-foot minimum wetland buffers would be provided, if met (see orange "25 FT OFFSET LINE" and blue "15 FT OFFSET LINE"). This deficit of 4,117 square feet of wetland buffer area is largely due to existing conditions; however, the existing unpermitted shell and gravel path, proposed pond, and vehicle use area improvements also encroach in this wetland buffer area. SWFWMD ERP Modification did not include these improvements in the scope of review, but the applicant will be required to receive ERP approval prior to commencement of development.

Wetland Mitigation:

No wetland impacts proposed.

Uplands:

Per the Environmental Narrative provided by Wetland Studies and Solutions, Inc (July 21, 2026) the upland portion of the subject site consists of the following land classifications: 2.62 acres of FLUCCS 190/434 Open Land and Hardwood – Conifer Mixed with Exotics, 2.95 acres of FLUCCS 155 Industrial, and 0.38 acres of FLUCCS 530 Reservoir/Stormwater Pond. There are no native upland habitats on site.

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 0.77 acres of native plant communities which is being provided as 2.93 acres of wetland habitat.

Endangered Species:

Per the Environmental Narrative provided by Wetland Studies and Solutions, Inc. (July 21, 2026) cursory assessment for “listed” floral and faunal species was conducted at the subject property on November 17, 2023, and January 10, 2024. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species. No listed species were observed on site during these preliminary surveys.

Trees and Landscaping:

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

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (26 th Ct E)	10 feet	10 feet; 5 feet for 216 linear feet	See Specific Approval
Roadway Buffer (U.S. 301)	10 feet	10 feet	LDC Section 701.4.B.2
Vehicle Use Area Buffer (North & South)	8 feet	8 feet	LDC Section 701.3.A.7

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

LOCATION MAP



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

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

LDC SECTION 402.13 - PLANNED DEVELOPMENT INDUSTRIAL

LDC SECTION 403.2 – AIRPORT IMPACT OVERLAY DISTRICT (AI)

SECTION 531.25 - INDUSTRIAL, LIGHT/HEAVY/FIREWORKS/SPARKLER MANUFACTURING (HEAVY INDUSTRIAL)

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 322.2, 342.4, 402.6, 402.13, 403.2, and 531.25. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish stipulations to be adopted for Planned Development districts.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	September 11, 2026 at 6:00 p.m.
Workshop Format	In-person
Workshop Requirement	<ul style="list-style-type: none"> • Application received after July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN25xx-xxxx)
Citizen Attendees	4
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	Citizenry comments briefed in Summary
Mail Notice	<ul style="list-style-type: none"> • Notice mailed to 119 addresses • Mailing distance/radius: 1,400 feet
Workshop Signage	<ul style="list-style-type: none"> • 2 signs posted (one on US 301 and the second along 26th Court East) • Map and photos provided of signage locations

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

LDC SECTION 322.2 – PRELIMINARY SITE PLAN REVIEW CRITERIA

A. Previous Approvals. The site plan substantially conforms and is consistent with prior approvals such as a General Development Plan, rezoning, Special Permit, variance, etc.

Analysis: The existing development was approved per FSP-86-59, and other than the two unpermitted accessory structures totaling 2,600 square feet, substantially conforms to its original approval. The current request includes approval of the existing accessory structures, as well as two Specific Approval requests to deviate from setback and buffer requirements found in LDC Section 402.13.D.3 and 701.4.

B. Comprehensive Plan. The proposed plan must be consistent with all applicable provisions of the Manatee County Comprehensive Plan.

Analysis: The subject property is in the IH FLUC which allows for light and heavy industrial uses within the range of potential uses. See Section 5 of this staff report for a full analysis of applicable Comprehensive Plan Policies.

C. Land Development Code. The proposed plan must be in conformance with all applicable provisions of the Land Development Code.

Analysis: Other than the two Specific Approval Requests, the proposed expansion of the existing development conforms to the applicable provisions of the LDC.

D. Use and District Requirements. The proposal must conform to the requirements of the zoning district(s) in which it is located and, where applicable, to the requirements of Chapter 5 for the particular use or activity under consideration.

Analysis: Warehouse uses, as well as light and heavy industrial uses are permitted in the PDI Zoning District. The standards for specific uses are not applicable to the project site, as there are no adjacent residential uses to the subject property.

E. Environment. The proposal shall not adversely impact environmentally sensitive lands or natural resources.

Analysis: The project proposes zero primary wetland impacts and 0.01 acres of secondary impacts. The Applicant proposes mitigation compensation to the northern portion of the wetlands.

F. Circulation. Ingress and egress to the property and internal traffic patterns must be designed to protect and promote motorized vehicle and pedestrian/bicycle safety and convenience, allow for desirable traffic flow and control, and provide adequate access in case of fire or catastrophe.

Analysis: The ingress and egress have been designed in an appropriate manner to protect the safety of all users.

G. Concurrency. The site plan must meet the requirements of Section 360, Certificate of Level of Service, or the site plan must be conditioned upon a Certificate of Level of Service being granted prior to Construction Drawing approval (this second option is available only where the applicant is required to obtain Construction Drawing approval).

Analysis: The applicant has elected to defer concurrency. A "Deferral and Acknowledgment of Eventual Requirement for Concurrency Certification" has been received. The Applicant is advised that when seeking further development approval(s) for this project, the "Deferral" does not exempt applicant from the requirement for a Certificate of Level of Service Compliance.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

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

Analysis: The adjacent uses surrounding the subject property consist of manufacturing, wholesale, warehouse, retail and vacant industrial property. To the south, east, and west of the properties are zoned LM, with HM zoning to the north. The request is to expand the existing manufacturing facility that has been operating at this location since 1987. The rezone request can be found to be appropriate to request certain specific approvals that allow for the most efficient use of the facility.

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

Analysis: The property has had an existing manufacturing facility on site since 1986. The land use previously designated on site has not changed and the request is only to expand the existing use. The request to rezone the PDI stems from the two Specific Approval requests required for the existing unpermitted accessory structures to remain. The IH FLUC allows for all types of industrial uses, and the PDI Zoning District is the planned development version of the LM and HM Zoning districts.

C. Consistency with the Current Comprehensive Plan.

Analysis: The proposed PDI Zoning District can be found to be consistent with the IH FLUC's intent and range of potential uses. See Section 5 of this staff report for a full analysis of consistency with applicable Comprehensive Plan Policies.

D. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no known existing or planned public improvements along 26th Court East or US 301 that would conflict with the proposed development.

E. Availability of Public Facilities, Based Upon a Consideration of the Following Factors:

1. Impact on the Traffic Characteristics, Specifically Trip Generation Potential.

Analysis: A traffic study waiver has been issued for the project. The additional development is anticipated to generate 19 additional PM Peak-Hour trips and can be considered de minimis to the roadway network.

2. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities and Services are Adversely Affected.

Analysis: There is no adverse impact or anticipated need for additional public facilities as a result of the proposed development.

3. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity Pursuant to the Requirements of the Comprehensive Plan and Applicable Law.

Analysis: If future development requires improvements to public facilities and public infrastructure, then the applicant will enter into a written agreement with the County to either construct the improvements or pay the proportionate fair share contribution of the cost of the improvements

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

Analysis: The proposed rezone to PDI is not anticipated to have an effect on the health, safety, or welfare of the neighborhood and County. The subject property is in an area of the county surrounded by a mixture of commercial and industrial uses. The project site is an existing manufacturing facility that has operated with site plan approval (FSP-86-59) since 1986. There are no new uses proposed with this application, only an expansion of existing uses.

G. Conformance with All Applicable Requirements of this Code.

Analysis: Except for the two Specific Approvals to deviate from setback and buffer requirements, the proposal conforms to all applicable provisions of the LDC.

H. Consistency with the Development Patterns in the Area.

Analysis: The development patterns in the area consist of a mixture of commercial and industrial uses. In addition, the surrounding Zoning Districts and FLUCs are industrial. The proposed expansion does not include additional uses and are approved in the current zoning district. The rezone request is only to request specific approval from two LDC requirements.

I. Logical Expansion of Adjacent Zoning Districts.

Analysis: Although there are not any adjacent PDI Zoning Districts, the surrounding zoning districts consist of a mixture of LM and HM. The rezone request can be found to be a logical expansion of the adjacent zoning districts as this is the same type of use permitted in the current zoning district.

J. Impact on Historic Resources.

Analysis: There are no known historic resources impacted as a result of the expansion of the existing uses.

K. Environmental Impacts.

Analysis: There are 0.01 acres of secondary wetland impacts resulting from a reduced wetland buffer. The minor impacts are being addressed via a mitigation plan that enhances a northern portion of the on-site wetland. See Section 3 of this staff report and attached environmental narrative for a full analysis.

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

Analysis: The current request does not propose any additional uses than what were initially approved with FSP-86-59 and there are no residential uses adjacent or within approximately 485 feet of the property boundary.

M. Relocation of Mobile Homeowners.

Analysis: N/A. There are no mobile homes currently occupying the project area.

N. Consistency with the Planned Development District Standards.

Analysis: See analysis for LDC Sections 402.6 and 402.13 below.

O. Any Other Matters Which May Be Appropriate.

Analysis: N/A.

P. Transportation Impact Review pursuant to Section 343.

Analysis: The applicant has provided a traffic analysis in conformance with the requirements of Manatee County.

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

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

Analysis: The site contains existing, and previously approved industrial/warehouse uses. The proposed rezone and PSP request is to expand the existing uses, with two Specific Approvals for an unpermitted accessory structure, as well as the addition of 25,892 square feet of industrial/warehouse uses. The expansion includes redesigning a portion of the southeast property for parking along with reconfigured stormwater facilities. Two additional structures are on the northwest portion of the site made up almost entirely of a flat grass area and dirt parking. The other 1,000 square foot structure ("EX BLDG A" on the site plan requesting Specific Approval) is located on the eastern edge of the subject property and was previously a parking area. The additional structures and improvements have been reviewed for consistency with all applicable review standards.

B. Relation to Public Utilities, Facilities and Services.

Analysis: There is existing public infrastructure servicing the current operations. The site accesses a County maintained roadway expected to continue operating below the adopted level of service (LOS) of D. The site can be adequately serviced by emergency vehicles, and the stormwater facilities have been reviewed for compliance with Manatee County standards. There is no residential component proposed with this project; therefore, public school systems will not be affected.

C. Relation to Major Transportation Facilities.

Analysis: The subject property takes access from 26th Court East, a local County roadway. The road services multiple commercial and industrial uses with no connections to any residential neighborhoods. 26th Court East connects to Tallevast Road, a County Thoroughfare, approximately 0.37 miles south of the subject property. The additional trips proposed with this application are expected to create a de minimis increase on the roadway network.

D. Compatibility.

Analysis: There are no new uses proposed with this application, only an expansion of existing uses that have occurred on the subject property since 1986. There are no residential uses adjacent to the subject property, and it is within an area of the County historically consisting of a multitude of commercial and industrial uses. There are no compatibility issues anticipated with this expansion request.

E. Transitions.

Analysis: The site consists of 73,382 square feet of existing development and proposes and additional 28,492 square feet for a total of 101,820 square feet. The resulting 0.27 Floor Area Ratio (FAR) is comparable with the adjacent property's intensity. In addition, the uses surrounding the subject property are compatible with the project proposal and a gradual transition is not applicable.

F. Design Quality.

Analysis: The existing development on the subject property was previously approved with FSP-86-59. The proposed expansion of the existing facility can be considered superior design quality. All requirements of the LDC are met aside from two Specific Approval requests. Deviation from the LDC stems from an existing unpermitted structure that utilizes an adjacent railroad in the daily operations of the manufacturing facility. For additional analysis on the Specific Approval requests, see Section 7 of this staff report.

G. Relationship to Adjacent Property.

Analysis: The adjacent land properties consist of commercial and industrial uses and are buffered by a natural tree line to the north and wetlands and stormwater facilities to the south. The additional structures do not extend further north than the previously approved building and provides a 40-foot setback US 301 to the west, where only 30 feet is required. There are no negative impacts to the adjacent properties anticipated as a result of the proposed development.

H. Access.

Analysis: There are two existing access points located along 26th Court East. The current request proposes to relocate the southern access approximately 200 feet north. A design exception has been submitted for the northern access point to increase the maximum width permitted. This is proposed to help facilitate the loading areas and associated vehicles.

I. Streets, Drives, Parking and Service Areas.

Analysis: The reconfiguration of the southeast portion of the site provides safe vehicular travel and adequate internal maneuverability for emergency vehicles. The loading areas are existing and situated on the northeast portion of the structure to prevent interference with pedestrian traffic. Additional parking is oriented to the northwest portion of the site where the expansion of the existing manufacturing facility is being proposed.

J. Pedestrian Systems.

Analysis: There are sidewalks leading from the existing parking lots on the east and west of the current building. All the signing and pavement markings shall be provided in accordance with the latest editions of the MUTCD, FDOT Design Standards FY 2025-26 and the Manatee County Public Works Department Highway, Traffic and Stormwater Standards at FSP submittal.

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

Analysis: There are no impacts to natural and historic features or conservation and preservation areas. Approximately 4,117 square feet of wetland buffer impacts are being proposed, with no primary wetland impacts being proposed. There are 0.01 acres of secondary wetland impacts proposed and mitigated for with additional wetland buffers elsewhere on site.

L. Density/Intensity.

Analysis: The project proposes a maximum FAR of 0.27 (101,820 square feet), well within the 0.75 maximum FAR (379,408 square feet) permitted in the IH FLUC. In addition, this intensity can be found to be consistent with the developments in the surrounding areas.

M. Height.

Analysis: The maximum height for existing and proposed structures is 34 feet, or 3 stories per LDC Section 401.3.D. The proposed structures do not exceed the previously approved maximum height.

N. Fences and Screening.

Analysis: The existing uses, proposed expansion, adjacent uses, and maximum building height do not require fences for screening purposes. There are natural buffers on the north and south project boundaries that act as screening from the adjacent uses. In addition, there is a natural tree line across 26th Court East and the majority of the property line on the west abutting US 301. All buffer requirements are being met with this proposal with the exception of the 5-foot reduction where “EX BLDG A” is depicted on the site plan.

O. Yards and Setbacks.

Analysis: All required setbacks are being met or exceeded with the exception of a 1,000 square foot structure on the eastern project boundary where the Specific Approval is being requested by the applicant. See Section 2 of this staff report for specific required and proposed setbacks.

P. Trash and Utility Plant Screens.

Analysis: All trash, refuse, and garbage collection containers shall be screened in accordance with applicable LDC Sections and shall be reviewed at time of FSP submittal.

Q. Signs.

Analysis: Any proposed signs shall comply with applicable portions of LDC Chapter 6 – Signs.

R. Landscaping.

Analysis: All landscaping review required at the PSP level has been completed. At time of FSP submittal, staff will conduct additional review to ensure consistency with all applicable portions of LDC Section 701.

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

Analysis: N/A. The proposed project is not mixed-use and is not in any designated entranceways.

T. Environmental Factors.

Water Conservation.

Analysis: The lowest form of water quality shall be used for irrigation purposes, in accordance with LDC section 803.

Minimum Open Space Requirements.

Analysis: The project proposes to exceed the minimum 25% open space requirements of the PDI Zoning District. The project is proposing 3.11 acres (35%) open space when there is only a requirement to provide 2.22 acres.

Preservation of Existing Plant Communities.

Analysis: See Section 3 of this staff report for analysis.

U. Rights-of-Way and Utility Standards.

Analysis: No additional rights-of-way are proposed with the requested development.

V. Stormwater Management.

Analysis: The preliminary review required at time of PSP submittal has been completed. At time of FSP submittal, additional review to ensure compliance with LDC Section 801, Stormwater Management, and the County's administrative procedures shall occur.

W. Consistency with Comprehensive Plan.

Analysis: See Section 5 for a full analysis of consistency with applicable Comprehensive Plan Policies.

X. Other Factors.

Analysis: No other factors are applicable.

LDC SECTION 402.13.D – PLANNED DEVELOPMENT INDUSTRIAL

A. Intensity.

Analysis: The overall 0.27 FAR proposed with the additional development is within the maximum 0.75 FAR allowed in the IH FLUC. The maximum height proposed does not exceed what was reviewed, and previously approved, with FSP-86-59. The overall development can be found to be consistent with the development pattern in the area.

B. Landscaped Open Space and Pervious Area Requirements.

Analysis: The PDI Zoning District requires a minimum of 25% landscaping and permeable open space for sites located outside of the watershed overlay districts. The Applicant is exceeding the minimum requirements by providing 35% (3.11 acres) open space.

C. Yards and Setbacks.

Analysis: All minimum yard and setback requirements are proposed, except for the Specific Approval proposed to reduce Building A's setback from 30 feet to 5 feet. See Section 3 of this staff report for specific setback requirements, as well as Section 7 for analysis of the Specific Approval request.

LDC SECTION 403.2 – AIRPORT IMPACT OVERLAY DISTRICT (AI).

Analysis: The project is located within the Horizontal Surface of the Part 77 Surfaces Airport Overlay District; however, the expansion of the existing use, maximum height, and other portions of the development proposal are not applicable to the standards/restrictions of this overlay district.

SECTION 531.25 - INDUSTRIAL, LIGHT/HEAVY/FIREWORKS/SPARKLER MANUFACTURING (HEAVY INDUSTRIAL)

Analysis: No light industrial uses will create adverse impacts on adjacent or nearby residential uses. No other portions of this section apply to the proposed development.

SECTION 5 COMPLIANCE WITH COMPREHENSIVE PLAN

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

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

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

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

Analysis: The project proposes an expansion of the existing industrial/warehouse uses that were approved pursuant to FSP-86-59 and are permitted in the IH FLUC.

Policy 2.2.1.19.3. Range of Potential Intensity:

Maximum floor area ratio:

0.75.

1.0 inside the UIRA.

1.0 along designated Urban Corridors.

Maximum Square Footage for Neighborhood Commercial Uses:

Small (thirty thousand (30,000) s.f.), subject to the commercial locational criteria (see Policy 2.2.1.19.4).

Analysis: The project proposes a maximum FAR of 0.27 (101,820 square feet / 379,408 square feet), well within the 0.75 maximum FAR permitted in the IH FLUC.

Policy 2.2.1.19.4. Other Information:

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

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

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

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

Analysis: See analysis for Policy 2.6.3.1. No other information is applicable here.

Policy 2.1.1.6. Manatee County shall encourage growth, infill and redevelopment to concentrate within the Urban Service Area (see Map K), recognizing the various character districts identified in the Character Vision Graphic (Map L).

Analysis: While the subject property is not within the Urban Service Area (USA), it is located just outside of its eastern boundary across US 301, in an area of the county historically comprised of industrial and commercial uses. The proposed expansion of the current site can be considered appropriate for redevelopment and growth within a designated industrial corridor.

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 proposal can contribute to the limitation of urban sprawl by permitting expansion of an existing industrial site in an area surrounded by compatible development.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development.

Analysis: As previously mentioned, the proposed development is an expansion of an existing site, operating on the subject property since 1986. It can be found to be compatible with similar commercial and industrial uses in the area, and the timing of its expansion is not expected to have any adverse impacts in regard to timing.

Objective 2.1.4. Economic Activity Areas – encourage development of mixed use areas to strengthen and diversify the economy of Manatee County.

Analysis: This proposal has been given an expedited development review incentive by providing support for Manatee County's economic development. The proposed development can be expected to further economic growth and be an employment generator for groupings of residential uses, east on Tallevast Road, and elsewhere in the area.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.

Analysis: The Applicant is requesting almost a third of the maximum development potential on the project site.

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

Analysis: The site proposes adequate screening, buffering, setbacks, and other mitigative measures to provide compatibility with the surrounding uses. Natural screening occurs on three sides in the form of various tree lines and the site plan provides consistency with the Comprehensive Plan and the applicable provisions of the LDC.

Policy 2.6.3.1. Consider performance standards or other measures to distinguish between light and heavy industries. Such performance standards or measures shall address the following distinguishing parameters:

- (1) Toxicity and degree of hazard associated with raw materials, by-products, or finished products; and extent, duration, and procedure for storage of any such toxic or hazardous materials;
- (2) Bulk of raw materials, by-products, or finished products required;
- (3) Degree and nature of daily traffic associated with the industry,
- (4) Level, frequency, and nature of any discharges into the atmosphere or surface waters;
- (5) Level of noise customarily associated with the industry, after noise mitigation, and at the lot lines of the industry;
- (6) Level of atmospheric emissions and nature of atmospheric emissions customarily associated with the industry, after mitigation;
- (7) Height of smokestacks or other industrial structures associated with the industry;
- (8) Level and nature of odor customarily associated with the industry;
- (9) Level of fugitive dust customarily associated with the industry;
- (10) Level and type of vibration customarily associated with the industry;
- (11) Level of glare customarily associated with the industry; and
- (12) Level and nature of outdoor storage customarily associated with the industry.

In utilizing these parameters to identify light or heavy industry, parameters shall be considered in aggregate, with the cumulative result for each industry utilized to determine the status of that industry. Uses determined to have, using these performance standards, “objectional impacts” on adjacent or nearby residential uses, where such uses exist, shall be classified as heavy industrial, and those determined to not have such impact shall be classified as light industrial.

Analysis: The closest residential uses are approximately 485 feet to the northeast of the subject property. This is an expansion of an existing use that was determined, per AD-85-105, to be light industrial. However, if any objectionable impacts using the performance standards above are identified, resulting in a determination of heavy industrial uses, the property is located within the IH FLUC, where such uses are permitted. Potential off-site impacts identified at any point, shall require compliance with the applicable provisions of LDC Chapter 5, Part V – Adverse Impacts Performance Measures.

Policy 2.11.1.1. Provide for a wide range of employment-oriented uses within the industrial categories on the Future Land Use Map by permitting consideration of office uses, warehouse/distribution uses, office/showroom uses, wholesale uses, intensive commercial uses, research uses, limited neighborhood retail uses, and lodging places, in addition to manufacturing processing, and assembly uses within the Industrial-Light category. Also, to permit a more limited, but diverse range of uses in the Industrial-Heavy, Industrial-Urban, and Mixed Use categories. (See also Objective 2.6.3 and associated policies.)

Analysis: The proposed expansion of the industrial/warehouse uses can be seen as an economic driver, creating multiple employment opportunities for residents in Manatee County.

SECTION 6 POSITIVE AND NEGATIVE ASPECTS WITH MITIGATING MEASURES

POSITIVE ASPECTS

- The project is a low trip generator
- The project proposes the expansion of an existing industrial facility in an area intended for industrial and commercial use.
- The project provides 35% open space (3.11 acres) when only 25% (2.22 acres) is required.

NEGATIVE ASPECTS WITH MITIGATING MEASURES

- Unpermitted Buildings “EX BLDG A” and “EX BLDG B” do not meet LDC regulations.
 - **Mitigating Measure:** The applicant has submitted specific approval requests to allow the unpermitted buildings to deviate from the LDC regulations.
- Wetland Buffer does not meet SWFWMD requirement of 25-foot average, 15 foot minimum. Deficit of approximately 4,117 square feet of wetland buffer area.
- 0.01 acres of secondary wetland impact from unpermitted “EX BLDG B”
 - **Mitigating Measure:** 0.01 acres of secondary wetland impacts being mitigated for at 1:1 ratio with additional native upland buffer enhancement to the north of wetland.

SECTION 7 SPECIFIC APPROVAL REQUESTS

1. LDC SECTION 402.13.D.3, STANDARDS AND REVIEW CRITERIA

Request: LDC Section 402.13.D.3 requires a minimum front yard setback of 30 feet in the PDI Zoning District. The request is to seek an alternative design standard to the 30-foot minimum setback requirement and proposes a 5-foot setback for Building A. The structure in which the Specific Approval requires approval for is an existing structure, built with an idea that the “zero lot line” exception can be utilized for structures in the LM Zoning Districts that use an abutting railroad to load/unload product.

Staff Analysis: The specific approval can be found to be appropriate considering the historical economic driver of the facility and the utilization of the railroad to transport materials to and from the site. The proposed reduction in setbacks for an existing structure is not anticipated to have any adverse impacts on adjacent uses or areas. In addition, the 30-foot setback requirement for Building A would place the structure in the drive aisle or proposed ADA parking spaces. The full setback requirement would also render the structure unusable in conjunction with the railroad.

Finding for Specific Approval: Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.13.D.3, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design because the structure that is adjacent to the railroad can be considered in this circumstance meeting the intent of “abutting” a railroad with respects to utilizing a railroad for the purposes of loading/unloading materials to and from the facilities.

2. LDC SECTION 701.4.B.2, ROADWAY BUFFERS

Request: LDC Section 701.4.B.2 requires a 10-foot Roadway Buffer for non-residential projects along all roadways. The request is to allow a 50% reduction to 5 feet in width for 216 linear feet to accommodate an after-the-fact structure built 5 feet from front property line.

Staff Analysis: Staff is in support of the request for Specific Approval for an alternative to Section 701.4.B.2 of the LDC to allow a reduction of the 10-foot-wide Roadway Buffer to 5 feet for 216 linear feet to accommodate an after-the-fact structure as required landscaping will still be provided to ensure adequate screening in the form of 2 canopy trees and 33 shrubs per 100 linear feet or 5 understory trees and 50 shrubs per 100 linear feet.

Finding for Specific Approval: Notwithstanding the failure of this plan to comply with the requirements of LDC Section 701.4.B.2, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design due to the reduction being limited to 216 linear feet and all required landscaping to be provided with Final Site Plan.

SECTION 8 CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, State or Federal permits shall be obtained prior to commencement of construction.
2. Industrial waste shall be disposed of in accordance with all Federal, State and local regulations.
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. All dumpsters, compactors, and other utility equipment shall be screened with a six-foot-high wall constructed with building materials consistent with the principal building(s). Compliance shall be verified with review of the building permit.
5. All applicable requirements found in LDC Chapter 5, Part V-Adverse Impacts Performance Measures shall be met for any potential off-site adverse impacts generated by the Project and compliance with these standards shall be demonstrated by the Applicant at the time of submission of a Final Site Plan.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.
2. There are no impacts to jurisdictional wetlands being approved by the adoption of this Ordinance.
3. Wetland buffer enhancement plantings shall be required at Final Site Plan as proposed in the Mitigation Plan provided by Wetland Studies and Solutions, Inc (June 10, 2026). This enhancement shall be provided with the first Final Site Plan as it provides compensation for unpermitted existing conditions.
4. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the Preliminary Site Plan, the project's maximum intensity may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum intensity shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
5. A Well Management Plan (WMP) that provides for the proper abandonment or rehabilitation of existing unused wells in conformance with requirements of the Florida Department of Health - Manatee County and the Southwest Florida Water Management District, pursuant to Chapter 373, Florida Statutes, Chapters

40D-3, 17-524, 17-531, 17-532, and 17-555, Florida Administrative Code, and all provisions in the interlocal agreement between Manatee County and the Southwest Florida Water Management District shall be provided to the Environmental Protection Division for review and approval prior to Commencement of Construction.

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

C. DEVELOPMENT REVIEW

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 ENGINEERING

1. 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:

Storm Frequency:	Cumulative Rainfall:	Rainfall Distribution:
2.33-year/24-hour	NOAA ATLAS 14	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.

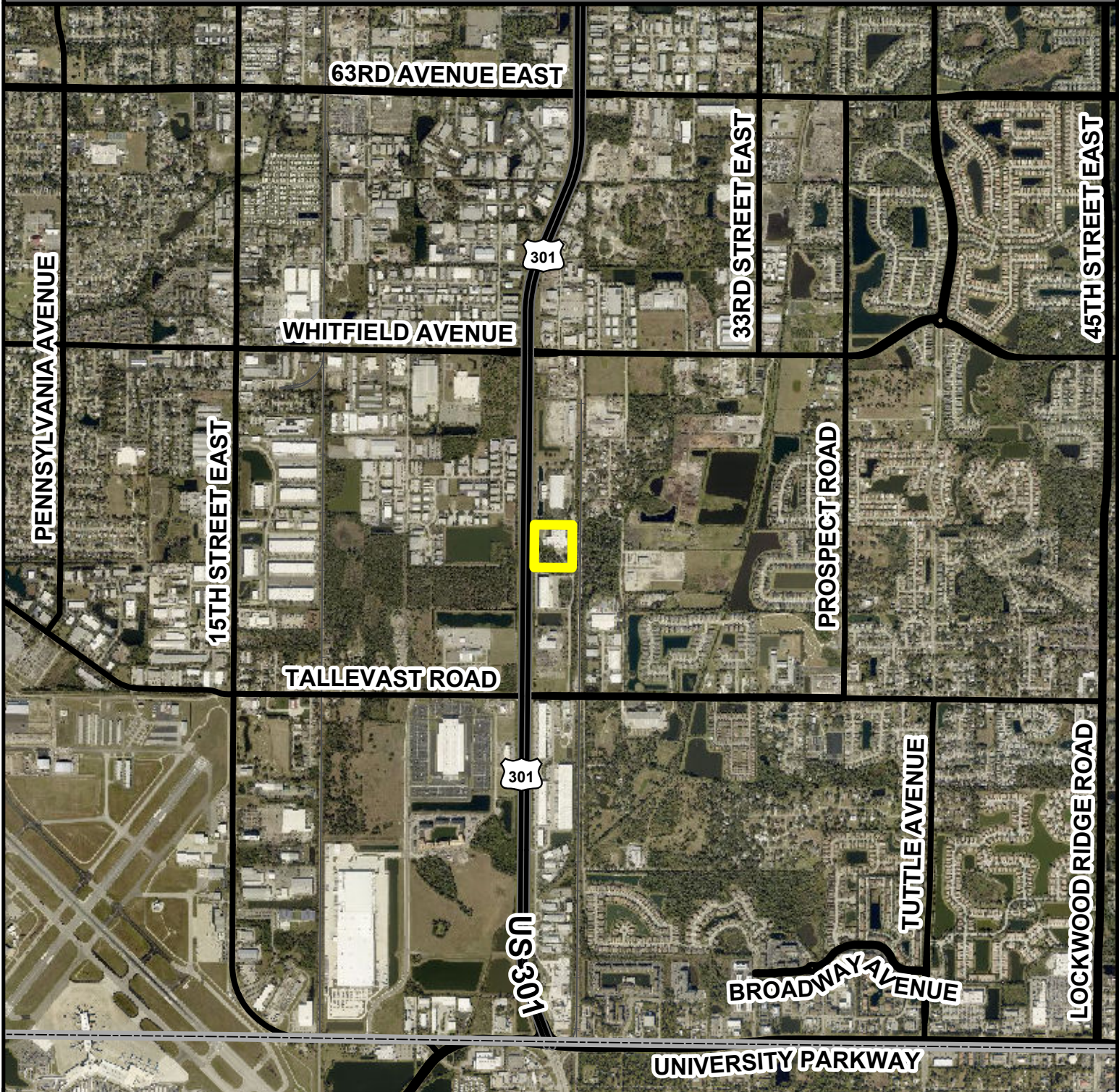
The comparison of existing pre-development condition versus the proposed post-development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from Pearce Drain / Gap Creek Watershed Management Plan) shall be submitted to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

2. Any fill within the FEMA 1% annual chance flood hazard area (or as otherwise known as 100-year floodplain) as delineated by the Pearce Drain / Gap 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).
3. 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 Pearce Drain / Gap Creek Watershed. Modeling shall be used to determine pre- and post- development flows.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. Preliminary Site Plan
3. Traffic Study Waiver
4. Concurrency Deferral Form
5. Environmental Report
6. Specific Approval Request Letter
7. Zoning Disclosure Affidavit
8. Neighborhood Workshop
9. AD-85-105
10. AD-24-42
11. SRQ No Objection Email
12. Affidavit of Publishing
13. Approved Design Exception

AERIAL



Parcel ID #(s) 1985330008

Project Name: Amcor – Phase 1A, 1B, 2 and 3

Project #: PDI-25-18 (Z)(P)

Accela #: PLN2508-0082

S/T/R: 30 35S 18E

Acreage: 8.88

Existing Zoning: LM

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

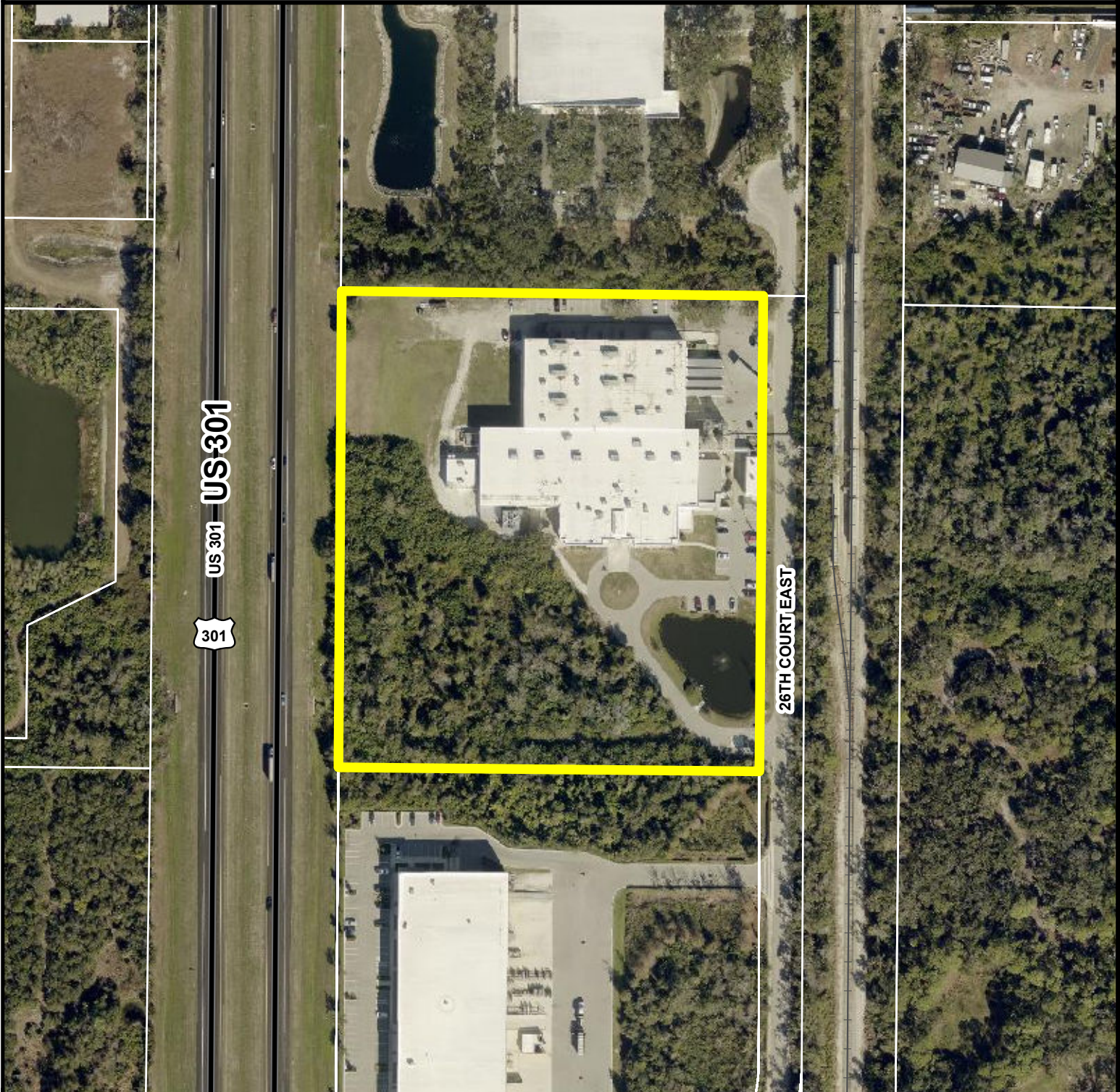
CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

AERIAL



Parcel ID #(s) 1985330008

Project Name: Amcor – Phase 1A, 1B, 2 and 3

Project #: PDI-25-18 (Z)(P)

Accela #: PLN2508-0082

S/T/R: 30 35S 18E

Acreage: 8.88

Existing Zoning: LM

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

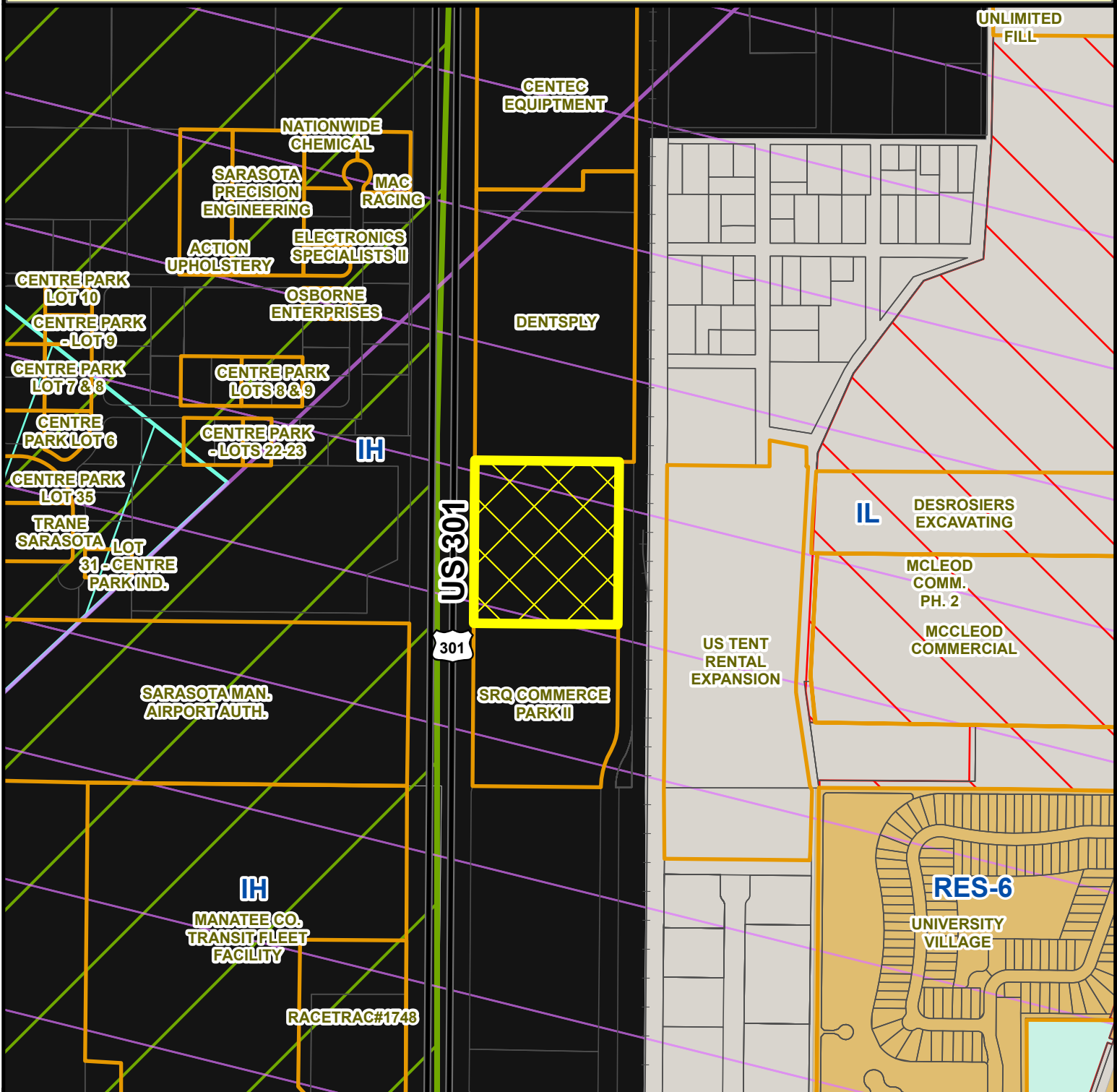
CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

FUTURE LAND USE



Parcel ID #(s) 1985330008

Project Name: Amcor – Phase 1A, 1B, 2 and 3

Project #: PDI-25-18 (Z)(P)

Accela #: PLN2508-0082

S/T/R: 30 35S 18E

Acreage: 8.88

Existing Zoning: LM

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

CHH: N

Watershed: NONE

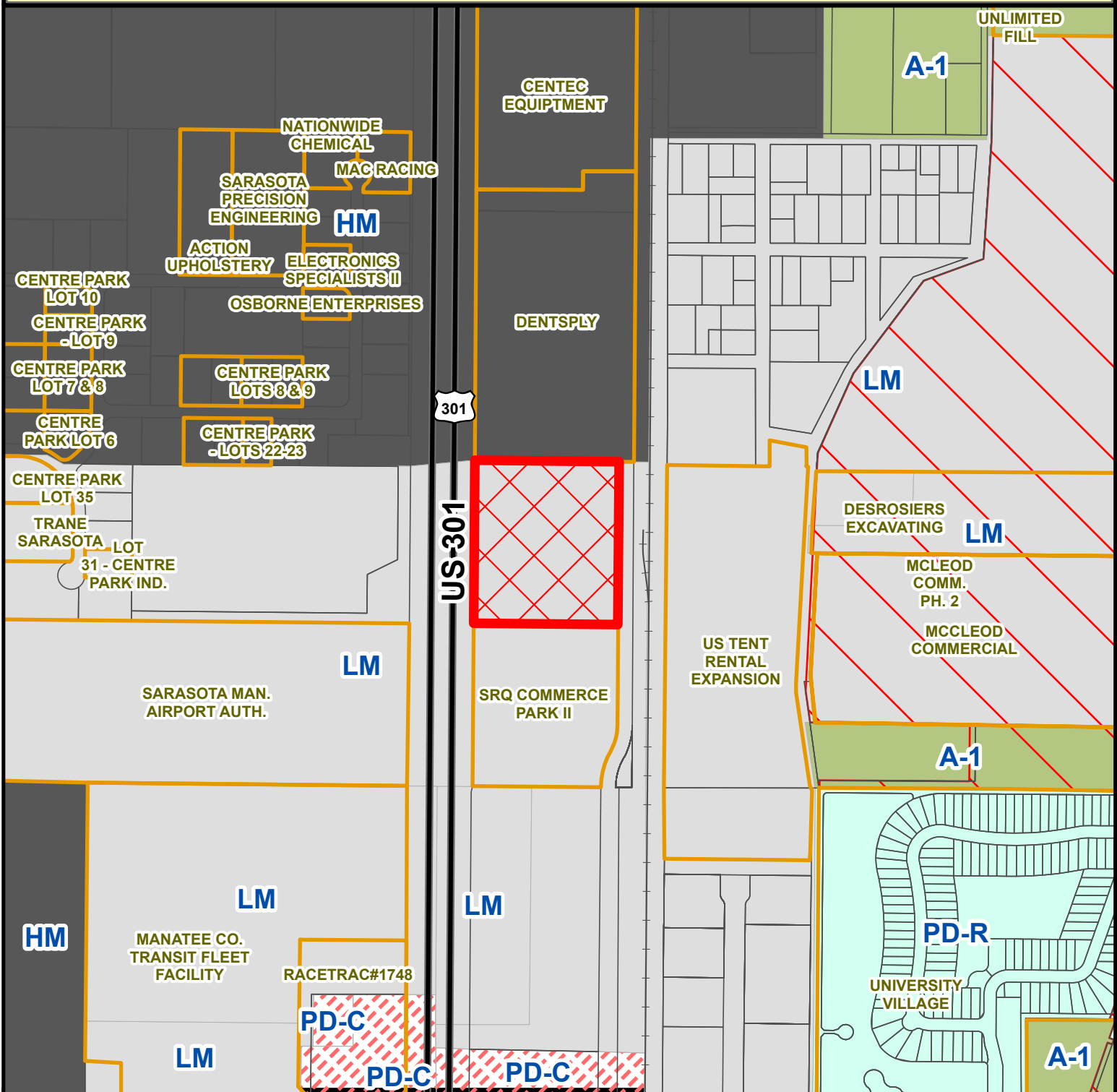
Drainage Basin: GAP CREEK

Commissioner: Mike Rahn

 SRQ AI Height Overlay Surfaces (SUR)

 Urban Service Area

ZONING



Parcel ID #(s) 1985330008

Project Name: Amcor – Phase 1A, 1B, 2 and 3

Project #: PDI-25-18 (Z)(P)

Accela #: PLN2508-0082

S/T/R: 30 35S 18E

Acreage: 8.88

Existing Zoning: LM

Existing FLU: IH

Overlays: SUR

Special Areas: SWTIF

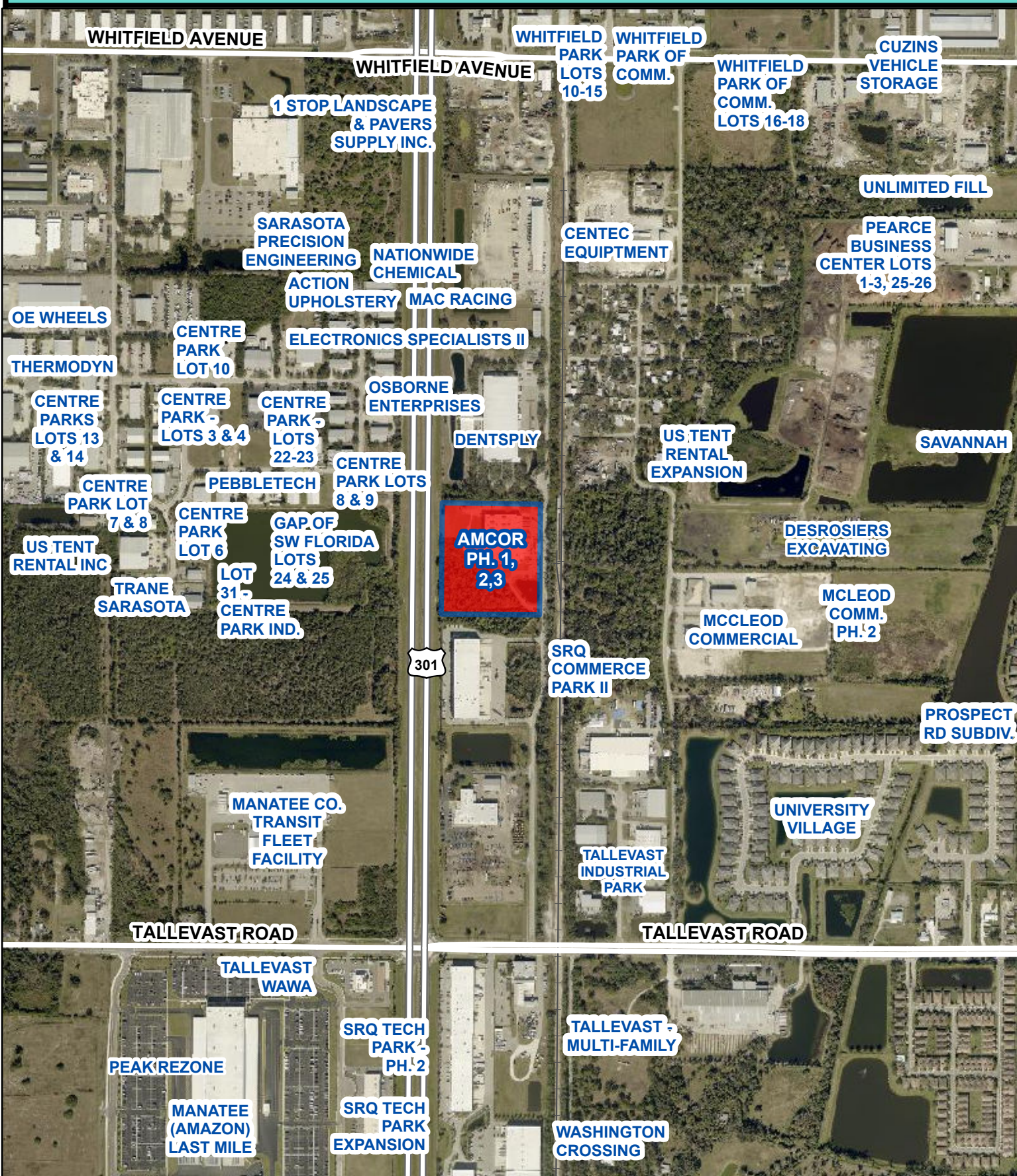
CHH: N

Watershed: NONE

Drainage Basin: GAP CREEK

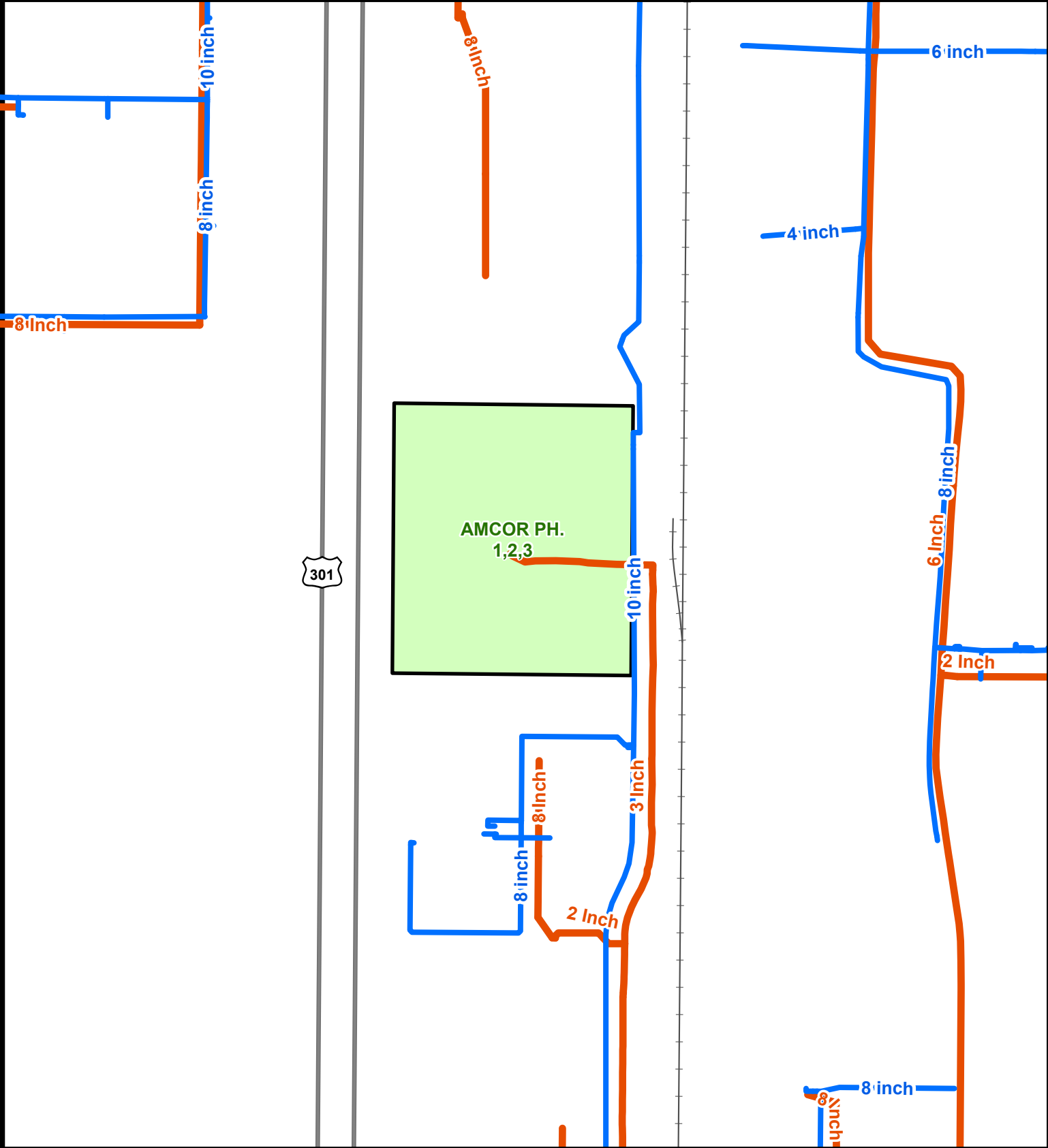
Commissioner: Mike Rahn

PROPOSED LOCATION OF AMCOR

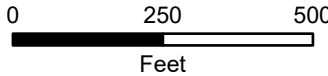


This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

AMCOR - UTILITIES

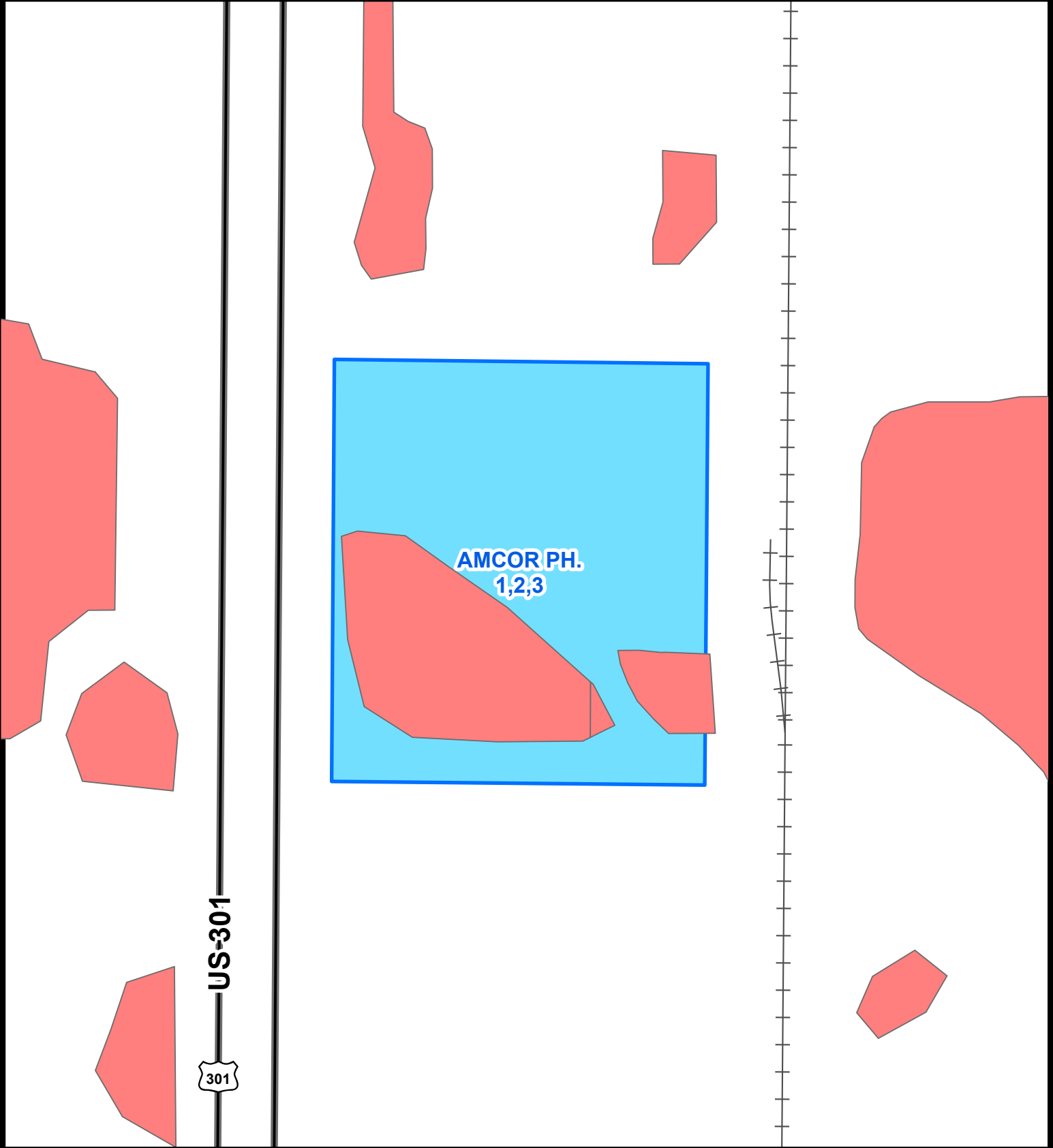


- WATER MAINS
- SEWER MAINS

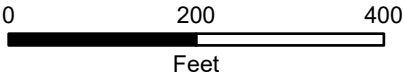


This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

AMCOR - FLOODPLAIN



FLOOD ZONES A, AE and VE



Source: DFIRM 2021 Flood Zones (Daily Update - FEMA)

This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

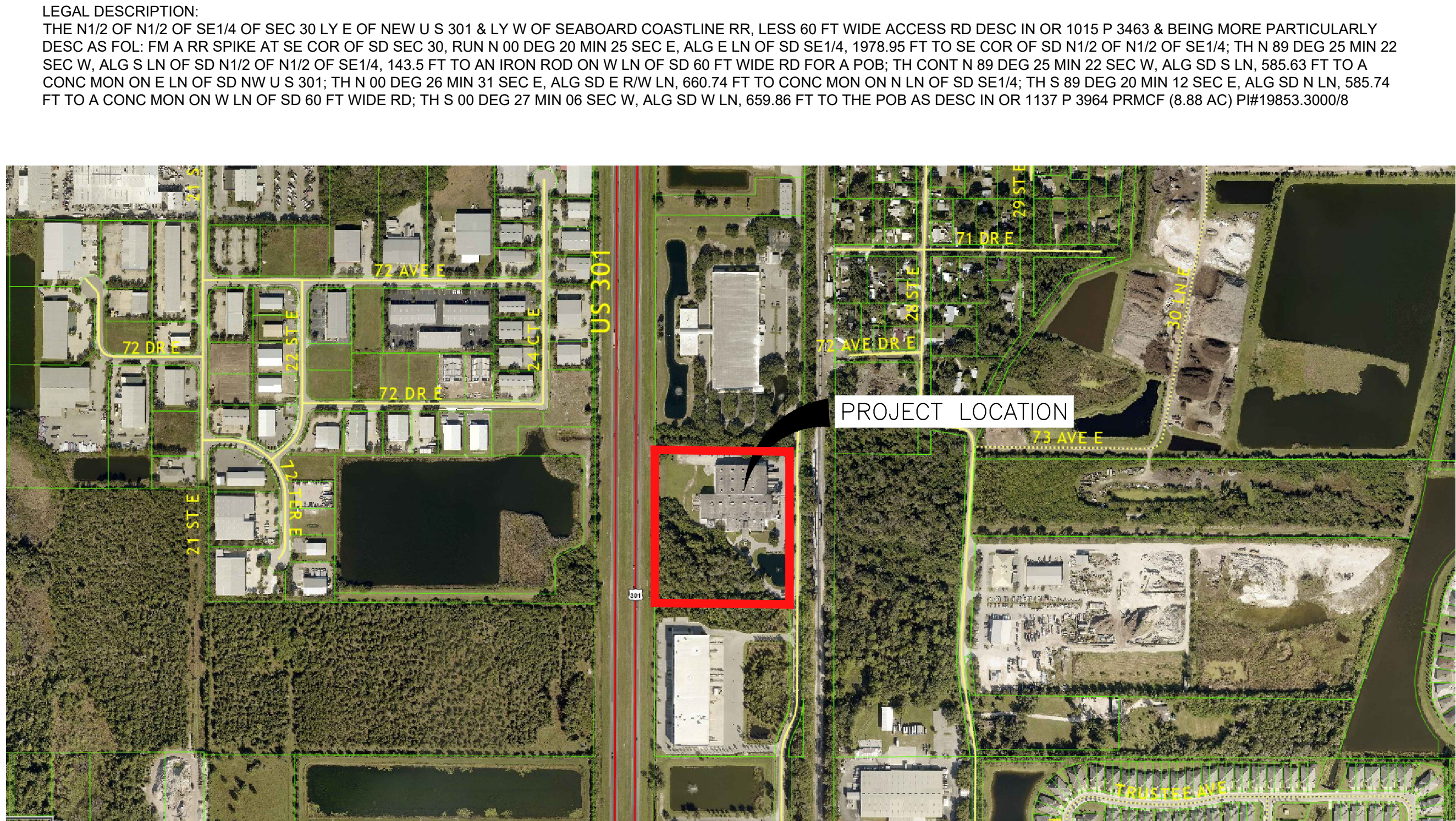
PRELIMINARY SITE PLAN
FOR
AMCOR - PHASE 1A, 1B, 2 & 3

7350 26TH COURT EAST
SARASOTA, FL 34243

PARCEL ID: 1985330008

SECTION 30, TOWNSHIP 35 SOUTH, RANGE 18 EAST
SARASOTA, FLORIDA

PROPERTY OWNER:
SUNCOAST INDUSTRIES, LLC



PROJECT UTILITIES SOURCE / OWNERSHIP

	SOURCE (COUNTY, WELL, BRADEN RIVER UTILITIES, ETC.)	OWNERSHIP (COUNTY, PRIVATE, CITY, ETC.)
POTABLE WATER	COUNTY	PUBLIC
WASTEWATER	COUNTY	PRIVATE (ON-SITE)
RECLAIMED / IRRIGATION WATER	OWNER	PRIVATE

POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE
IRRIGATION (PW UTILITY STANDARDS MANUAL 1.1.3.B)

SHEET INDEX:

- 01 COVER SHEET
02 SITE PLAN PH 1A & 1B, EXISTING CONDITIONS & DEMO PLAN
03 SITE PLAN PHASE 2 & 3
04 PAVING GRADING & DRAINAGE PLAN PHASE 2 & 3
05 UTILITY PLAN PHASE 2 & 3
06 SWFWMD & MANCO WETLAND DETAIL PLAN

SUPPLEMENTAL SHEET

LANDSCAPE PLANS:

- L-01 PRELIMINARY LANDSCAPE PLAN
L-02 PRELIMINARY LANDSCAPE PLAN
L-03 PRELIMINARY LANDSCAPE PLAN
L-04 PRELIMINARY LANDSCAPE PLAN

BOUNDARY AND TOPOGRAPHIC SURVEY - SHEET 1 OF 1

PROJECT INFORMATION:

ENGINEER ON RECORD:

Mel-Haven Engineering, LLC
5342 Clark Rd #1182
Sarasota, FL 34233
ph: (941) 468-3742
msmith@melhavenengineering.com
Melanie Smith, PE FL #75447

ATTORNEY AT LAW:

Christian Van Hise
240 South Pineapple Avenue,
9th Floor Sarasota, Florida
34236
Direct 941.364.2711
Fax 941.366.3999
cvanhise@shumaker.com

LANDSCAPE ARCHITECT:

Phillip J. Smith, ASLA - Principal
David W. Johnston Associates, Inc.
Landscape Architect LA 1096
Certified Arborist ISA FL0410 - TRAQ
Tree Risk Assessment Qualified
1717 Second, Suite A
Sarasota, Florida 34236
Land 941.366.3159

SURVEYOR:

742 Shamrock Blvd
Venice, FL 34293
ph: (941) 497-1290
www.bpisurvey.com

ELECTRIC:
FLORIDA POWER & LIGHT
(800)-375-2434



GENERAL NOTES:

1. THE ENGINEER, WITH INFORMATION PROVIDED BY THE CONTRACTOR/SURVEYOR, SHALL PROVIDE RECORD DRAWINGS THAT MEET THE REQUIREMENTS OF THE MANATEE COUNTY UTILITY MANUAL STANDARDS, LATEST EDITION
2. ELEVATION NOTE: ALL ELEVATIONS SHOWN HERON ARE BASED ON THE N.A.V.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED. ELEVATIONS SHOWN HEREON ARE BASED ON A N.G.S. BENCHMARK #WAKULLA, ELEVATION 21.65' (N.A.V.D. 1988), AND N.G.S. BENCHMARK #WALTON, ELEVATION 29.63' (N.A.V.D. 1988)
3. CONVERSION FACTOR PROVIDED BY PROJECT SURVEYOR, GREGORY RIETH, PSM, CFM; THE CONVERSION FROM NGVD 1929 TO NAVD 1988 IS -1.027', USING NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT).

MANATEE COUNTY BUILDING & DEVELOPMENT SERVICE DEPARTMENT SIGNATURE BLOCK

PROJECT NUMBER: PLN2508-0082 PROJECT NAME: AMCOR - PH 1A, 1B, 2 & 3

APPROVAL TYPE: PSP REZONE ACCELA NUMBER: PLN2508-0082

SITE DATA TABLE:

SITE PLAN ZONING DATA:
PARCEL AREA: 8.88 AC OR 379,408 GSF
EXISTING ZONING: LM
PROPOSED ZONING: PDI
EXISTING AND PROPOSED USE: INDUSTRIAL/MANUFACTURING
FLU: IH
FIRE DISTRICT: SOUTHERN MANATEE FIRE DISTRICT

PDI SETBACKS: 30-FT FRONT, 15-FT SIDE AND 20 FT REAR

PROPOSED SETBACKS:

- PHASE 1A AND 1B (EXISTING): 5-FT FRONT*
PHASE 2: N/A
PHASE 3: 40-FT REAR; 70-FT SIDE

THE EXISTING PHASE 1A AND PHASE 1B BUILDINGS HAVE REDUCED MINIMUM SETBACKS. PER LDC SECTION 342.3, REZONING TO THE PDI ZONING DISTRICT ALLOWS FOR A REDUCED MINIMUM SETBACK WITH SPECIFIC APPROVAL.
WETLAND SETBACKS: MIN EXISTING AND PROPOSED SETBACK OF 26-FT

PDI REQUIRED OPEN SPACE: 25%

PROPOSED OPEN SPACE: 35%

EXISTING BUILDING HEIGHT: 34-FT OR 3 STORIES (PER 401.3.D.5)

EXISTING PHASE 1A ACCESSORY STRUCTURE: 1,000 GSF

EXISTING PHASE 1B ACCESSORY STRUCTURE: 1,600 GSF

PROPOSED PHASE 2: CONSISTS OF PAVEMENT RECONSTRUCTION OF THE LOADING DOCK AND DRIVEWAY AREA -NO STRUCTURES PROPOSED.

PROPOSED PHASE 3: RECONSTRUCTION OF THE ENTRANCE, PARKING LOT AND ADDITIONAL 26,000 GSF WAREHOUSE/MANUFACTURING AREA.

PROPOSED BUILDING HEIGHTS:

PHASE 1A: 24-FT OR 2 STORIES (PER 401.3.D.5)

PHASE 1B: 20-FT OR 2 STORIES (PER 401.3.D.5)

PHASE 3: 34-FT OR 2 STORIES (PER 401.3.D.5)

FAR ALLOWED PER LM ZONING: (0.66 FOR INTENSITY TRANSFER OF POLICY 2.3.1.1)

FAR PROPOSED: 101,820/ 379,408 = 0.27

EXISTING (INCLUDING PHASE 1A, 1B AND PHASE 2) PARKING SPACES: 3 ADA; 64 STANDARD; TOTAL OF 67 PARKING SPACES*

*NOTE - OVERFLOW/GRAVEL PARKING AREA PROVIDES SPACE FOR APPROX. 40 ADDITIONAL PARKING SPACES; EXISTING PARKING PLAN AND LAYOUT PREVIOUSLY APPROVED UNDER FSP 86-59.

PROPOSED PHASE 3 PARKING SPACES: 5 ADA; 141 STANDARD; TOTAL 146 PARKING SPACES

AMCOR Phase 1A, 1B, 2 Site Breakdown:		
Total Impervious Area:		2.95
	Asphalt	0.79
	Concrete	0.15
	Building	1.63
	Shell	0.38
Existing Stormwater Management Area:		0.38
Wetland 1 Area:		2.93
Wetland 1 Buffer Area:		0.15
Landscape Areas/Open Space/Overflow Parking		2.47

AMCOR Phase 3 Site Breakdown:		
Total Impervious Area:		4.16
	Asphalt	1.32
	Concrete	0.17
	Building	2.23
	Shell	0.44
Proposed Stormwater Management Area:		0.38
Wetland 1 Area:		2.93
Wetland 1 Buffer Area:		0.15
Landscape Areas/Open Space		1.26

OPEN SPACE NOTE: OPEN SPACE MAY INCLUDE NATURAL OR ARTIFICIAL WATER BODIES, INCLUDING WET DETENTION/RETENTION FACILITIES AND WETLANDS, UP TO 75 PERCENT OF THE REQUIRED OPEN SPACE CALCULATION (LDC SEC. 804.1).

PSP/REZONE APPLICATION WILL COMPLY WITH LDC SECTION 806 - OUTDOOR LIGHTING AT FINAL SITE PLAN SUBMITTAL AND THE APPLICATION WILL COMPLY WITH LDC CHAPTER 6 - SIGNS AT TIME OF FINAL SITE PLAN SUBMITTAL

SPECIFIC APPROVAL REQUESTS:

1. FIRST SPECIFIC APPROVAL REQUEST: RELIEF FROM SECTION 402.13.D.3 TO ALLOW AN EXISTING 5' FRONT SETBACK FOR BUILDING A TO REMAIN, WHEN A 30' SETBACK WOULD OTHERWISE BE REQUIRED (83% REDUCTION)
2. THIRD SPECIFIC APPROVAL REQUEST: RELIEF FROM SECTION 701.4 TO ALLOW AN EXISTING 5' LANDSCAPE BUFFER FOR 216 LINEAR FEET ALONG 26TH COURT EAST TO REMAIN WHEN A 10' BUFFER WOULD OTHERWISE BE REQUIRED (50% REDUCTION).

EXISTING WETLAND ACREAGES
2.93
PROPOSED WETLAND IMPACT ACREAGE
0
POST- DEVELOPMENT WETLAND ACREAGES
2.93
PROPOSED SECONDARY WETLAND IMPACT ACREAGE
0.01

PUBLIC WORKS DESIGN NOTES:

1.THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

2. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC AND MANATEE COUNTY PUBLIC WORKS STANDARDS PART 1 UTILITIES STANDARDS MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

3.
4. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS

REV. DATE AND DESCRIPTION

REVISION

2026-07-17 FINAL COMMENTS EPO/ZONING REVS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
MELANIE DELEHANTY SMITH, PE
ON THE DATE ADJACENT TO
THE SEAL.

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.



MELANIE DELEHANTY SMITH, PE FL #75447
PROFESSIONAL ENGINEER

DATE: 11/2024

DRAWN BY: BLB

CHECKED BY: MDS

JOB NO: 2023-006

AMCOR - PHASE 1A, 1B, 2 & 3

7350 26TH COURT EAST
SARASOTA, FL 34243

COVER SHEET



01

06

PER O.R.B. 1137, PAGE 3964:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF S.R. 683, SECTION 13120-2506 (NEW U.S. 301), AND LYING WEST OF THE SEABOARD COAST-LINE RAILROAD, LESS 60 FOOT WIDE ACCESS ROAD DESCRIBED IN THE ORDER OF TAKING FOR SAID ACCESS ROAD RECORDED IN O.R. BOOK 1015, PAGE 3463, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A RAILROAD SPIKE FOUND AT THE S.E. CORNER OF THE SAID S.E. 1/4 OF SECTION 30, RUN N. 00°20'25" E., ALONG THE EAST LINE OF THE SAID S.E. 1/4, A DISTANCE OF 1978.95 FEET TO THE S.E. CORNER OF THE SAID NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4, AND, N. 89°25'22" W., ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4, A DISTANCE OF 143.50 FEET TO AN IRON ROD FOUND ON THE WEST LINE OF THE SAID 60 FOOT ACCESS ROAD, AND THE POINT OF BEGINNING, THENCE, CONTINUE N. 89°25'22" W., ALONG THE SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4, A DISTANCE OF 585.63 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST LIMITED ACCESS RIGHT OF WAY LINE FOR S.R. 683, SECTION 13120-2506, AS DESCRIBED IN THE ORDER OF TAKING FOR THE SAME RECORD IN O.R. BOOK 1015, PAGE 3463, SAID PUBLIC RECORDS; THENCE, N. 00°26'31" E., ALONG SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 660.74 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH LINE OF THE SAID S.E. 1/4; THENCE, S. 89°20'12" E., ALONG THE SAID NORTH LINE OF THE S.E. 1/4, A DISTANCE OF 585.74 FEET TO INTERSECT THE WEST LINE OF THE SAID 60 FOOT ACCESS ROAD; THENCE, S. 00°27'06" W., ALONG THE WEST LINE OF SAID ACCESS ROAD, A DISTANCE OF 659.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.88 ACRES, MORE OR LESS.

THIS IS NOT A CERTIFIED FLOOD ZONE DETERMINATION

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR
TO VERIFY FLOOD ZONE INFORMATION AND ANY BUILDING
RESTRICTIONS PRIOR TO CONSTRUCTION.

THE SCALED FLOOD ZONE LINE AS SHOWN HEREON IS FOR VISUAL PURPOSES ONLY AND NEEDS TO BE VERIFIED BY A F.E.M.A. OFFICIAL.

FLOOD ZONE DETERMINATION IS FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS CAN ONLY BE DETERMINED BY PERMITTING AUTHORITY.

PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD
ZONE " X " BASE FLOOD ELEVATION (NOT DETERMINED), AND
ZONE " A " AS PER
F.I.R.M. MAP #12081C 0316 F, DATED 08/10/2021. &
F.I.R.M. MAP #12081C 0317 E, DATED 03/17/2014.

TO BE VERIFIED BY THE LOCAL F.E.M.A. OFFICIAL

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE N.A.V.D.
1988 VERTICAL DATUM, UNLESS OTHERWISE SPECIFIED.

ELEVATIONS SHOWN HEREON ARE BASED ON A N.G.S.
BENCHMARK #WAKULLA, ELEVATION 21.65' (N.A.V.D. 1988), AND
N.G.S. BENCHMARK #WALTON, ELEVATION 29.63' (N.A.V.D. 1988)

DESCRIPTION FURNISHED BY CLIENT.

THE SURVEY AS SHOWN HEREON WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE, AND THEREFOR THE UNDERSIGNED AND BENNETT-PANFIL, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREIN PERTAINING TO EASEMENTS, CLAIMS OF EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, BUT IF THE SAME, OR ANY OF THEM ACTUALLY (IS) ARE IN EXISTENCE ON THE LAND SURVEYED, THEN IN THAT EVENT, THE SAME (IS) ARE SHOWN HEREON.

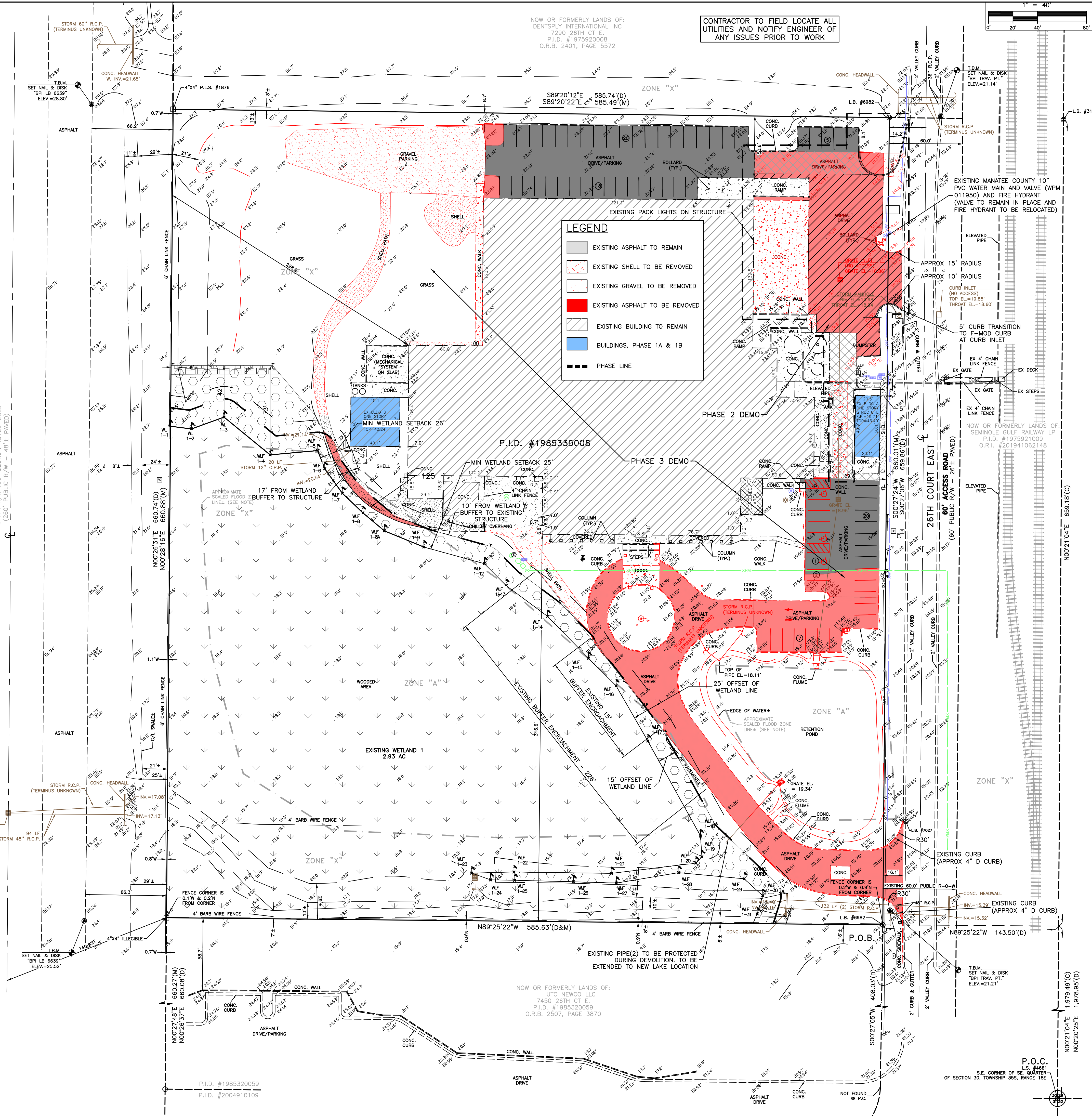
THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULT OF A SURVEY PERFORMED ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS AT THAT TIME.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED

BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE AS REFERENCED TO NAD(83)-(2011)-(Epoch 2010.0000) AND WAS LOCATED USING THE FLORIDA PERMANENT REFERENCE NETWORK WITH REAL TIME KINEMATIC GPS.

SYMBOL CHARACTERS AND OR POSITIONS MAY NOT BE DEPICTED TO SCALE FOR CLARIFICATION PURPOSES

(P) = PLAT DIMENSION	□ = CONCRETE MONUMENT FOUND (SIZE & I.D. NOTED)
(M) = MEASURED DIMENSION	▣ = CONCRETE MONUMENT SET ("4"x4", BPI LB 6639")
(C) = CALCULATED DIMENSION	○ = 5/8" CAPPED IRON ROD SET ("BPI LB 6639")
(D) = DECDED DIMENSION	⊗ = CAPPED IRON ROD FOUND (I.D. NOTED)
(R) = RECORDED DIMENSION	⊙ = 5/8" IRON ROD FOUND
U. & D. = UTILITY & DRAINAGE	⊖ = NAIL & DISK FOUND (I.D. NOTED)
L.B. = LICENSED SURVEYOR BUSINESS	⊗ = NAIL & DISK SET ("BPI LB 6639")
L.S. = LAND SURVEYOR	⊖ = WATER METER
R.L.S. = REGISTERED LAND SURVEYOR	⊖ = WELL
P.L.S. = PROFESSIONAL LAND SURVEYOR	⊖ = WATER GATE VALVE
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER	⊖ = FIRE HYDRANT
P.C.P. = PERMANENT PLAT CONTROL POINT	⊖ = BACKFLOW PREVENTER
P.R.M. = PERMANENT REFERENCE MONUMENT	⊖ = ELECTRIC HAND HOLE
P.O.B. = POINT OF BEGINNING	⊖ = ELECTRIC METER
P.O.C. = POINT OF COMMENCEMENT	⊖ = CONCRETE UTILITY POLE
P.C. = POINT OF CURVATURE	⊖ = WOOD UTILITY POLE
P.T. = POINT OF TANGENCY	⊖ = LIGHT POLE
P.I. = POINT OF INTERSECTION	⊖ = QUAY ANCHOR
C.M. = CONC. MONUMENT	⊖ = SEWER MANHOLE
R/W = RIGHT-OF-WAY	⊖ = SEWER CLEANOUP
C/L = CENTER LINE	⊖ = SEWER GATE VALVE
F.I.R.M. = FLOOD INSURANCE RATE MAP	⊖ = UNDERGROUND PROPANE
N.A.D. = NORTH AMERICAN DATUM	⊖ = SEWER VENT
N.A.D. = NORTH AMERICAN DATUM	⊖ = TELEVISION RISER
P.B., PG. = PLAT BOOK, PAGE	⊖ = FIBER OPTICS RISER
P.I.D. = PARCEL IDENTIFICATION NUMBER	⊖ = TELEPHONE RISER
O.R.I. = OFFICIAL RECORDS INSTRUMENT	⊖ = FIBER OPTICS HAND HOLE
O.R.B. = OFFICIAL RECORDS BOOK	⊖ = TELEPHONE HAND HOLE
T.B.M. = TEMPORARY BENCH MARK	⊖ = STORM MANHOLE
F.F. = FINISHED FLOOR	⊖ = STORM GRATE INLET
G.R. = GARAGE	⊖ = SIGN
E.L., ELEV. = ELEVATION	⊖ = ROOF DRAIN
INV. = INVERT ELEVATION	⊖ = ELECTRIC TRANSFORMER
(TYP) = TYPICAL	* = LAMP
CONC. = CONCRETE	⊖ = FLAG POLE
I.D. = IDENTIFICATION	⊖ = OVERHEAD LINE
A/C = AIR CONDITIONER	⊖ = STORM PIPE
R.C.P. = REINFORCED CONCRETE PIPE	⊖ = TOP OF BANK±
C.P.P. = CORRUGATED PLASTIC PIPE	⊖ = BOTTOM OF BANK±
LF = LINEAR FEET	
N.G.S. = NATIONAL GEODETIC SURVEY	
± = EXISTING ELEVATION	
×	
ML-13 = FLAGGED LOCATION (BY OTHERS)	

[illegible]

PARKING ANALYSIS: PHASE 1A, 1B & 2

EXISTING PARKING SPACES: 67
EXISTING LOADING SPACES: 6

REQUIRED PARKING SPACES: 115 SPACES
25,892 SF OF OFFICE SPACE/400SF = 65 SPACES
1/1000 REMAINING = 49,928 SF/1,000 SF = 50 SPACES

PROPOSED PARKING SPACES: 70 (TO REMAIN)
PROPOSED LOADING SPACES: 6 (TO REMAIN)
*NOTE - OVERFLOW/GRAVEL PARKING AREA PROVIDES SPACE FOR APPROX 40 ADDITIONAL PARKING SPACES;
EXISTING PARKING PLAN AND LAYOUT PREVIOUSLY APPROVED UNDER FSP 86-59.

PARKING ANALYSIS: PHASE 3

EXISTING PARKING SPACES: 67
REQUIRED PARKING SPACES FOR EXISTING USES: 115
EXISTING USES (25,892 GSF OFFICE AT 1 SPACE PER 400 GSF AND 49,928 GSF WAREHOUSE AT 1 SPACE PER 1,000 GSF)

REQUIRED PARKING SPACES WITH 25,892 GSF WAREHOUSE ADDITION (PHASE 3): 141 SPACES
25,892 GSF WAREHOUSE ADDITION = 26 ADDITIONAL PARKING SPACES REQUIRED

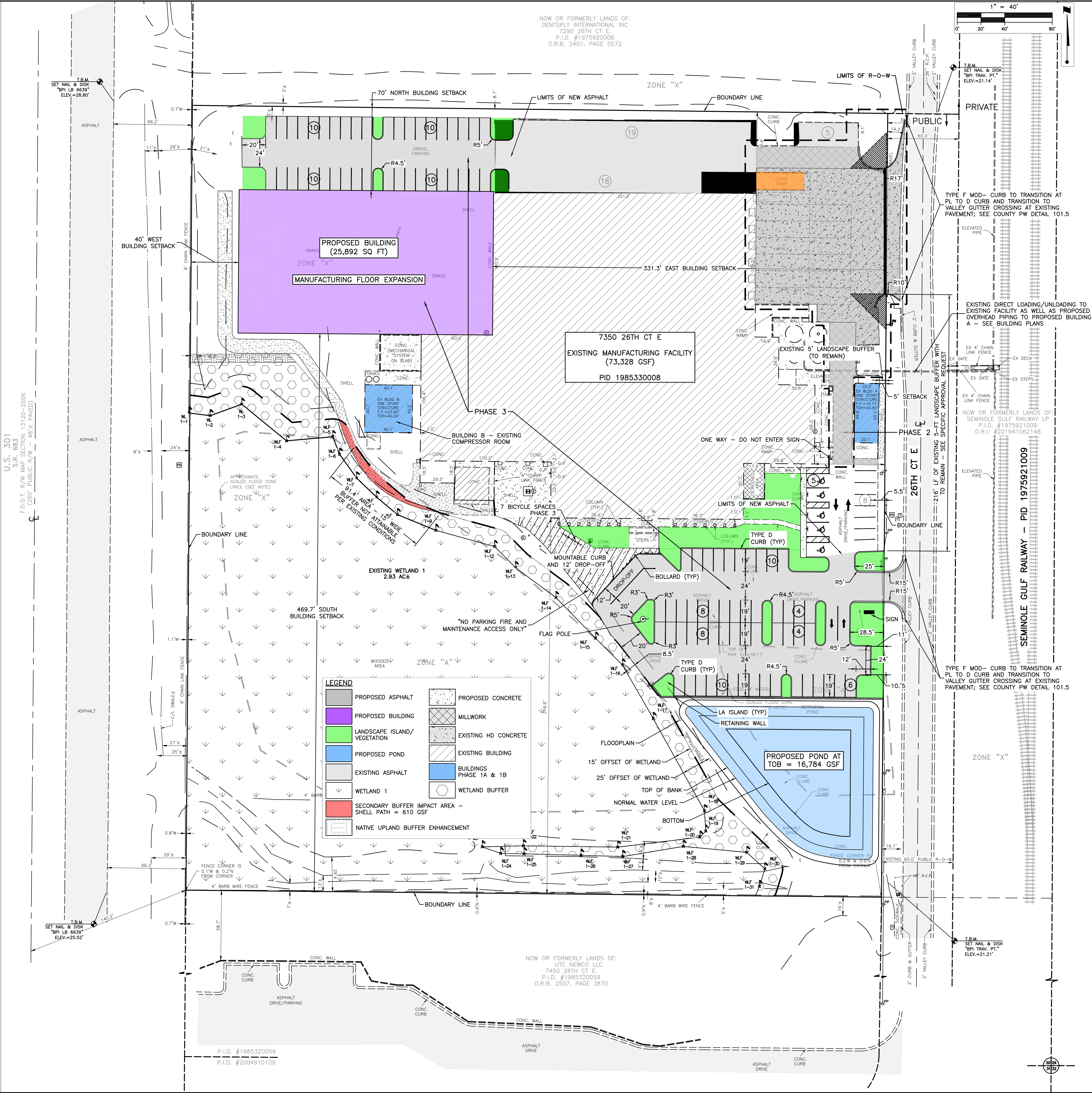
TOTAL PHASE 3 PROPOSED PARKING SPACES: = 145 SPACES & 7 BICYCLE RACK SPACES

ALL OF THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

Table 208.2 Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required *Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

LEGEND PHASE 3 WETLAND BUFFER AREA:
15 FT OFFSET LINE
25 FT OFFSET LINE



03

06

REV. DATE AND DESCRIPTION

2024-07-17 FINAL COMMENTS EPI/ZONING REVS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MELANIE DELEHANTY SMITH, PE ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 11/2024

DRAWN BY: BLB

CHECKED BY: MDS

JOB NO: 2023-006

AMCOR - PHASE 1A, 1B, 2 & 3

7350 26TH COURT EAST
SARASOTA, FL 34243

SITE PLAN PHASE 2 & 3
SCALE: 1" = 40'

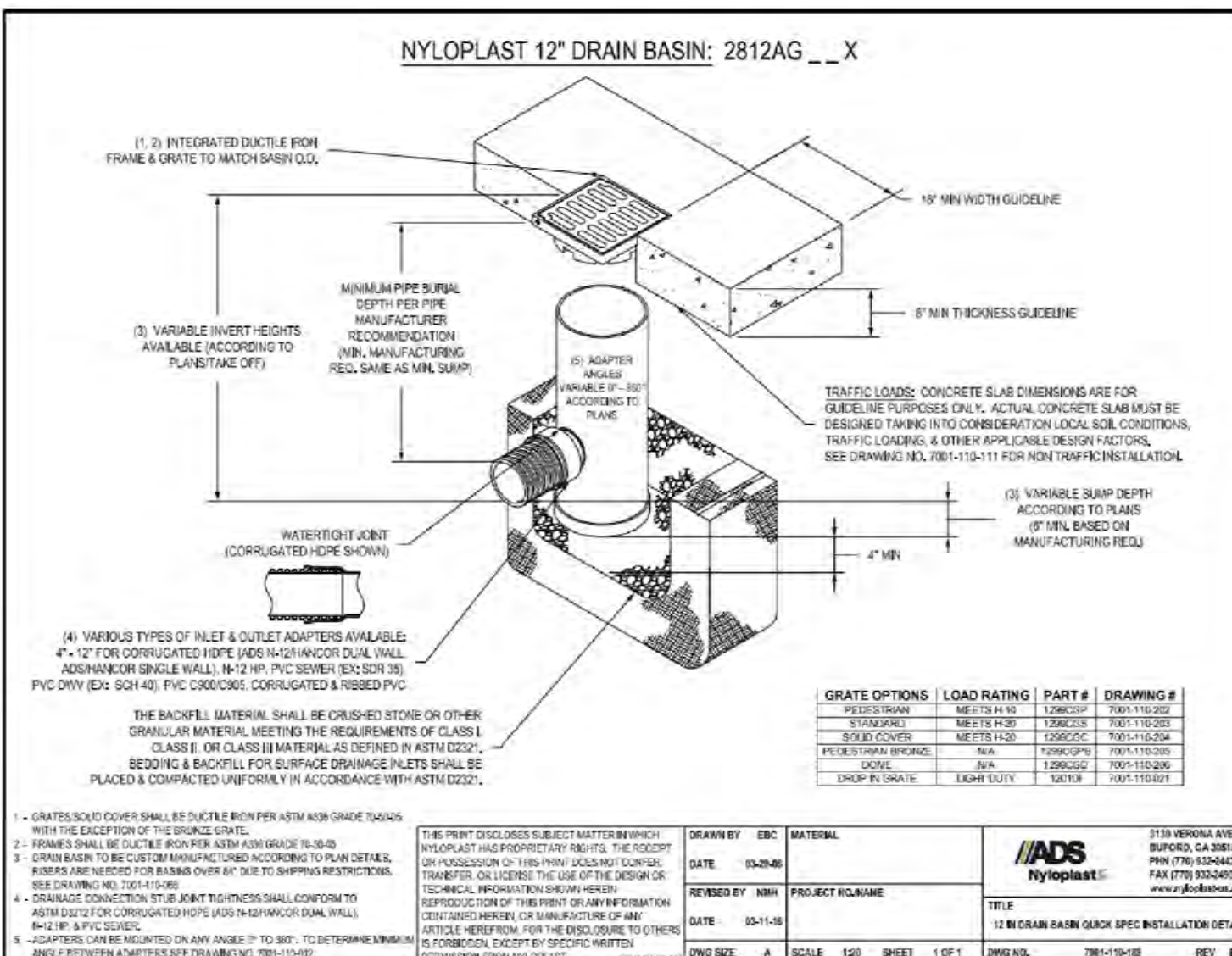
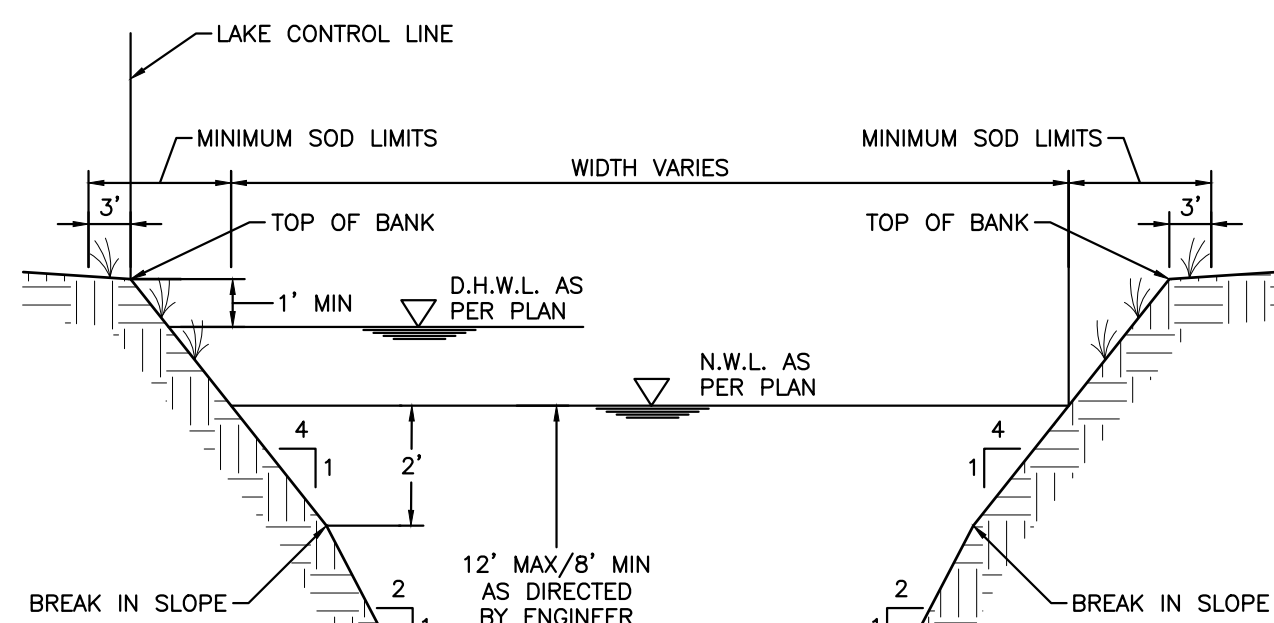
Mel-Haven

PASSIONATE ENGINEERING

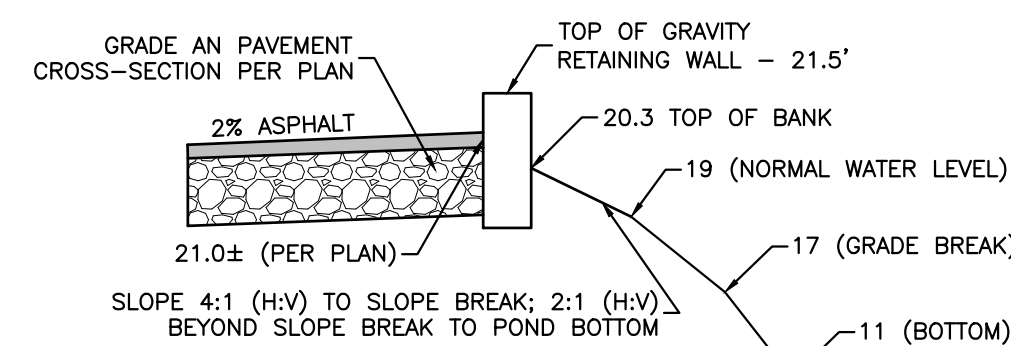
ADDRESS: 5342 CLARK RD #1182
SARASOTA, FL 34233
PHONE: (941) 468-3742
WWW.MELHAVENENGINEERING.COM

MELANIE DELEHANTY SMITH, PE FL #75447

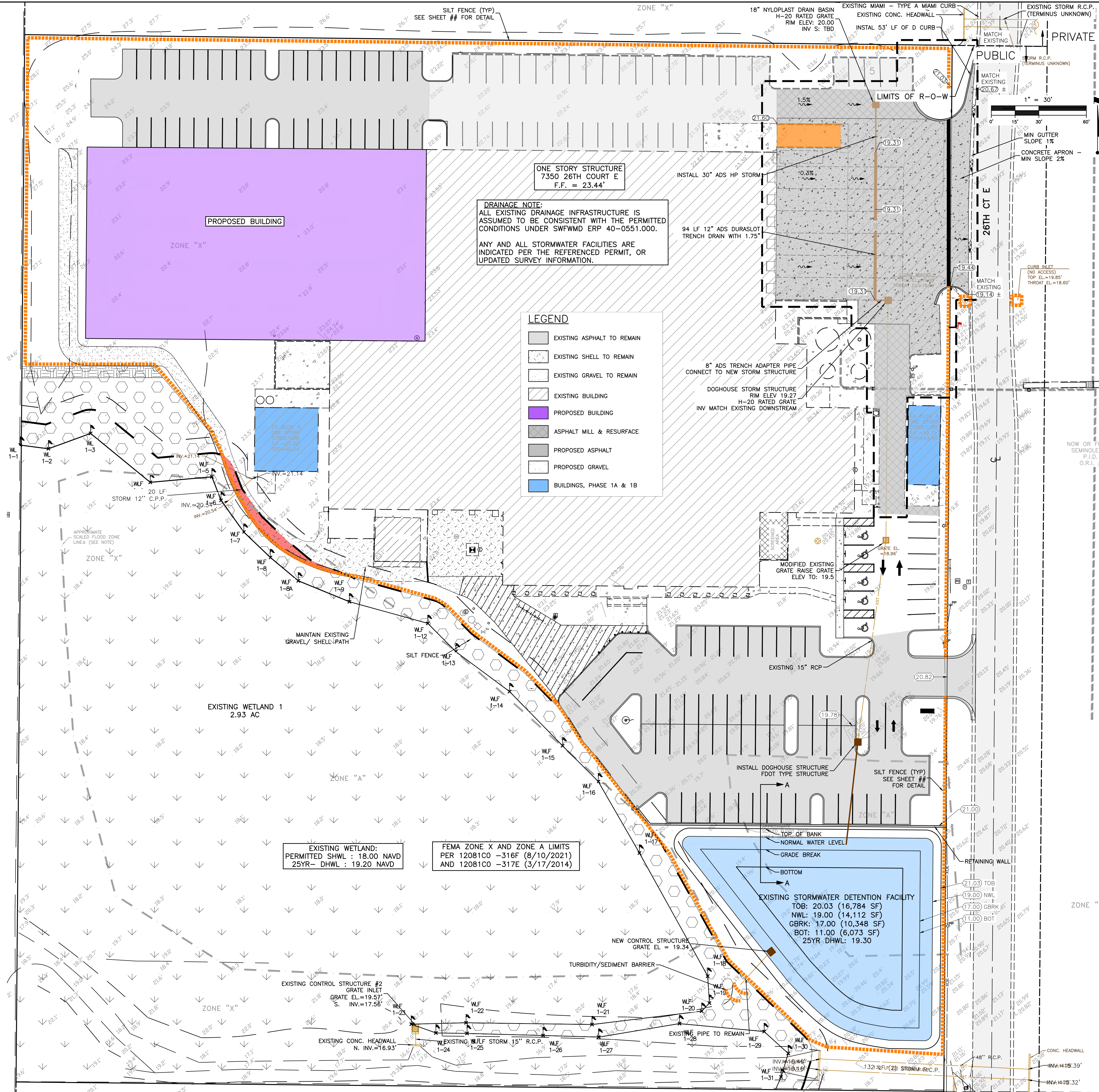
PROFESSIONAL ENGINEER

[illegible]

TYPICAL RETENTION POND DETAIL



SECTION A-A

[illegible]

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
MELANIE DELEHANTY SMITH, PE
ON THE DATE ADJACENT TO
THE SEAL.

SIGNATURE MUST BE VERIFIED



MELANIE DELEHANTY SMITH, PE FL #75447
PROFESSIONAL ENGINEER

DATE:	11/1/2024
DRAWN BY:	BLB
CHECKED BY:	MDS
JOB NO:	2023-006

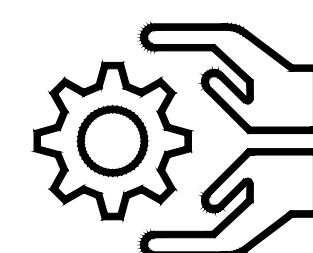
AMCOR - PHASE 1A, 1B, 2 & 3

7350 26TH COURT EAST
SARASOTA, FL 34243

PAVING GRADING & DRAINAGE PLAN PHASE 2 & 3
SCALE: 1" = 30'

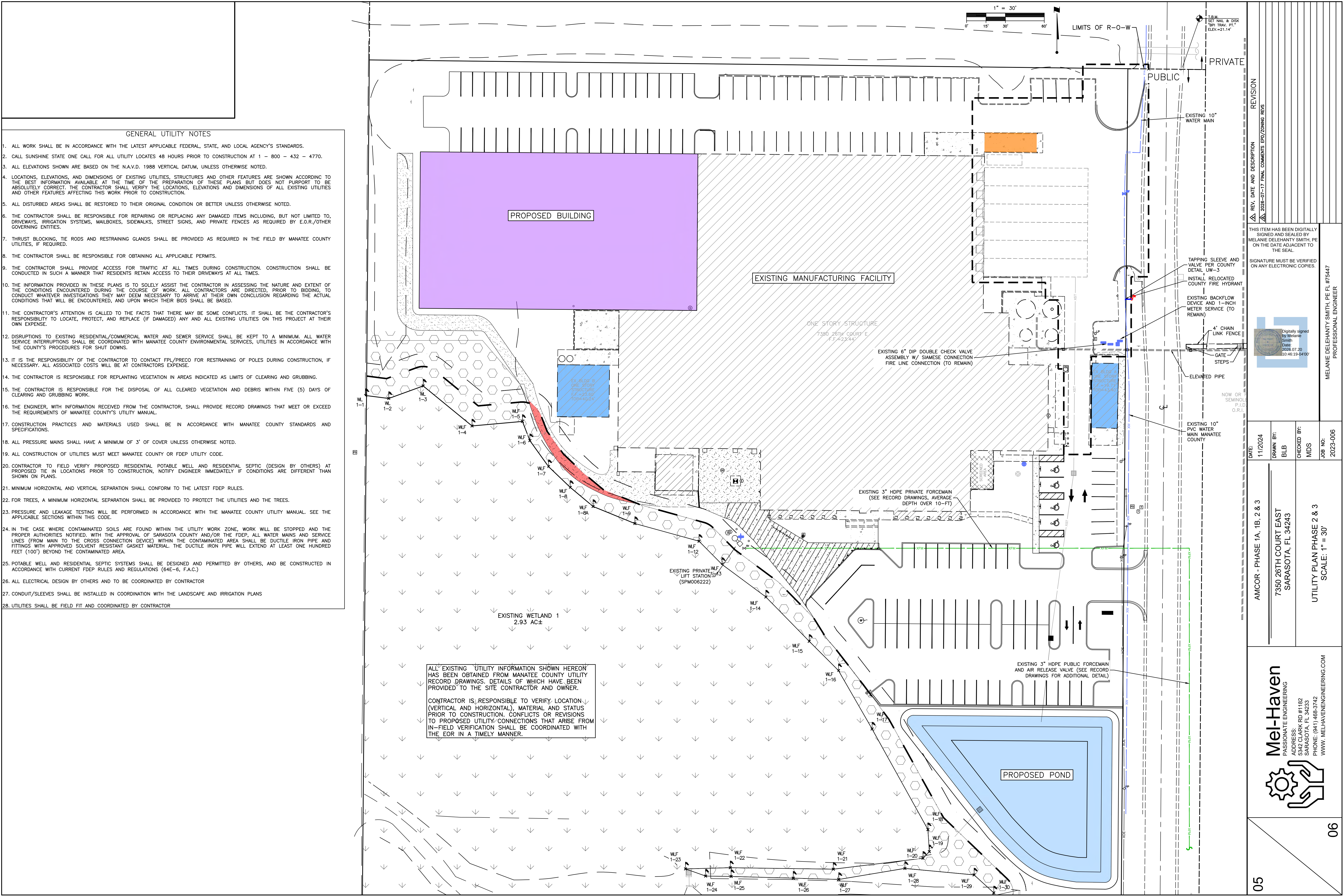
Mel-Haven
PASSIONATE ENGINEERING

ADDRESS:
5342 CLARK RD #1182
SARASOTA, FL 34233
PHONE: (941) 468-3742
WWW.MELHAVENENGINEERING.COM



04

06



GENERAL UTILITY NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE FEDERAL, STATE, AND LOCAL AGENCY'S STANDARDS.
2. CALL SUNSHINE STATE ONE CALL FOR ALL UTILITY LOCATES 48 HOURS PRIOR TO CONSTRUCTION AT 1 - 800 - 432 - 4770.
3. ALL ELEVATIONS SHOWN ARE BASED ON THE N.A.V.D. 1988 VERTICAL DATUM, UNLESS OTHERWISE NOTED.
4. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DOES NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING UTILITIES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGED ITEMS INCLUDING, BUT NOT LIMITED TO, DRIVEWAYS, IRRIGATION SYSTEMS, MAILBOXES, SIDEWALKS, STREET SIGNS, AND PRIVATE FENCES AS REQUIRED BY E.O.R./OTHER GOVERNING ENTITIES.
7. THRUST BLOCKING, TIE RODS AND RESTRAINING GLANDS SHALL BE PROVIDED AS REQUIRED IN THE FIELD BY MANATEE COUNTY UTILITIES, IF REQUIRED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.
9. THE CONTRACTOR SHALL PROVIDE ACCESS FOR TRAFFIC AT ALL TIMES DURING CONSTRUCTION. CONSTRUCTION SHALL BE CONDUCTED IN SUCH A MANNER THAT RESIDENTS RETAIN ACCESS TO THEIR DRIVEWAYS AT ALL TIMES.
10. THE INFORMATION PROVIDED IN THESE PLANS IS TO SOLELY ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS ENCOUNTERED DURING THE COURSE OF WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY MAY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS SHALL BE BASED.
11. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACTS THAT THERE MAY BE SOME CONFLICTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, PROTECT, AND REPLACE (IF DAMAGED) ANY AND ALL EXISTING UTILITIES ON THIS PROJECT AT THEIR OWN EXPENSE.
12. DISRUPTIONS TO EXISTING RESIDENTIAL/COMMERCIAL WATER AND SEWER SERVICE SHALL BE KEPT TO A MINIMUM. ALL WATER SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH MANATEE COUNTY ENVIRONMENTAL SERVICES, UTILITIES IN ACCORDANCE WITH THE COUNTY'S PROCEDURES FOR SHUT DOWNS.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT FPL/PREC/O FOR RESTRAINING OF POLES DURING CONSTRUCTION, IF NECESSARY. ALL ASSOCIATED COSTS WILL BE AT CONTRACTORS EXPENSE.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLANTING VEGETATION IN AREAS INDICATED AS LIMITS OF CLEARING AND GRUBBING.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL CLEARED VEGETATION AND DEBRIS WITHIN FIVE (5) DAYS OF CLEARING AND GRUBBING WORK.
16. THE ENGINEER, WITH INFORMATION RECEIVED FROM THE CONTRACTOR, SHALL PROVIDE RECORD DRAWINGS THAT MEET OR EXCEED THE REQUIREMENTS OF MANATEE COUNTY'S UTILITY MANUAL.
17. CONSTRUCTION PRACTICES AND MATERIALS USED SHALL BE IN ACCORDANCE WITH MANATEE COUNTY STANDARDS AND SPECIFICATIONS.
18. ALL PRESSURE MAINS SHALL HAVE A MINIMUM OF 3' OF COVER UNLESS OTHERWISE NOTED.
19. ALL CONSTRUCTION OF UTILITIES MUST MEET MANATEE COUNTY OR FDEP UTILITY CODE.
20. CONTRACTOR TO FIELD VERIFY PROPOSED RESIDENTIAL POTABLE WELL AND RESIDENTIAL SEPTIC (DESIGN BY OTHERS) AT PROPOSED TIE IN LOCATIONS PRIOR TO CONSTRUCTION, NOTIFY ENGINEER IMMEDIATELY IF CONDITIONS ARE DIFFERENT THAN SHOWN ON PLANS.
21. MINIMUM HORIZONTAL AND VERTICAL SEPARATION SHALL CONFORM TO THE LATEST FDEP RULES.
22. FOR TREES, A MINIMUM HORIZONTAL SEPARATION SHALL BE PROVIDED TO PROTECT THE UTILITIES AND THE TREES.
23. PRESSURE AND LEAKAGE TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE MANATEE COUNTY UTILITY MANUAL. SEE THE APPLICABLE SECTIONS WITHIN THIS CODE.
24. IN THE CASE WHERE CONTAMINATED SOILS ARE FOUND WITHIN THE UTILITY WORK ZONE, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF SARASOTA COUNTY AND/OR THE FDEP, ALL WATER MAINS AND SERVICE LINES (FROM MAIN TO THE CROSS CONNECTION DEVICE) WITHIN THE CONTAMINATED AREA SHALL BE DUCTILE IRON PIPE AND FITTINGS WITH APPROVED SOLVENT RESISTANT GASKET MATERIAL. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST ONE HUNDRED FEET (100') BEYOND THE CONTAMINATED AREA.
25. POTABLE WELL AND RESIDENTIAL SEPTIC SYSTEMS SHALL BE DESIGNED AND PERMITTED BY OTHERS, AND BE CONSTRUCTED IN ACCORDANCE WITH CURRENT FDEP RULES AND REGULATIONS (64E-6, F.A.C.).
26. ALL ELECTRICAL DESIGN BY OTHERS AND TO BE COORDINATED BY CONTRACTOR
27. CONDUIT/SLEEVES SHALL BE INSTALLED IN COORDINATION WITH THE LANDSCAPE AND IRRIGATION PLANS
28. UTILITIES SHALL BE FIELD FIT AND COORDINATED BY CONTRACTOR

ALL EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM MANATEE COUNTY UTILITY RECORD DRAWINGS. DETAILS OF WHICH HAVE BEEN PROVIDED TO THE SITE CONTRACTOR AND OWNER.

CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION (VERTICAL AND HORIZONTAL), MATERIAL AND STATUS PRIOR TO CONSTRUCTION. CONFLICTS OR REVISIONS TO PROPOSED UTILITY CONNECTIONS THAT ARISE FROM IN-FIELD VERIFICATION SHALL BE COORDINATED WITH THE EOR IN A TIMELY MANNER.

05		06	
AMCOR - PHASE 1A, 1B, 2 & 3		UTILITY PLAN PHASE 2 & 3 SCALE: 1" = 30'	
7350 26TH COURT EAST SARASOTA, FL 34243		DATE: 11/2024 DRAWN BY: BLB CHECKED BY: MDS JOB NO: 2023-006	
Mel-Haven PASSIONATE ENGINEERING ADDRESS: 5342 CLARK RD #1182 SARASOTA, FL 34233 PHONE: (841) 468-3742 WWW.MELHAVENENGINEERING.COM		THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MELANIE DELEHANTY SMITH, PE ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. Digitally signed by Melanie Smith Date: 2024.07.20 10:46:19-0400 MELANIE DELEHANTY SMITH, PE FL #75447 PROFESSIONAL ENGINEER	

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AS-AD DWG

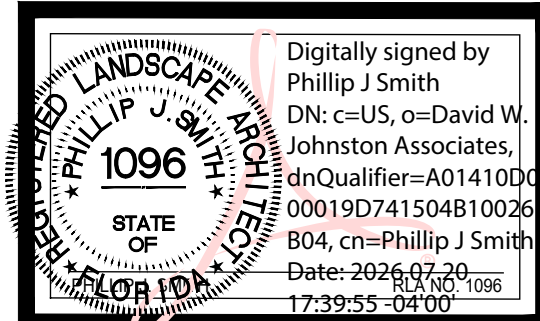
LANDSCAPE PLANS FOR:

AMCOR - PHASE 1A,1B, 2 & 3

7350 26TH COURT EAST SARASOTA, FL 34243

PROJECT NO. 2025-24
SCALE AS SHOWN
DATE 06-20-25
DRAWN BY PJS
ISSUED 06-23-25

REVISIONS				
NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION
1	REV PER COUNTY 12-05-25	PJS		
2	REV PER COUNTY 04-17-26	PJS		
3	REV PER COUNTY 05-27-26	PJS		
4	REV PER COUNTY 07-20-26	PJS		



Digitally signed by
Phillip J Smith
DN: c=US, o=David W.
Johnston Associates,
dnQualifier=A01410D4
00019D741504B10026
004, cn=Phillip J Smith
Date: 2026.07.20
17:39:55 -0400

dwja
LANDSCAPE ARCHITECTS
DAVID W. JOHNSTON ASSOCIATES
1717 SECOND, SUITE A • SARASOTA, FL 34236 • (941) 366-3159

PRELIMINARY
LANDSCAPE PLAN

L-01

TREE REMOVAL /REPLACEMENT AND LANDSCAPING SHALL BE IN
ACCORDANCE WITH LDC SECTION 700 AND 701.

NO TREES SHALL BE PLANTED WITH
IN 10' OF ANY COUNTY MAINTAINED
WATER OR SEWER MAIN.

EXISTING TREES MAY BE UTILIZED TO MEET
LANDSCAPE REQUIREMENTS IN ACCORDANCE
WITH LDC SEC.701 DETAILS TO BE REVIEWED
WITH FSP.

±542 L.F. PERIMETER VUA BUFFER 8' WIDE
(1) CANOPY TREE PER 40 L.F. AND SHRUBS, HEDGES,
BERMING OR FENCES TO REACH A HEIGHT OF 42
INCHES, TWO YEARS AFTER INSTALLATION,
80% OPAQUE.

±210 LF ROADWAY BUFFER
10' WIDTH REQ'D
2 CANOPY TREES, AND 33 SHRUBS PER 100 LF

NO BUFFER REQ'D
ADJACENT TO
CONSERVATION AREA

±324 LF ROADWAY BUFFER
10' WIDTH REQ'D
2 CANOPY TREES, AND 33 SHRUBS PER 100 LF

THIRD SPECIFIC APPROVAL REQUEST:
RELIEF FROM SECTION 701.4 TO ALLOW
AN EXISTING 5'
LANDSCAPE BUFFER FOR 216 LINEAR
FEET ALONG 26TH COURT EAST TO
REMAIN WHEN A 10' BUFFER
WOULD OTHERWISE BE REQUIRED (50%
REDUCTION).

±312 LF ROADWAY BUFFER, 10' WIDTH
OHW PRESENT
5 UNDERSTORY TREES AND 50 SHRUBS REQ'D PER 100 L.F.

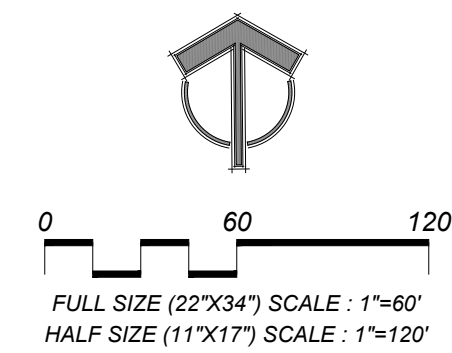
FOUNDATION LANDSCAPE REQ'T
94,400 GROSS FLOOR AREA
40 S.F. PER 1,000 S.F. GROSS FLOOR AREA
GENERAL FOUNDATION LANDSCAPE SHOWN ONLY.

VEHICULAR USE AREA REQUIRED LANDSCAPE
360 SF OF PLANTING AREA, 4 CANOPY TREES AND 20 SHRUBS REQUIRED
PER 20 PARKING SPACES. (IF 1 GALLON SHRUBS ARE USED, 40 SHRUBS REQ'D)
GENERAL VEHICULAR USE AREA LANDSCAPE SHOWN ONLY.

GENERAL NOTES:

- All areas not planted or mulched shall be sodded with solid Bahia sod. (This includes the entire R.O.W. adjacent to this property.)
- All plant material proposed is native OR drought tolerant as required by code.
- Concrete curbs 6" high shall be provided to protect all required landscaping.
- The owner is required to provide an adequate maintenance program for all newly planted material by pruning, cultivating, fertilizing as necessary for healthy growth establishment. The owner is required to maintain all plant material in perpetuity.
- Removal of all exotic nuisance plant species from the entire site shall be completed prior to the first certificate of occupancy issuance, in accordance with LDC Section 701.8E and will provide for the continued removal of species that become reestablished within common, and open spaces, for the life of the project.
- Meters smaller than 3" must be kept clear of plant material for a radius of 3'. Meters 3" and larger must be kept clear of plant material for a radius of 10'.
- No ground disturbing activity or vehicular travel will occur within dripline of existing trees to be preserved. Protective barriers shall be new or used chainlink fence (min. 6' height) and located at tree dripline.
- This plan illustrates general landscape intent to meet required code. This plan may be modified based on final construction plan development. Modifications shall be submitted prior to implementation.
- A 100% coverage automatic irrigation system shall be installed. The lowest quality water source available shall be utilized for irrigation on common areas and individual residential lots. Stormwater reuse, reclaimed water use, and grey water irrigation systems shall be used where feasible. Shallow wells and we retention/detention ponds shall also be used as an alternative to potable water (Section 701.11). The irrigation source is well. POTABLE WATER SHALL NOT BE USED FOR IRRIGATION.
- There shall be 10' minimum clearance between trees and meter assemblies, meter assembly slabs, and fire line backflow prevention assemblies.
- There must be a clearance of 7.5' minimum from the front and both sides, and 4' to the rear of all fire hydrants and above grade obstructions including posts, fences, trees, etc.
- Street side of meter assemblies and fire line backflow prevention assemblies shall remain open and free of landscaping.
- Trees shall not be planted or located within 10 feet of any potable water main, reclaimed water main, sanitary force main, gravity sanitary sewer main, sanitary cleanouts, or potable/reclaimed/force main appurtenances such as meters, hydrants, backflow prevention assemblies, etc. that are owned and maintained by manatee county. an approved root barrier shall be used where trees are planted closer than 10 feet. no trees have been proposed within 10' of utilities in public r.o.w.
- Trees and shrubs shall not be placed within the middle two-thirds of any drainage swale or within 3' measured horizontally from any centerline of the swale - which ever is greater.

NO TRENCHING FOR HEDGES, IRRIGATION
LINES, OR SILT FENCES SHOULD OCCUR
WITHIN THE DRIPLINES OF EXISTING TREES
DESIGNATED TO REMAIN. THESE
IMPROVEMENTS SHALL BE FIELD ADJUSTED
TO INSURE THIS SPECIFICATION IS FOLLOWED.



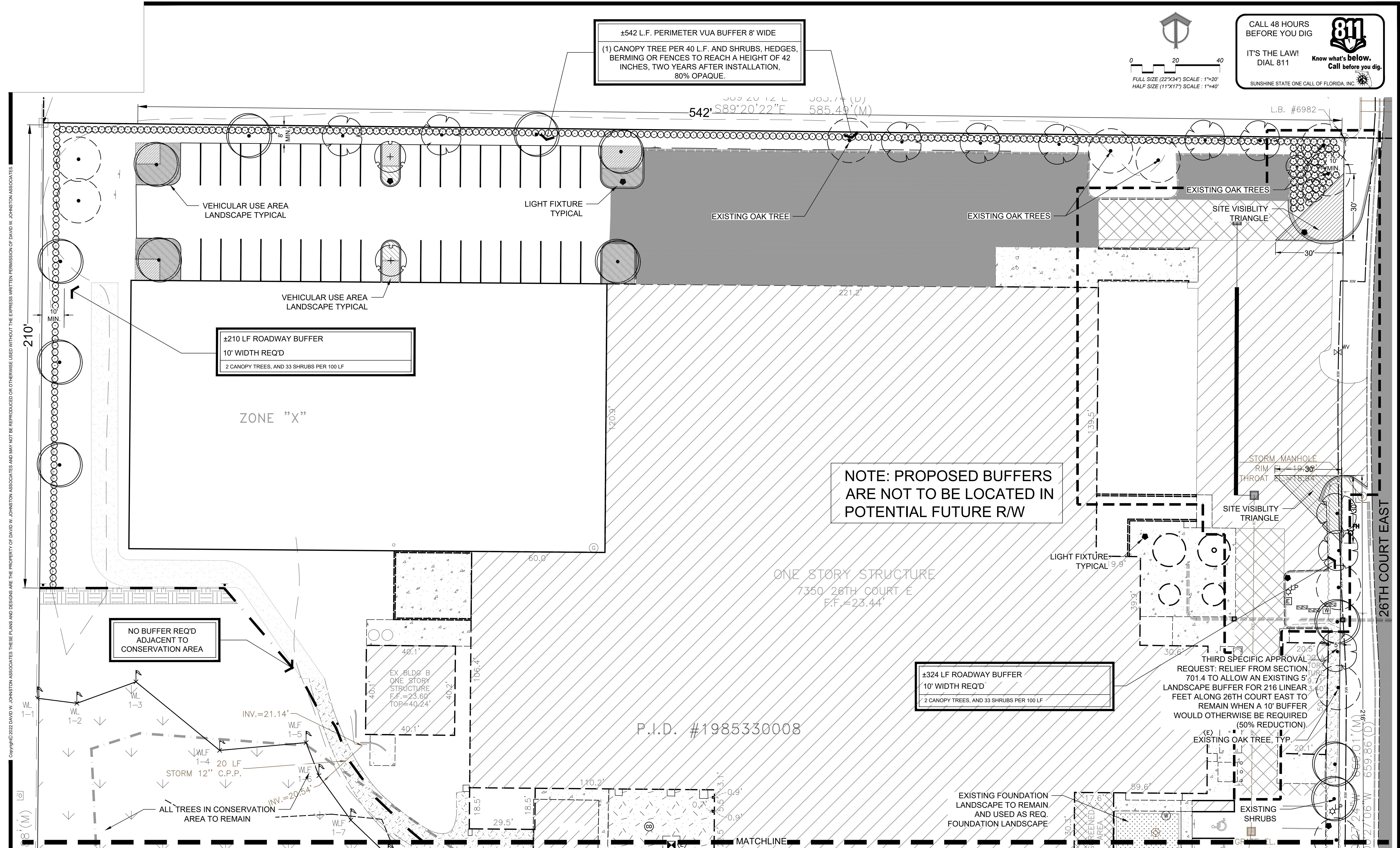
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LANDSCAPE PLANS FOR:

AMCOR - PHASE 1A, 1B, 2 & 3

7350 26TH COURT EAST SARASOTA, FL 34243

PROJECT NO. 2025-24

SCALE AS SHOWN

DATE 06-20-25

DRAWN BY PJS

ISSUED 06-23-25

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NO.	DESCRIPTION	INIT.	NO.	DESCRIPTION	INIT.
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2	REV PER COUNTY 04-17-26	PJS			
3	REV PER COUNTY 05-27-26	PJS			
4	REV PER COUNTY 07-20-26	PJS			

1096

STATE OF FLORIDA

LANDSCAPE ARCHITECT

Phillip J. Smith

Digitally signed by Phillip J. Smith
DN: c=US, o=David W. Johnston Associates, dnQualifier=A01410D, email=190741504810p1804, cn=Phillip J. Smith
Date: 2025.07.20 17:40:22 -0400

dwja LANDSCAPE ARCHITECTS

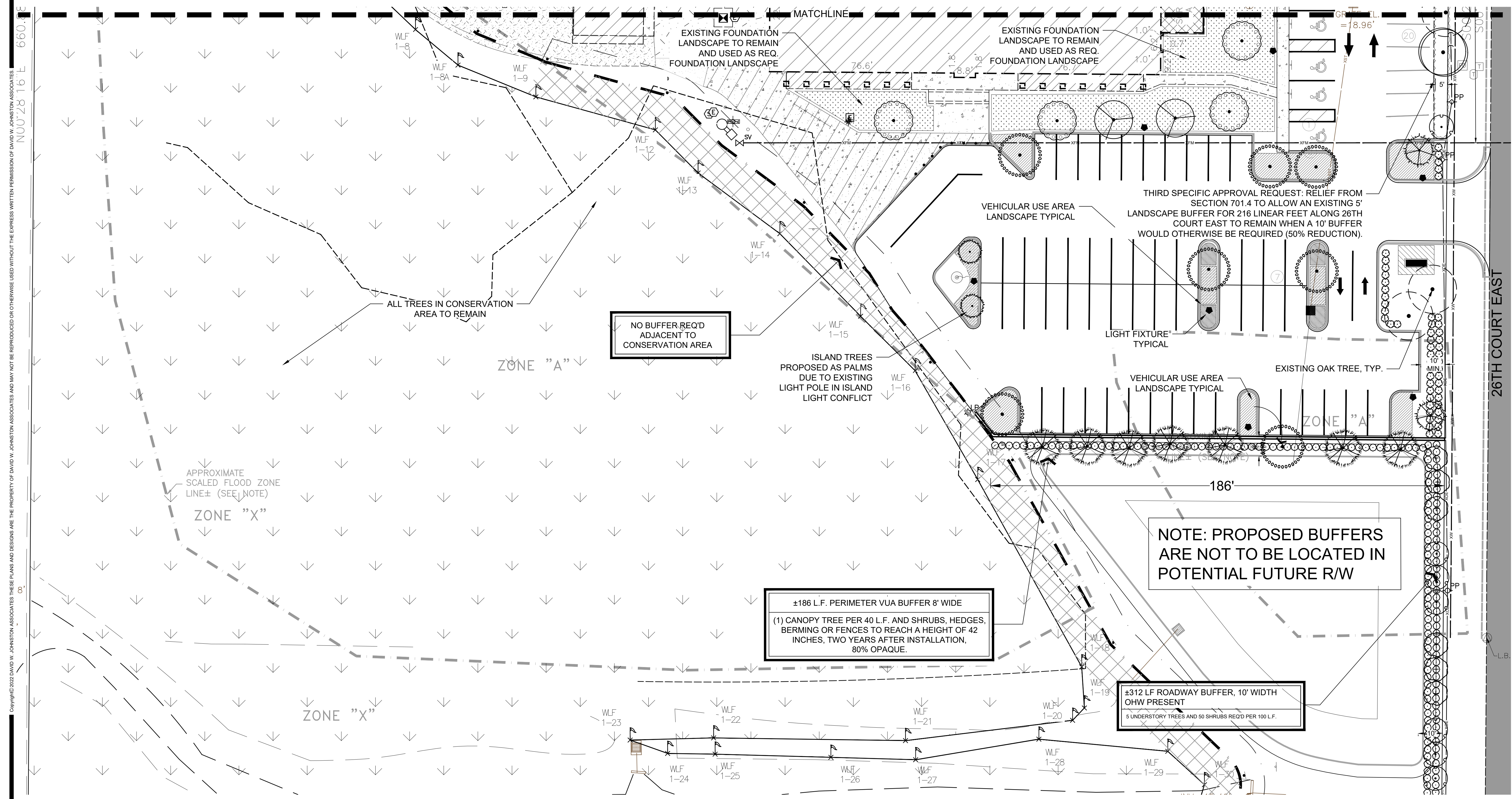
DAVID W. JOHNSTON ASSOCIATES

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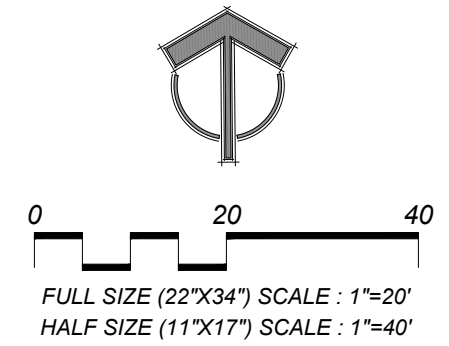
PRELIMINARY LANDSCAPE PLAN

L-02

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REFER TO SHEET L-05 FOR
CONCEPTUAL PLANTING SCHEDULE



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NOV 28 16 16 660.03

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LANDSCAPE PLANS FOR:

AMCOR - PHASE 1A,1B, 2 & 3

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1096

DAVID W. JOHNSTON ASSOCIATES

STATE OF FLORIDA

DAVID W. JOHNSTON ASSOCIATES

17240739-02400

dwja
LANDSCAPE ARCHITECTS

DAVID W. JOHNSTON ASSOCIATES

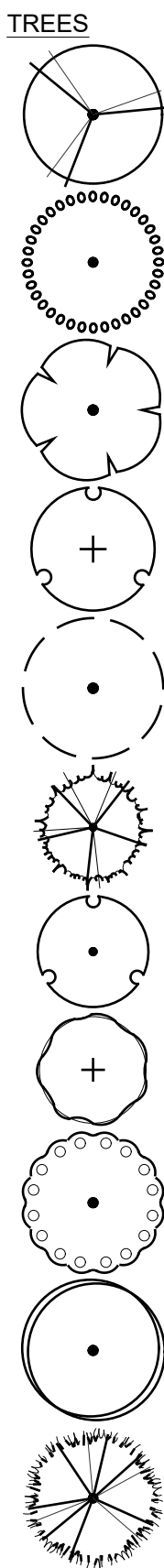
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PRELIMINARY
LANDSCAPE PLAN

L-03

CONCEPTUAL PLANT SCHEDULE

30% OF ALL MATERIAL TO BE NATIVE.

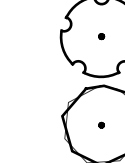


CONCEPTUAL TREES

TREE REMOVAL /REPLACEMENT AND LANDSCAPING SHALL BE IN ACCORDANCE WITH LDC SECTION 700 AND 701

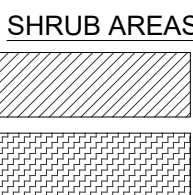
SYMBOL

SHRUBS



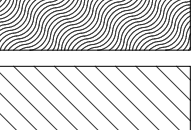
INDIVIDUAL SHRUBS

SYMBOL

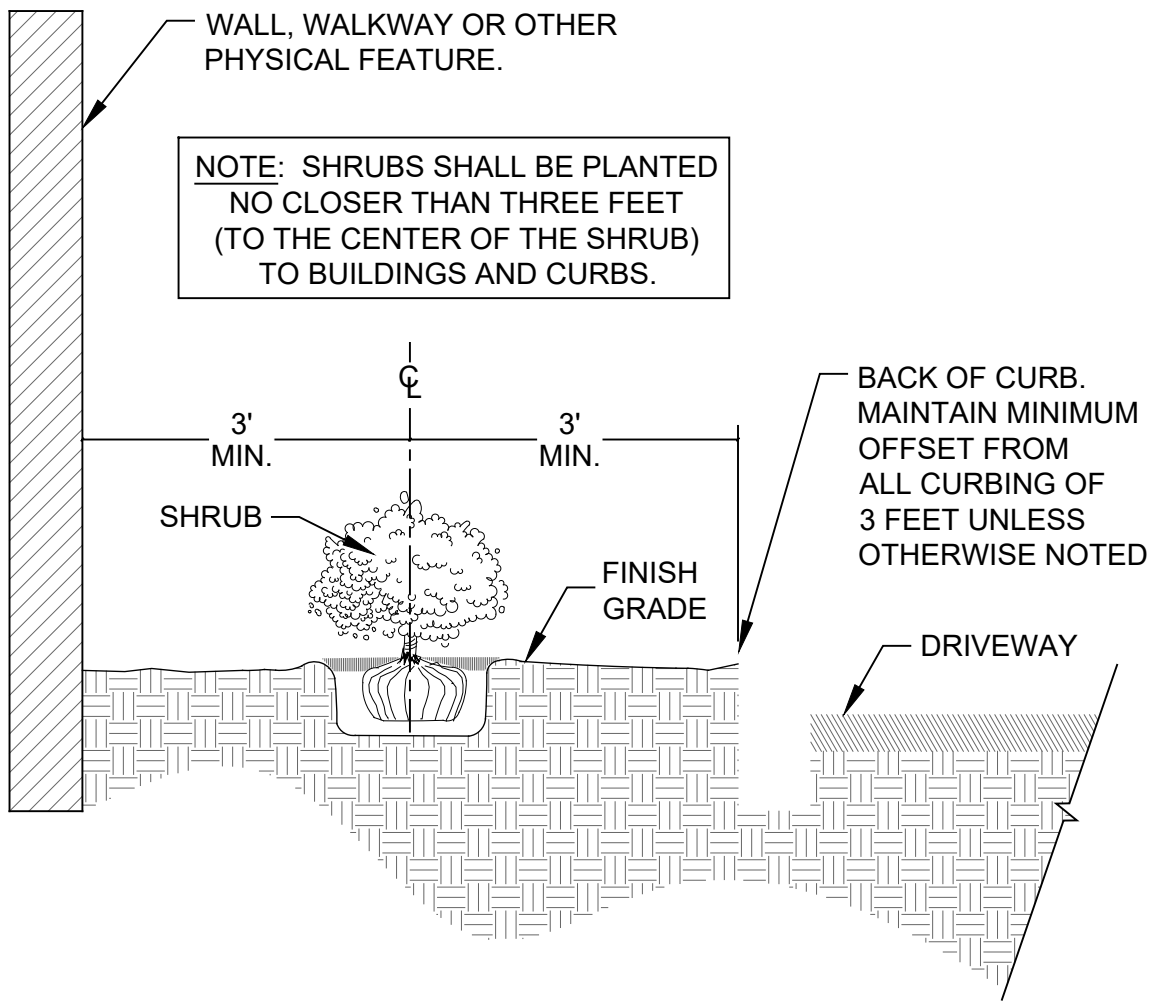


MASSED SHRUBS

GROUND COVERS



GROUNDCOVERS

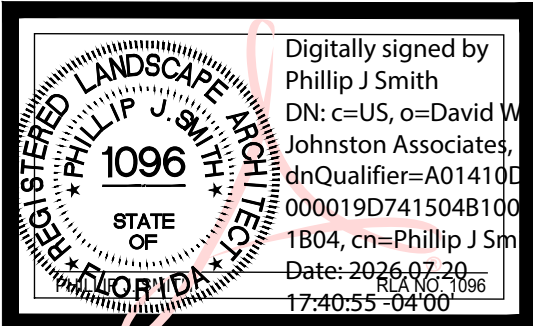


SHRUB SPACING DETAIL
NOT TO SCALE

LANDSCAPE PLANS FOR:
AMCOR - PHASE 1A,1B, 2 & 3
7350 26TH COURT EAST SARASOTA, FL 34243

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LANDSCAPE ARCHITECTS
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PLANT SCHEDULE
L-04

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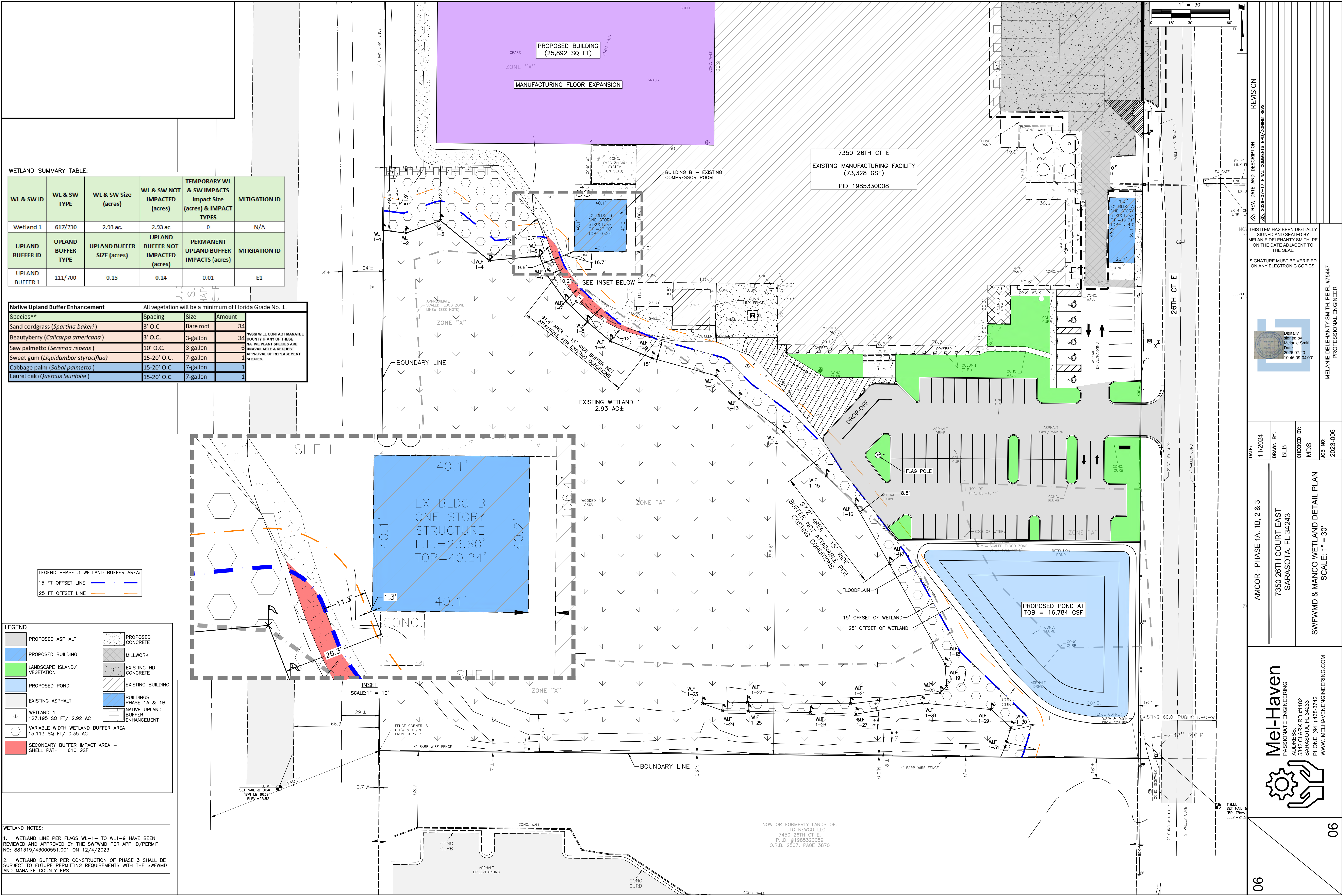
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WETLAND SUMMARY TABLE:

WL & SW ID	WL & SW TYPE	WL & SW Size (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL & SW IMPACTS Impact Size (acres) & IMPACT TYPES	MITIGATION ID
Wetland 1	617/730	2.93 ac.	2.93 ac	0	N/A
UPLAND BUFFER ID	UPLAND BUFFER TYPE	UPLAND BUFFER SIZE (acres)	UPLAND BUFFER NOT IMPACTED (acres)	PERMANENT UPLAND BUFFER IMPACTS (acres)	MITIGATION ID
UPLAND BUFFER 1	111/700	0.15	0.14	0.01	E1

Native Upland Buffer Enhancement					All vegetation will be a minimum of Florida Grade No. 1.
Species**	Spacing	Size	Amount		
Sand cordgrass (<i>Spartina bakeri</i>)	3' O.C.	Bare root	34		**SWI WILL CONTACT MANATEE COUNTY IF ANY OF THESE NATIVE PLANT SPECIES ARE UNAVAILABLE & REQUEST APPROVAL OF REPLACEMENT SPECIES.
Beautyberry (<i>Callicarpa americana</i>)	3' O.C.	3-gallon	34		
Saw palmetto (<i>Serenoa repens</i>)	10' O.C.	3-gallon	6		
Sweet gum (<i>Liquidambar styraciflua</i>)	15-20' O.C.	7-gallon	1		
Cabbage palm (<i>Sabal palmetto</i>)	15-20' O.C.	7-gallon	1		
Laurel oak (<i>Quercus laurifolia</i>)	15-20' O.C.	7-gallon	1		

LEGEND PHASE 3 WETLAND BUFFER AREA:
15 FT OFFSET LINE
25 FT OFFSET LINE

LEGEND	
PROPOSED ASPHALT	PROPOSED CONCRETE
PROPOSED BUILDING	MILLWORK
LANDSCAPE ISLAND/VEGETATION	EXISTING HD CONCRETE
PROPOSED POND	EXISTING BUILDING
EXISTING ASPHALT	BUILDINGS PHASE 1A & 1B
WETLAND 1 127,195 SQ FT/ 2.92 AC	NATIVE UPLAND BUFFER ENHANCEMENT
VARIABLE WIDTH WETLAND BUFFER AREA 15,113 SQ FT/ 0.35 AC	
SECONDARY BUFFER IMPACT AREA - SHELL PATH = 610 GSF	

WETLAND NOTES:
1. WETLAND LINE PER FLAGS WL-1- TO WL1-9 HAVE BEEN REVIEWED AND APPROVED BY THE SWFWMD PER APP ID/PERMIT NO: 881319/43000551.001 ON 12/4/2023.
2. WETLAND BUFFER PER CONSTRUCTION OF PHASE 3 SHALL BE SUBJECT TO FUTURE PERMITTING REQUIREMENTS WITH THE SWFWMD AND MANATEE COUNTY EPS

REVISION

2023-07-17 FINAL COMMENTS EPO/ZONING REVS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MELANIE DELEHANTY SMITH, PE ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE: 11/2024

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CHECKED BY: MDS

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AMCOR - PHASE 1A, 1B, 2 & 3

7350 26TH COURT EAST
SARASOTA, FL 34243

SWFWMD & MANCO WETLAND DETAIL PLAN
SCALE: 1" = 30'

Mel-Haven

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WWW.MELHAVENENGINEERING.COM

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MELANIE DELEHANTY SMITH, PE FL #75447
PROFESSIONAL ENGINEER



Development Services Department
Transportation Planning & Traffic
Engineering Division
9000 Town Center Parkway
Lakewood Ranch, FL 34202
Phone: (941) 708-7450
www.mymanatee.org

October 8, 2026

Traffic Study Waiver CORRECTION - Amcor - Phase 1A, 1B, 2 & 3

Project # PDI-25-18(Z)(P)

Record # PLN2508-0082

Manatee County Transportation Planning staff have reviewed the preliminary information provided and for Amcor - Phase 1A, 1B, 2 & 3 application.

The applicant is requesting a rezone for an 8.88 ± Acre parcel from Light Manufacturing (LM) to Planned Development Industrial (PDI). The applicant is also requesting a Preliminary Site Plan (PSP). The property is located north of Tallevast Road and east of US 301.

Based on the narrative provided by the applicant for this application, staff are providing a traffic study waiver for the project PLN2508-0082.

Disclaimer: This Traffic Study Waiver is based solely on the information provided for Amcor - Phase 1A, 1B, 2 & 3 (PLN2508-0082). In the event there is significant change, please contact Transportation Planning prior to the formal project submission to Accela to confirm if the changes require revision of the above assumption. The traffic study waiver is limited to the analysis of impacts on roadways and the access points. It does not cover the review of traffic engineering elements, such as visibility triangles, driveway spacings, road signs, road markings, etc. At the time of each Final Site Plan (FSP) application, detailed analysis of access locations and intersections within proximity to accesses should be submitted to establish the final location, geometry, and dimensions of any required safety and operational improvements.

If you have any questions or require further assistance, please contact me (941.708.7450 x7226, transportation.planning@mymanatee.org).

Sincerely,

Daniel Uribe
Principal Planner (Transportation)
Manatee County Development Services Department
Transportation Planning & Traffic Engineering Division

VACANT
District 1

AMANDA
BALLARD
District 2

TAL
SIDDIQUE
District 3

MIKE
RAHN
District 4

DR. BOB
MCCANN
District 5

JASON
BEARDEN
At Large

GEORGE W.
KRUSE
At Large



Form D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

NOTE: When an application for a development order defers "Concurrency" certification to a later stage of approval, the property owner(s) or authorized representative(s) must acknowledge the eventual requirement for certification. A development order that does not have a "Concurrency" Certificate of Level of Service Compliance shall not grant any rights or entitlements to certification; shall not exempt the proposed development from the eventual requirements for certification; and shall not grant any rights to commence development without certification.

Parcel No: 1985330008

Property Size (acres or sq. ft.): 8.71 acre

Section: 30

Township: 35 South

Range: 18 East

TAZ: [Click here.](#)

Print Name(s) of all Property Owners:

Sun Coast Industries, LLC (affiliate of AMCOR f/k/a Berry Global)

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

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

THE NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, LYING EAST OF S.R. 683, SECTION 13120-2506 (NEW U.S. 301), AND LYING WEST OF THE SEABOARD COAST-LINE RAILROAD, LESS 60 FOOT WIDE ACCESS ROAD DESCRIBED IN THE ORDER OF TAKING FOR SAID ACCESS ROAD RECORDED IN O.R. BOOK 1015, PAGE 3463, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A RAILROAD SPIKE FOUND AT THE S.E. CORNER OF THE SAID S.E. 1/4 OF SECTION 30, RUN N. 00°20'25" E., ALONG THE EAST LINE OF THE SAID S.E. 1/4, A DISTANCE OF 1978.95 FEET TO THE S.E. CORNER OF THE SAID NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4, AND, N. 89°25'22" W., ALONG THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4, A DISTANCE OF 143.50 FEET TO AN IRON ROD FOUND ON THE WEST LINE OF THE SAID 60 FOOT ACCESS ROAD, AND THE POINT OF BEGINNING, THENCE, CONTINUE N. 89°25'22" W., ALONG THE SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE S.E. 1/4, A DISTANCE OF 585.63 FEET TO A CONCRETE MONUMENT FOUND ON THE EAST LIMITED ACCESS RIGHT OF WAY LINE FOR S.R. 683, SECTION 13120-2506, AS DESCRIBED IN THE ORDER OF TAKING FOR THE SAME RECORDED IN O.R. BOOK 1015, PAGE 3463, SAID PUBLIC RECORDS; THENCE, N. 00°26'31" E., ALONG SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 660.74 FEET TO A CONCRETE MONUMENT FOUND ON THE NORTH LINE OF THE SAID S.E. 1/4; THENCE, S. 89°20'12" E., ALONG THE SAID NORTH LINE OF THE S.E. 1/4, A DISTANCE OF 585.74 FEET TO INTERSECT THE WEST LINE OF THE SAID 60 FOOT ACCESS



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

ROAD; THENCE, S. 00°27'06" W., ALONG THE WEST LINE OF SAID ACCESS ROAD, A DISTANCE OF 659.86 FEET TO THE POINT OF BEGINNING.

2. That this property constitutes the property for which a request for approval is sought precedent to the use or development of land and is sought through the Building & Development Services Department, an administrative agency of the Board of County Commissioners of Manatee County, Florida.
3. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not exempt me/us, or the successors and/or assigns of the property, when seeking further development approval(s) from Manatee County Government for the above-cited property, from the requirement for a Certificate of Level of Service which shall ensure the adequacy of public facilities to serve land development according to the adopted level-of-service standards.
4. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not grant me/us, or the successors and/or assigns of the property, any rights or entitlements to a Certificate of Level of Service Compliance, public facility capacities or approval to commence development.
5. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not assure me/us, or the successors and/or assigns of the property, of future adequate capacities in public facilities, and that (I/we) proceed aware of the risk of future inadequate capacities.



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

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

[Signature]
(Signature)

Click or tap to enter a date. 8/18/25
(Date)

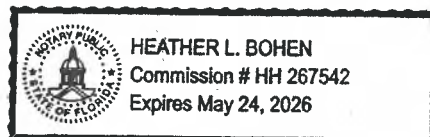
(Signature)

Click or tap to enter a date. _____
(Date)

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of August (month), 2025 (year), by Christian T. Vautise (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of Notary Public – State of Florida



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

July 21, 2026

Manatee County Development Services
 1112 Manatee Avenue West
 Bradenton, FL 34205

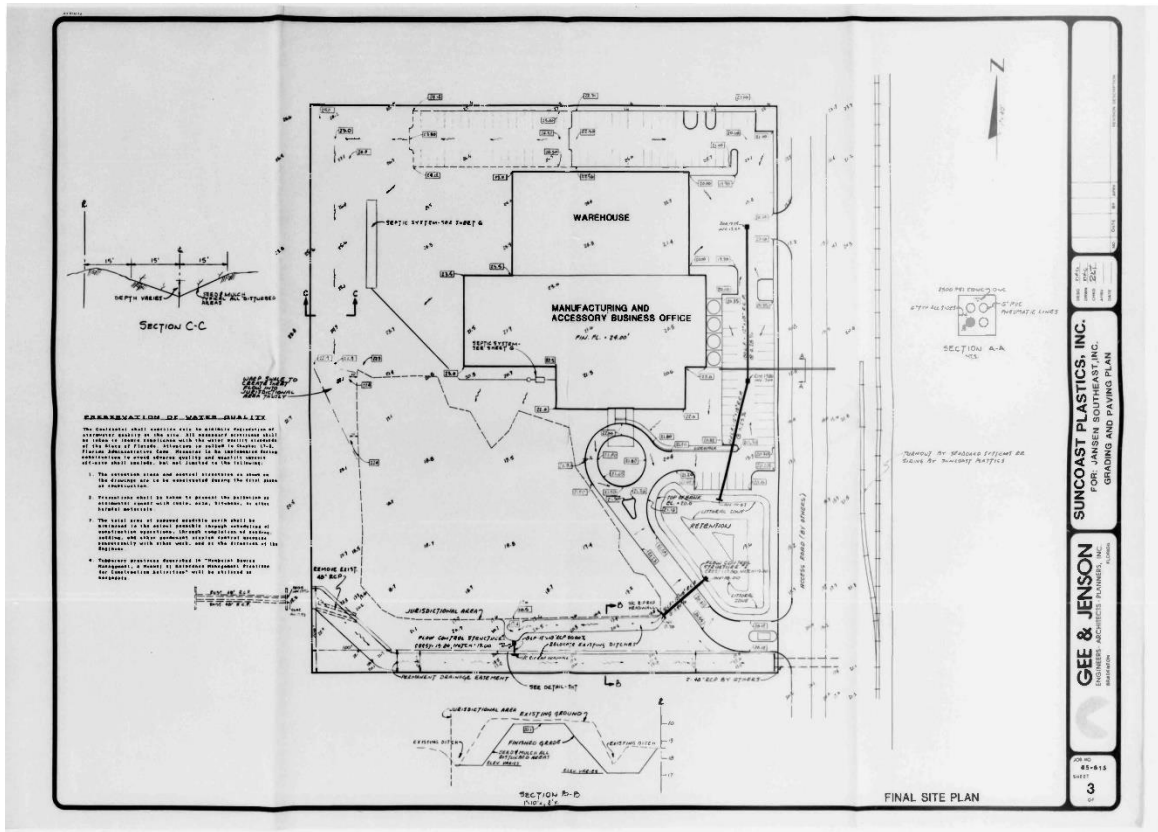
Proj: **AMCOR**

Re: **Environmental Narrative**

Overview:

The proposed project is located at 7350 26th Court East (Parcel#: 1985330008), Bradenton, Manatee County, FL (See Appendix A – Exhibits 1 and 1A). The active light industrial project is 8.88-acres and consists of buildings, parking area, maintained grass, pervious shell and gravel paths, a stormwater management system, wetlands, and uplands.

In February of 1986, the Florida Department of Environmental Regulation (DER) Permit Number 411177133 approved the construction of the development below. Under this permit, the applicant proposed 0.06 acres of impacts to forested wetlands in the northeastern corner of the property. These impacts were offset by the removal of the access road on the eastern property boundary, rerouting a ditch to the south of the wetland, and installing a water control structure to raise the season high water table elevation.



On November 17, 2023, Gunda Griffin, (Environmental Scientist and Professional Wetland Scientist) of Wetland Studies and Solutions, Inc. (WSSI) conducted a site inspection to delineate the onsite wetland. On January 10, 2024, Ms. Griffin met with the Southwest Florida Water Management District (SWFWMD) to approve the line for site design and mitigation. The wetland line was approved under SWFWMD Permit Number 43000551.001. No mitigation was required and the impacts were considered “de minimis”.

Note: Under this permit, SWFWMD only approved the wetland line within the limits of secondary impacts. A Petition for a Formal Wetland Determination was **recommended** by Manatee County to review and approve the entire wetland line, opposed to just the secondary impact area.

Currently, the applicant is proposing 0.01-acres (610 Gross Square Feet (GSF)) of secondary impacts for an existing shell path and for areas that do not meet the 15-foot minimum buffer requirement. To offset these impacts the applicant is proposing 0.01-acres (610 GSF) of native upland buffer plantings (enhancement in the northwest corner of Wetland 1) and additional upland buffer compensation areas in the northern portion of the site that are contiguous with Wetland 1 for a total variable width of 15,113 GSF (0.35 acres) of compensation with creation and enhancement to offset 610 GSF of unavoidable (already existing impacts). Please see Plan Sheets 1-6 and the Mitigation Plan in Appendix B.

The applicant is proposing the following mitigation to offset the after-the fact secondary impacts:

- An additional 0.01-acres of native upland buffer planting area (1:1 ratio)
- Additional upland buffer compensation areas in the northwest of Wetland 1
- Removal of Brazilian pepper (*Schinus terebinthifolia*) and other invasive and exotic species in the native uplands and supplemental native plantings

Note: After several submittals and ongoing meetings with staff, we have concluded that there is a deficit of 4,117 GSF of upland buffer that is not being provided in the current conditions, however, a majority of these encroachment areas are due to the existing permitted conditions by DER Permit Number 411177133. Under this conceptual Rezone plan, the applicant is proposing to remove the concrete/drive isle from the southern upland buffer (providing additional buffer that was not provided under this permit) and relocating the stormwater pond to this area. The new location of the stormwater pond will provide additional buffer (+/-16,784 GSF), which is currently not provided by the previous permit. These design changes under the conceptual Rezone plan will enhance the buffer (in addition to the above mitigation) by providing more habitat, reducing noise, light and vehicular/pedestrian traffic for future habitat uses and additional protection of the wetland and upland buffer.

METHODOLOGY

- Site inspections on November 17, 2023, and January 10, 2024, for wetland delineation and approval, evidence of listed species, and any other environmental constraints
- Review of Florida Land Use, Cover, and Forms Classification System (FLUCCS) mapping
- Review of the National Resource Conservation Service (NRCS) Soil Survey of Manatee County, Florida (<http://websoilsurvey.nrcs.usda.gov>)
- Review of the U.S. Fish and Wildlife Service’s National Wetland Inventory database
- Review of the Southwest Florida Water Management District’s land use mapping database
- Review of historic aerials
- Research of the Florida Natural Areas Inventory (FNAI) for documented occurrence and potential occurrence of protected wildlife species on or near the site
- Review of Audubon’s Eagle Watch nest locator; and the Florida Fish and Wildlife Conservation Commissions documented Bald Eagle locations
- Review of the United States Wildlife Services Consultation Areas
- Review of documented wading bird and wood stork colonies

Project Site Description:

SOILS

According to the Soil Survey of Manatee County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS), there are four (4) soil types occurring within the subject property boundary. The mapped soil types and brief descriptions are listed below and in Appendix A – Exhibit 2.

Canova Anclote, and Okeelanta Soils (Map Unit# 7). This map unit consists of nearly level, very poorly drained mineral and organic soils in freshwater swamps and broad, poorly defined drainageways. In most years, Canova soils are ponded, or the water table is at or near the surface for 9 months or more out of the year.

Cassia fine sand, 0 to 2 percent slopes (Map Unit# 11). This is a nearly level, somewhat poorly drained soil on low ridges and knolls that are slightly higher than the adjacent flatwoods. The water table is at a depth of 15 to 40 inches for about 6 months out of the year and below 40 inches during dry periods. Permeability is rapid in the surface and subsurface layers and moderately rapid in the subsoil.

Delray mucky loamy fine sand, 0 to 2 percent slopes (Map Unit# 15). This is a very poorly drained, nearly level soil in shallow depressions in flatwoods. In most years if this soil is not drained, a water table is generally at or slightly above the surface for 6 months or more out of the year.

EuGallie – EuGallie wet fine sand, 0 to 2 percent slopes (Map Unit# 20). This is a nearly level, poorly drained soil in broad areas of flatwoods. In most years the water table is at a depth of less than 10 inches for 2 to 4 months during wet seasons and within a depth of 40 inches for more than 6 months out of the year.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The ARMCOR parcel is documented as having three (3) land use types/vegetative communities within its boundaries, which are labeled as **FLUCFCS 115-Other Light Industrial**, **FLUCFCS 630-Wetland Forested Mixed**, and **FLUCFCS 810-Transportation**. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System Level III (FLUCFCS, FDOT, January 1999), see descriptions below and Exhibit 3 in Appendix A.

FLUCFCS 155-Other Light Industrial (8.58 ac.)

Steel fabrication, small boat manufacturing, electronic manufacturing and assembly plants are typical examples of light industrial.

FLUCFCS 630-Wetland Forested Mixed (0.19 ac.)

This category includes mixed wetland forest communities in which neither hardwoods or conifers achieve a 66 percent dominance of the crown canopy composition.

FLUCFCS 810-Transportation (0.11 ac.)

Highways include areas used for interchanges, limited access rights-of-way and service facilities.

EXISTING FLUCFCS CONDITIONS (Exhibit 3A in Appendix A):

FLUCFCS 155-Industrial (2.95 ac.)

This area consists of a plastic manufacturing plant, associated access roads, right of way, parking areas, gravel and shell paths and a stormwater system. Vegetation within the facility areas is dominated by maintained sod.

FLUCFCS 190/434: Open land/Hardwood-Conifer Mixed with Exotics (2.62 ac.)

The open land and hardwood conifer mix consists of maintained sod, cabbage palm (*Sabal palmetto*). Lateral oaks (*Quercus laurifolia*), slash pine (*Pinus elliottii*), Brazilian pepper (*Schinus terebinthifolia*) and various vines upland herbaceous grasses.

FLUCFCS 530-Reservoir/Stormwater Pond (0.38 ac.)

Existing stormwater pond permitted by (DER) Permit Number 411177133.

FLUCFCS 617/619-Mixed Wetland Hardwoods/Exotic Wetland Hardwoods (2.93 ac.)

Wetland 1 consists of red maple (*Acer rubrum*), laurel oak (*Quercus laurifolia*), and sweet bay (*Magnolia virginiana*). In addition, there are several areas that are dominated by Brazilian pepper. Other observed vegetation consisted of scattered exotic carrotwood (*Cupaniopsis anacardioides*). The moderate understory consists of Carolina willow (*Salix caroliniana*), and Peruvian primrose willow (*Ludwigia peruviana*). The groundcover is sparse due to the thick canopy coverage. Groundcover species observed include wild taro (*Colocasia esculenta*), cinnamon fern (*Osmundastrum cinnamomeum*), sword fern (*Nephrolepis brownii*), and arrowhead vine (*Syngonium podophyllum*).

Note: There is a trail that extends approximately 150 feet into the southeastern edge of this wetland. This trail is maintained regularly to provide access to the water control structure that was installed as a condition of the 1986 Florida Department of Environmental Regulation permit for the development of the site and to enhance the wetlands hydrology.

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC) Gopher Tortoise Permitting Guidelines (April 2008 – revised July 2020); a cursory assessment for “listed” floral and faunal species was conducted at the subject property on November 17, 2023 and January 10, 2024. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations that indicated the presence of species observed. The assessment focused on species that are “listed” by the FWC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (June 2021) that have the potential to occur in Manatee County.

No plant species listed by either The Florida Department of Agriculture and Consumer Services (FDACS) or United States Fish and Wildlife Service (FWS) were identified on the site during the assessments conducted. A brief description of the observed fish and wildlife species associated with ARM COR are as follows.

Reptiles and Amphibians

Brown anole (*Anolis sagrei*)

Birds

Mocking bird (*Mimus polyglottos*)

Mammals

Eastern gray squirrel (*Sciurus carolinensis*)

None of the above identified species are listed in the FWC's Official Lists - Florida's Endangered Species, Threatened Species (June 2021). The following provides a brief description of documented and potential wildlife species as they relate to the development of the site.

Bald Eagle (*Haliaeetus leucocephalus*)

State protected by F.A.C. 68A-16.002 and Federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In May of 2007, the FWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued “A Species Action Plan for the Bald Eagle” in response to the sunset of the 2008 Bald Eagle Management Plan. Under the FWS’s management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the FWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FWC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to Rule 68A-16.002, F.A.C. A FWS Bald Eagle “Non-Purposeful Take Permit” is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a FWS permit.

In addition to the preliminary on-site review for “listed” species, WSSI conducted a review for any FWC recorded Bald Eagle nests on or in the vicinity of the subject property. A review of FWC’s most current survey data (i.e., 2021) for Manatee County (Exhibit 4 in Appendix A), revealed two (2) recorded Bald Eagle’s nest within 3,000 feet from the site. The nest ID’s are MN004 and MN043. A visual scan of all other appropriate nesting trees within the subject site and within six hundred sixty (660) feet of the subject site was conducted and no nest locations were identified. As such, no development constraints are anticipated with respect to Bald Eagle nests.

Gopher Tortoise (*Gopherus polyphemus*)

State Listed as “Threatened” by FWC

Currently, the gopher tortoise (*Gopherus polyphemus*) is classified as a “Category 2 Candidate Species” by FWS, and as of September 2007 is now classified as “Threatened” by FWC. The basis of the “Threatened” classification by the FWC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with pine flatwoods, pastures, and abandoned orange groves. Several other protected species have a possibility of occurring in this area, as they are gopher tortoise commensal species. However, none of these commensal species were observed during the surveys conducted on November 17, 2023, or January 10, 2024.

During the site inspections no Occupied, Potentially Occupied, abandoned burrows, or active tortoises were observed.

Eastern Indigo Snake (*Drymarchon couperi*)

Federally Listed as “Threatened” by FWS

The eastern indigo snake (*Drymarchon couperi*) is listed as Threatened by FWS, based on dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida; in northern Florida and southern Georgia, it primarily occurs in sandhill habitats.

No evidence of eastern indigo snakes were observed during the site inspections conducted by WSSI on November 17, 2023, or January 10, 2024.

Wood Stork (*Mycteria americana*)

State listed as “Threatened” by FWC

Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (*Mycteria americana*) is listed as “Threatened” by FWC. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely un-feathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land-based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm).

Based on our review of available databases, there is no record of a Wood Stork rookery on the site or within close proximity of the project. There are no wetland impacts associated with the proposed Rezone plan, therefore, no foraging habitat impacts are anticipated.

SITE PLAN REVIEW

Current Rezone & Future Phase

Current:

Phase 1A, 1B and 2 consist of the following (see Civil Plan Sheets):

Building 1A:

Mechanical Equipment enclosure (20-ft x 50-ft) is located near the property line and the existing hydraulic system connected to the existing Railroad. The structure is required to enclose the mechanical equipment required to support the industrial process and to hydraulically lift the material from the Railroad to the site.

Building 1B:

Mechanical Equipment enclosure (approximately 40 ft x 40 ft). The mechanical equipment was added to the site to support advanced plastics mechanical equipment and cooling systems.

Phase 2:

Renovation of the existing pavement and loading dock area. No structures proposed.

The applicant is requesting authorization and rezoning under this application for the after-the fact construction of two small accessory buildings, Building A (1,000 GSF over existing vehicle use area) and Building B (1,600 GSF over green space). Also proposed are the milling, resurfacing and replacement of parking areas in the northeast quadrant of the facility and an additional 1,000 GSF of new parking area, no changes to the previously approved water quality treatment or quantity attenuation design are required.

In addition, the applicant is impacting 610 GSF of secondary wetland impacts. These impacts will be offset by the proposed Mitigation Plan, please see attached.

Future:

Phase 3:

Building Addition (approximately 25,892 GSF), parking lot and stormwater pond reconfiguration to support the building expansion, and additional parking areas in the northwest corner of the property.

The applicant shall apply for this future phase through Manatee County & SWFWMD. Any adverse impacts to wetlands, other surface waters, shall be addressed under the new applications.

Avoidance and Minimization

The applicant has designed the project to avoid and minimize wetland impacts to the greatest extent (There are no wetland impacts proposed). The upland buffer impacts are minor and have been persisting since the 1980's from clearing and installation of a pervious shell path, noise, light, vehicle and pedestrian traffic. The replanting of the upland buffer to the north and the additional compensating buffer area beyond the required 15-foot minimum, 25-foot average buffer should offset these minor/"de minimis" impacts. Currently, this area is used for access and an additional safety route. Please see Plan Sheet 6 and the approved Mitigation Plan in Appendix B.

Note: The new location of the stormwater pond will provide additional buffer (+/-16,784 GSF), which is currently not provided by the previous permit. These design changes under the conceptual Rezone plan will enhance the buffer (in addition to the above mitigation) by providing more habitat, reducing noise, light and vehicular/pedestrian traffic for future habitat uses and additional protection of the wetland and the buffer.

Secondary Wetland Impacts

The 610 GSF of secondary wetland impacts will be offset by replanting 610 GSF of upland and providing additional compensating buffer areas to the north and the relocation of the pond to the south. Please see the attached Plan sheet 6 in Appendix A and the Mitigation Plan in Appendix B for the impacts and mitigation details.

Note: The new location of the stormwater pond will provide additional buffer (+/-16,784 GSF), which is currently not provided by the previous permit. These design changes under the conceptual Rezone plan will enhance the buffer (in addition to the above mitigation) by providing more habitat, reducing noise, light and vehicular/pedestrian traffic for future habitat uses and additional protection of the wetland and the buffer.

Mitigation

Please see the Mitigation Plan in Appendix B and the relocation of the Pond in Plan Sheet 6.

Summary

In addition to the existing pervious shell path (610 GSF), the applicant is proposing after the fact authorization for additional buildings, stormwater relocation, and parking. The applicant has provided a mitigation plan to offset these minimal impacts and are providing an additional upland buffer to the north (over 25 feet) with enhancement and additional upland buffer (+/-16,784 GSF) to the south from the relocation of the stormwater pond which will increase the overall habitat uses and protection for wildlife within the wetland and the surrounding buffer areas.

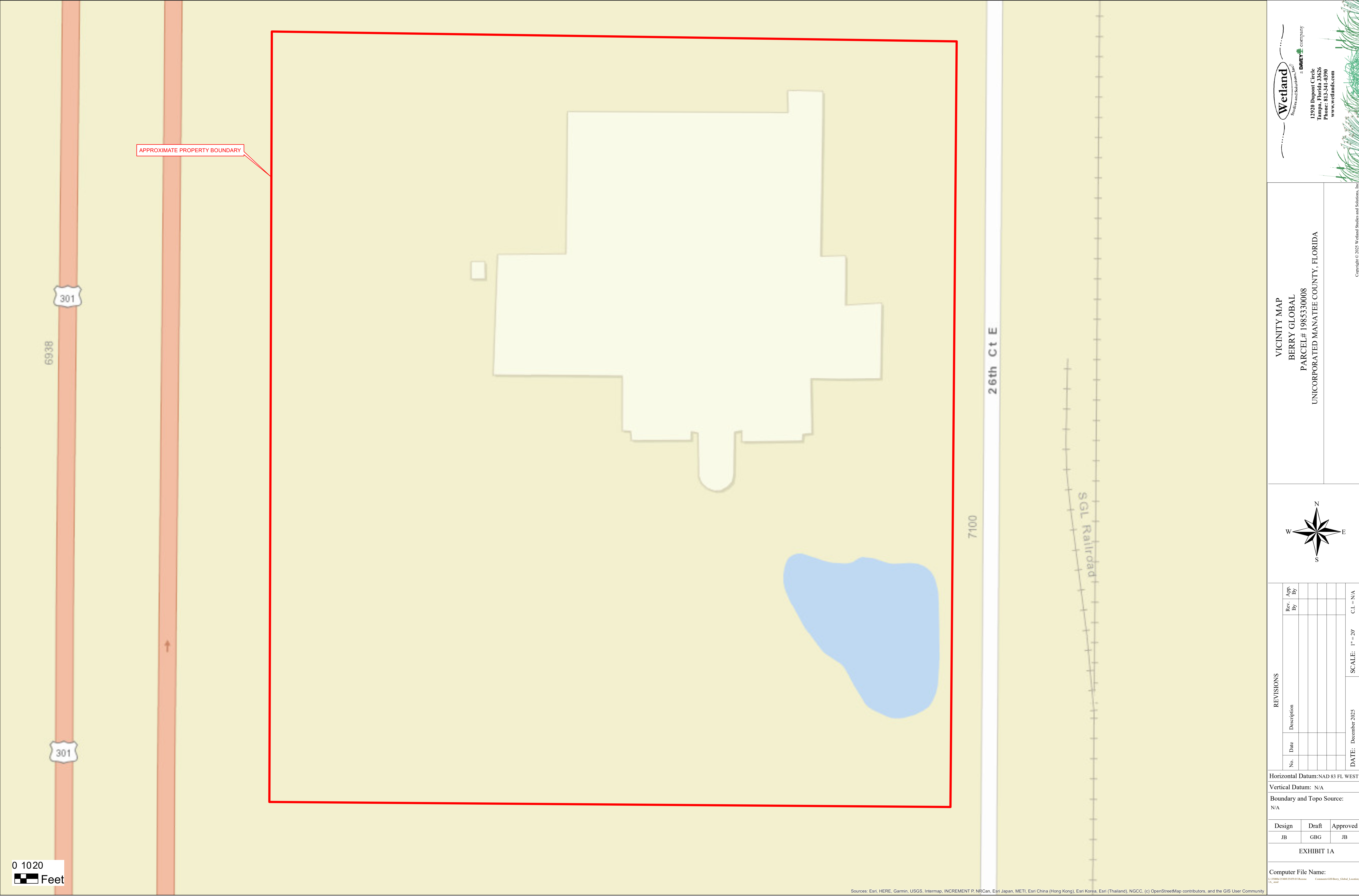
Sincerely,
WETLAND STUDIES AND SOLUTIONS, INC.

Gunda Griffin

Gunda Griffin
Environmental Scientist
(ggriffin@wetlands.com)

Attachment: Appendix A & B

APPENDIX A
ENVIRONMENTAL
NARRATIVE



APPROXIMATE PROPERTY BOUNDARY

301

6938

301

26th Ct E

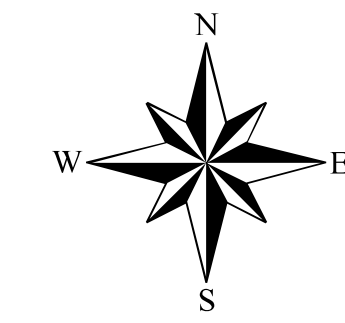
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SGL Railroad

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Feet

Wetland
Studies and Solutions, Inc.
a **DAVEY** company
12920 Dupont Circle
Tampa, Florida 33626
Phone: 813-341-0390
www.wetland.com

VICINITY MAP
BERRY GLOBAL
PARCEL # 1985330008
UNINCORPORATED MANATEE COUNTY, FLORIDA



REVISIONS					SCALE: 1" = 20'		DATE: December 2025	C.I. = N/A
No.	Date	Description	Rev. By	App. By				

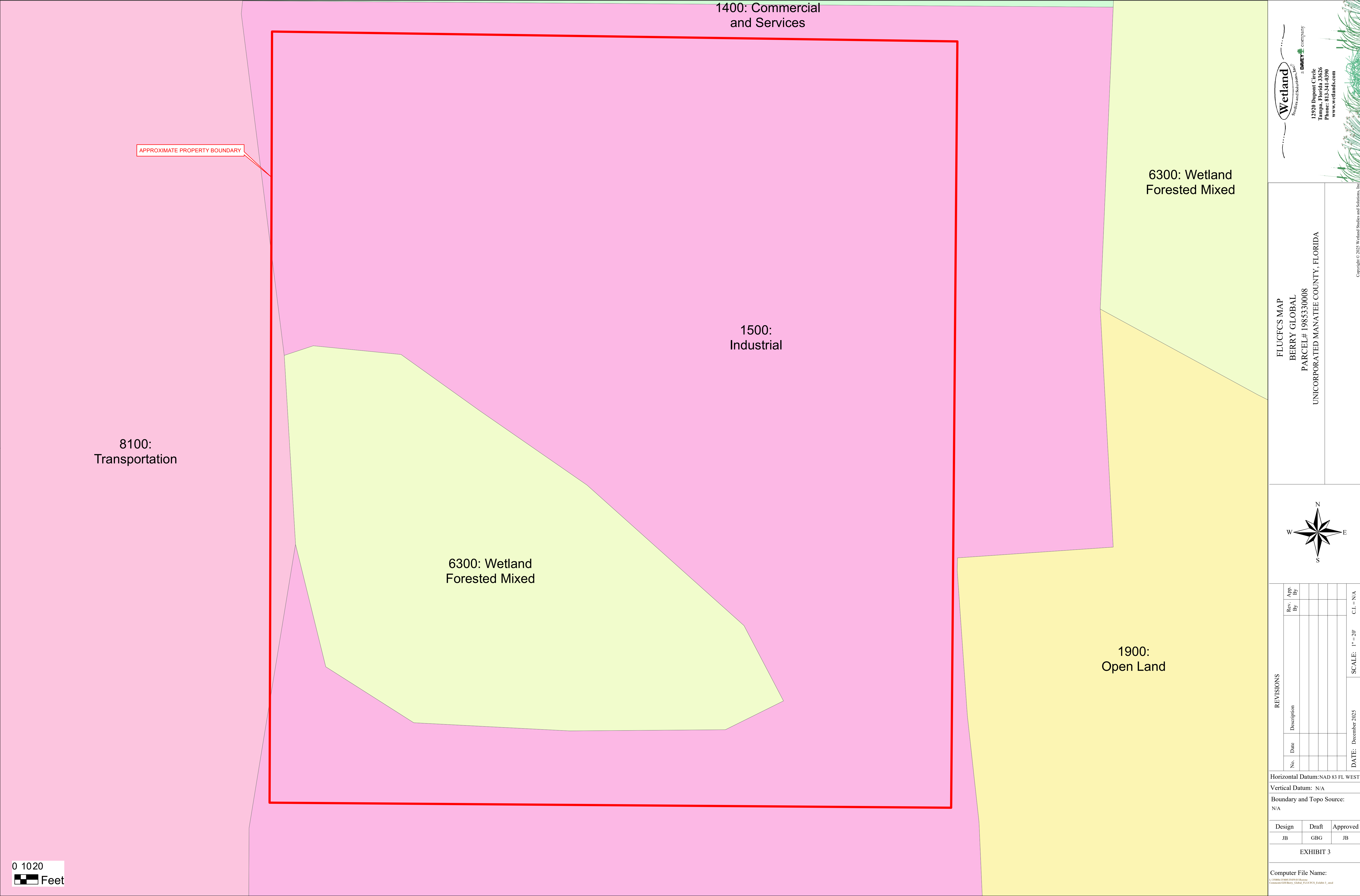
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Vertical Datum: N/A
Boundary and Topo Source:
N/A

Design	Draft	Approved
JB	GBG	JB

EXHIBIT 1A

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This figure is a Wetland Delineation Map titled "FLUCFS MAP BERRY GLOBAL PARCEL# 198S330008 UNINCORPORATED MANATEE COUNTY, FLORIDA". The map displays several distinct land cover areas defined by colored polygons:

- 6300: Wetland Forested Mixed**: Shown in light green, located in the upper right and lower left portions of the central area.
- 1500: Industrial**: A large pinkish-purple polygon occupying the center of the map.
- 1400: Commercial and Services**: A light purple area at the top of the map.
- 8100: Transportation**: A light blue/purple area on the far left side.
- 1900: Open Land**: A yellow area on the bottom right side.

A red rectangular boundary outlines a specific section of the map. A callout box labeled "APPROXIMATE PROPERTY BOUNDARY" points to this red line. A north arrow is positioned in the upper right corner, and a scale bar indicating 0, 10, and 20 feet is in the lower left corner.

The map includes a metadata table in the bottom right corner:

REVISIONS				DATE: December 2025	SCALE: 1" = 20'	C.I. = N/A
No.	Date	Description	Rev. By	App. By		

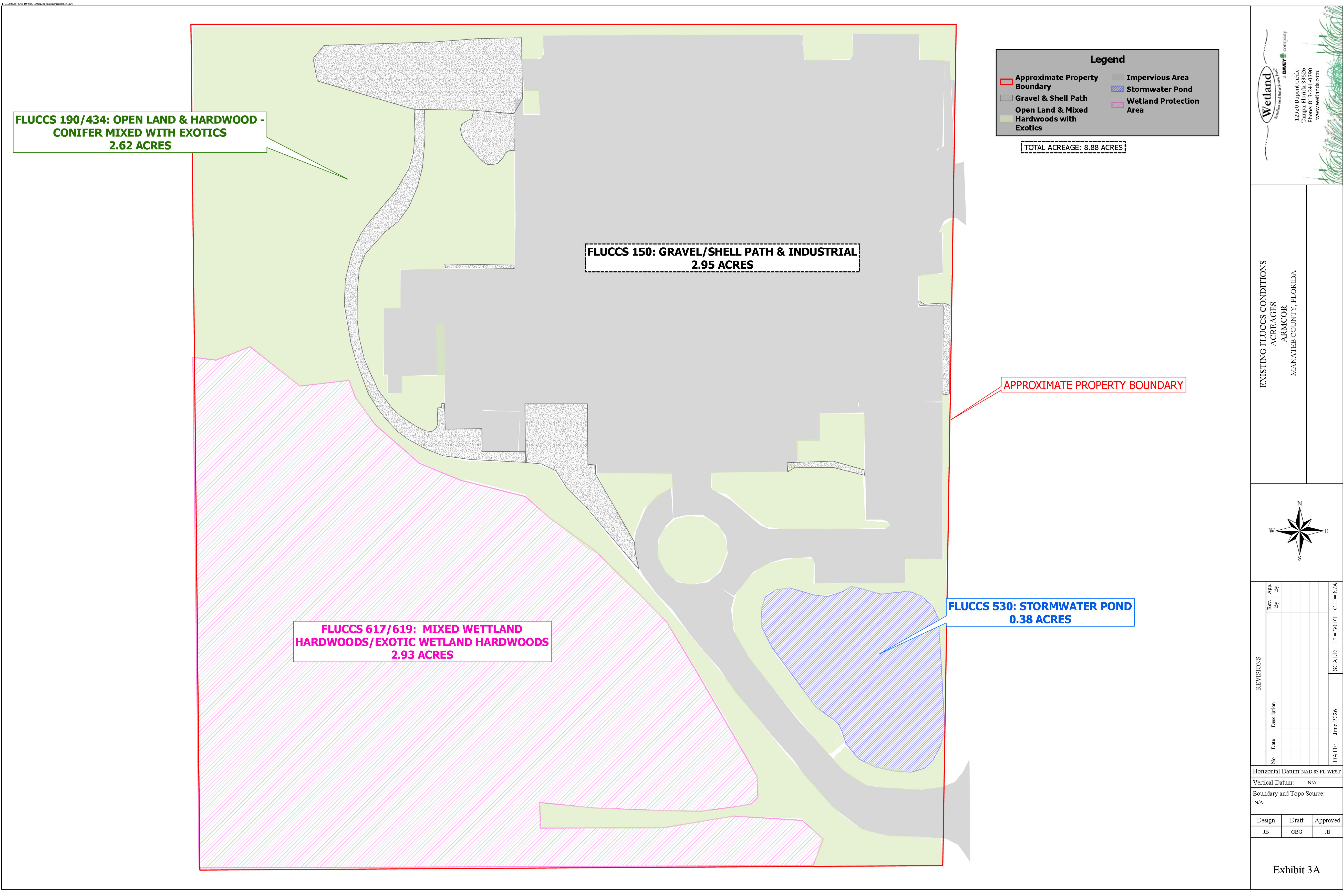
Horizontal Datum: NAD 83 FL WEST
Vertical Datum: N/A
Boundary and Topo Source: N/A

Design	Draft	Approved
JB	GBG	JB

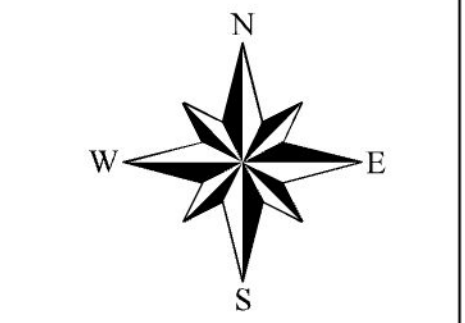
EXHIBIT 3

Computer File Name:
L:\2025\12-20-2025\BERRY GLOBAL FLUCFS Exhibit 3.mxd

[illegible][illegible]



EXISTING FLUCCS CONDITIONS
ACREAGES
ARMICOR
MANATEE COUNTY, FLORIDA



REVISIONS				DATE: June 2026		SCALE: 1" = 30 FT C.I. = N/A	
No.	Date	Description	Rev. By	App. By			

Horizontal Datum: NAD 83 FL WEST		
Vertical Datum: N/A		
Boundary and Topo Source: N/A		
Design:	Draft:	Approved:
JB	GBG	JB

AMCOR – Mitigation Plan

Manatee County, Florida
July 21, 2026

1.0 PROJECT SUMMARY

The proposed project is located at 7350 26th Court East (Parcel#: 1985330008), Bradenton, Manatee County, FL (See Appendix B – Exhibits 1 and 1A). The active light industrial project is 8.88-acres and consists of buildings, parking area, maintained grass, a shell path, stormwater management system, wetlands and uplands.

The applicant is proposing after the fact authorization for additional buildings, stormwater relocation, and parking in addition to 0.01-acres (610 GSF) of secondary impacts within the existing shell path (which were deemed de minimis per Southwest Florida Water Management Permit Number 43000551.001).

Manatee County staff agreed that there is a deficit of 25-foot average upland buffer that are not meeting the requirements, however these areas are currently being impacted by the permitted conditions per the Florida Department of Environmental Regulation (DER) Permit Number 411177133. To offset these impacts, the applicant is proposing 0.01-acres (610 GSF) of a native upland buffer planting area, removal of invasive and exotics from the uplands and the enhancement area and additional upland buffer compensation areas in the northern and southern portions of the site.

Note: After several submittals and ongoing meetings with Manatee County staff, we have concluded that there is a deficit of 4,117 GSF of upland buffer that is not being provided in the current conditions, however, a majority of these encroachment areas are due to the existing permitted conditions. Under this conceptual Rezone plan, the applicant is proposing to remove the concrete/drive isle from the southern upland buffer (providing additional buffer that was not provided under the DER Permit Number 411177133) and relocating the stormwater pond. The new location of the stormwater pond (See Plan Sheet 6) will provide additional upland buffer (+/-16,784 GSF), which is currently not provided by the previous permit and an addition to the enhanced buffer to the north. These design changes under the conceptual Rezone plan will enhance the buffer (in addition to the above mitigation) by providing more habitat, reducing noise, light and vehicular/pedestrian traffic for future habitat uses and additional protection of the wetland and upland buffer for future wildlife usage.

The 0.01 acres of secondary impacts from the shell path will be offset by the following:

- An additional 0.01-acres of native upland buffer enhancement area
- Additional upland buffer compensation areas to the north and south that exceed the 25' average requirement
- Removal of Brazilian pepper (*Schinus terebinthifolia*) and any other invasive and exotic species in the native uplands and supplemental native planting areas

The deficit of the 25-foot average buffer compensating areas will be offset by the additional buffer to the north and the relocation of the stormwater pond (additional +/-16,784 GSF) to the south which will compensate for the loss of the 4,117 GSF in current permitted conditions.

UPLAND ENHANCEMENT AREA

The upland enhancement area is located to the north of Wetland 1 and is contiguous with the remaining upland buffer to the south and east (see Table 2. below and Civil Plan Sheet 6 - SWFWMD & MANCO WETLAND DETAIL PLAN).

Table 1. Enhancement Area – Upland Buffer Plantings

Native Upland Buffer Enhancement		All vegetation will be a minimum of Florida Grade No. 1.		
Species**	Spacing	Size	Amount	WSSI WILL CONTACT MANATEE COUNTY IF ANY OF THESE NATIVE PLANT SPECIES ARE UNAVAILABLE & REQUEST APPROVAL OF REPLACEMENT SPECIES.
Sand cordgrass (<i>Spartina bakeri</i>)	3' O.C	Bare root	34	
Beautyberry (<i>Callicarpa americana</i>)	3' O.C.	3-gallon	34	
Saw palmetto (<i>Serenoa repens</i>)	10' O.C.	3-gallon	6	
Sweet gum (<i>Liquidambar styraciflua</i>)	15-20' O.C.	7-gallon	1	
Cabbage palm (<i>Sabal palmetto</i>)	15-20' O.C	7-gallon	1	
Laurel oak (<i>Quercus laurifolia</i>)	15-20' O.C	7-gallon	1	

Note: The upland buffer enhancement area will be planted with native species after the invasive and exotics are removed. If any of the above listed species are unavailable, the applicant will submit a replacement planting plan to Manatee County for approval.

POST DEVELOPMENT

The goal of the enhancement area is to offset the minimal secondary impacts (0.01-acres) by providing an additional buffer that is contiguous with the 25-foot average upland buffer and compensation buffer located to the north of Wetland 1. The native uplands and enhancement areas will be treated for Brazilian pepper and other invasive and exotics prior to the plantings located in Table 1 and on Civil Plan Sheet 6 - SWFWMD & MANCO WETLAND DETAIL PLAN.

To compensate for the deficit (4,117 GSF) of the 25-foot average upland buffer (due to existing permitted conditions) requirements, the relocation of the stormwater pond will provide an additional +/-16,784 GSF of upland buffer habitat and reduce noise, light and vehicular/pedestrian traffic for future habitat uses and additional protection.

Considering the surrounding location, landscape and active uses, the larger buffer area to the north and south would be of greater value for the water environment, community type and wildlife usage.

Sincerely,
Wetland Studies and Solutions, Inc.

Gunda Griffin

Gunda Griffin
 Environmental Scientist, PWS

Attachment: Appendix B

APPENDIX B

MITIGATION PLAN

Vicinity Map

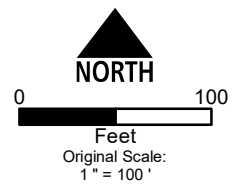
ARMCOR - REZONE





 Property Boundary

**2025 Natural Color Imagery
ARMCOR-REZONE**



Source: Nearmap®

Shumaker

TO: Manatee County Development Services

FROM: Shumaker, Loop & Kendrick, LLP

DATE: July 21, 2026

RE: Specific Approval Requests
PLN2508-0082 (FKA Berry Global Preliminary Site Plan with Rezone)

When a design proposed by an applicant does not comply with Manatee County's land development regulations, the Board of County Commissioners may approve a deviation if the Board makes a written finding that the proposed plans nevertheless satisfies the regulation's public purpose. *See* MANATEE CNTY., FLA. LAND DEVELOPMENT CODE §402.4.

1. First specific approval request: *Relief from Section 402.13.D.3 to allow an existing 5' front setback for Building A to remain, when a 30' setback would otherwise be required (83% reduction).*

The public purpose of the 30' yard requirements of 402.13.D.3 is to “[p]romote general health, safety, welfare, design excellence, and neighborhood compatibility.” Here, Building A houses hydraulic equipment connected to the adjacent existing railroad, which is essential for lifting raw materials from the rail line to the manufacturing site. Its placement at the property line was dictated by the fixed location of the rail infrastructure and the physical necessity of a direct hydraulic connection. Relocating the structure to comply with the 30-foot setback would sever the rail-to-site material transfer system on which the facility depends, undermining the Comprehensive Plan's goal of encouraging diverse industrial and employment uses and preserving rail access for industrial operations. *See* Manatee Cnty., Fla., Comprehensive Plan Policy 2.11.1.1; *id.* Policy 2.11.1.3.

The parcel is approximately 8.88 acres and is bounded by the railroad right-of-way to the east, jurisdictional wetlands comprising roughly 2.93 acres (approximately one-third of the site) to the south and east, and 26th Court East to the west. *See* Comments & Narrative at 1–2; WSSI, Final Environmental Responses. These fixed boundaries severely constrain the buildable envelope. Full compliance with the 30-foot front setback would push development closer to the wetland system, potentially triggering secondary wetland impacts that the current site layout avoids entirely. Allowing the reduced setback thus advances the public purpose of wetland protection embedded in the Comprehensive Plan and the LDC. *See* Manatee Cnty., Fla., Comprehensive Plan Goal 3.3; Manatee Cnty., Fla., Land Dev. Code § 706.

Finally, the proposed plan satisfies this public purpose because the reduced setback promotes the site's innovative design and does not result in any adverse effects to surrounding property. Building A is a relatively small accessory structure located near the development's eastern

boundary. Due east from Building A is public right-of-way and railroad property. The structure will be screened by landscaping. No dwelling or business is located within 30' of Building A, nor could any dwelling or business be foreseeably developed Building A's proximity in the future. As this reduced setback promotes the industrial site's innovative design and does not result in any adverse offsite impacts, the specific approval request should be approved.

2. Second specific approval request: Relief from Section 701.4 to allow an existing 5' landscape buffer for 216 linear feet along 26th Court East to remain when a 10' buffer would otherwise be required (50% reduction).

The public purposes of the landscape buffer requirement – separating incompatible uses and creating attractive boundaries – are satisfied to an equivalent or greater degree by the proposed site plan. The 216-foot segment in question fronts 26th Court East, an industrial-service road that runs parallel to railroad tracks. The surrounding area is designated Industrial Heavy (IH) on the Future Land Use Map and is developed with industrial and manufacturing uses. Comprehensive Plan Future Land Use Map. Because there are no adjacent residential or other sensitive land uses along this frontage, the compatibility-screening function of the buffer is not implicated. The public purpose of preventing land-use conflicts is inherently satisfied by the homogeneous industrial character of the corridor.

Additionally, the 5-foot buffer is an existing condition that has been in place since the facility's original development in the 1980s. The applicant is not proposing to remove or reduce any existing landscaping; rather, the existing buffer will remain in place and will continue to provide aesthetic treatment along the road frontage. Requiring the applicant to widen the buffer to 10 feet along this segment would necessitate removal of existing pavement and infrastructure within an already-constrained site, potentially compromising safe vehicular circulation, loading operations, and emergency access.

Finally, the applicant will provide mitigating green space throughout the development. Indeed, the overall project provides 35% open space—significantly exceeding the 25% PDI minimum—and includes substantial native vegetation preservation, invasive species removal, and new plantings as part of the wetland buffer enhancement program. Section 402.6.R of the LDC requires that landscaping in Planned Developments "equal or exceed the standards stipulated pursuant to Section 701." Manatee Cnty., Fla., Land Dev. Code § 402.6(R). When the site is viewed holistically, the aggregate landscaping far exceeds what would be achieved through strict compliance with the 10-foot buffer at this single 216-foot segment. As the screening interests are not implicated, and open space in excess of code minimums will be provided, this specific approval should be approved.

October 6, 2026

Manatee County Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Via Electronic Delivery

RE: PLN2508-0082 | Zoning Disclosure

Dear Development Services:

We represent Amcor (NYSE: AMCR) the applicant for Manatee County Record No. PLN2508-0082. Recently, in 2025, Amcor merged with Berry Global Group, Inc. Before the merger, Berry Global Group, Inc., had acquired the Kerr Group, Inc., an entity that acquired Sun Coast Industries, LLC, through a wholly owned subsidiary in 1998.

Sun Coast Industries, LLC (registered as a Florida foreign entity named "Sun Coast Industries of Delaware, LLC" with Florida's Secretary of State) holds title to the parcel subject to this rezoning application: Manatee County Parcel ID No. 1985330008

Enclosed, please find a zoning disclosure form required to advance the zoning application of that parcel.

Respectfully,

SHUMAKER, LOOP & KENDRICK, LLP



Matt Newton, Partner



Development Services Department
9000 Town Center Parkway
Lakewood Ranch, FL 34202
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: **Amcor Phase 1A, 1B, 2&3**

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer

☒ Owner ☐ Contract Purchaser

Percentage Stock,

Interest or Ownership

Mark Miles, CFO, 101 Oakley St., Evansville, IN 47710

0% _____

Adam Borgman, Secretary, 101 Oakley St., Evansville, IN

0% _____

Rodgers Greenawalt, COO, 101 Oakley St., Evansville, IN

0% _____

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: _____

(Applicant): Adam Borgman

STATE OF Indiana
COUNTY OF Vanderburgh

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 8 day of Oct. (month), 2026 (year), by Adam Borgman (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.



Amy R Morpheu
Signature of Notary Public – State of ~~Florida~~ Indiana
(Print, Type or Stamp Commissioned Name
Of Notary Public to the Left of Signature)

October 7, 2026

Manatee County Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Via Electronic Delivery

RE: Transmittal Letter
PLN2508-0082 | Neighborhood Workshop

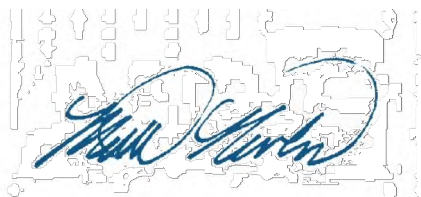
Dear Development Services:

Enclosed, please find the following information:

1. **Meeting summary.** A summary of the neighborhood conducted on September 11, 2026, at 7350 26th Court, Sarasota, Florida concerning PLN2508-0082;
2. **Sign in sheet.** A completed sign-in sheet, including the name and addresses of participating citizens;
3. **Proof of notice affidavit.** An affidavit attesting to public notice of the September 11, 2026, neighborhood workshop, including the following exhibits:
 - o A copy of the notice letter;
 - o A certification of mailing to properties within 1,400 feet of the site;
 - o Photographs of sign posted on the site.

Respectfully,

SHUMAKER, LOOP & KENDRICK, LLP



Matt Newton, Partner

SUMMARY OF NEIGHBORHOOD WORKSHOP

Attorney Matt Newton conducted a neighborhood workshop on September 11, 2026, beginning at 6:00 PM at the rezoning site (7350 26th Court East, Sarasota, FL). Four citizens attended.

Utilizing posterboards of the site plan, Mr. Newton walked the citizens through the proposal and requests for relief. Additionally, the citizens observed Amcor's existing operation through a glass window on the second floor. Mr. Newton and Jeffrey Waldecker, an Amcor representative, answered citizen questions throughout the workshop.



Fig. 1. Photograph of posterboards utilized to discuss PLN2508-0082 on September 11, 2026.

During the meeting, citizens expressed the following concerns about the zoning proposal:

1. **Noise.** Citizens expressed concern that a site expansion could result in adverse audio impacts.
2. **Environmental concerns.** Citizens expressed concern about the environmental impacts of the expansion (*e.g.* air pollution, ground pollution, liquid runoff).
3. **Precedent.** Citizens expressed concern that approval of Amcor's proposal could result in neighboring properties seeking more intense land uses in the future.
4. **Wildlife.** Citizens expressed concern about the site's impact on nearby wildlife and stated that an eagle's nest had historically existed in the area.

5. ***Property values.*** Citizens expressed concern on whether Amcor's proposal would adversely impact the value of nearby residential properties.

The neighborhood workshop concluded at 7:00 PM.

PLN2508-0082; PDI-25-18(Z)(P) Neighborhood Workshop Sign-in Sheet[illegible]

PROOF OF NOTICE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

1. I state that I am the agent for a rezoning application at the following location:

7350 26th Ct. E., Sarasota FL 34243-3947

Parcel ID No. 1985330008

2. On **September 1, 2026**, I mailed a copy of the attached neighborhood workshop notification letter enclosed as Exhibit A to everyone owning land within 1,400 feet of the subject property.
3. The above-referenced letters were mailed by Certificate of Mailing, a copy of which is attached as Exhibit B.
4. On **September 1, 2026**, I caused signs generated by Manatee County to be posted on the property visible from 26th Ct. E. and Highway US 301.
5. Photographs taken on September 1, 2026, of the above-referenced signs are attached as Exhibit C.

The undersigned certifies that the foregoing is true and correct.

Matt Newton

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of September, 2026, by Matt Newton.

☒ Personally Known OR ☐ Produced ID

Type of Identification Produced _____



(Signature of Notary)

BARBARA O'SHAUGHNESSY

Printed Name of Notary

Commission Number and Expiration Date

Exhibit A

August 31, 2026

Re: Notice of Public Neighborhood Workshop
Accela No. PLN2508-0082 | Project No. PDI-25-18
7350 26th Court East, Sarasota, FL 34243

Dear Neighbor,

Our firm represents Amcor, the owner of an 8.9-acre parcel located at 7350 26th Court East, Sarasota, FL 34243 designated as industrial heavy (IH) on Manatee County's future land use map. Our client has petitioned Manatee County for permission to expand the manufacturing facility on this site by approximately 26,000 square feet. The request includes a request for preliminary site plan approval and to rezone the property from light manufacturing (LM) to an industrial planned development (PDI). To accommodate the proposed expansion and existing site conditions, the applicant seeks relief from certain zoning and technical standards. The applicant will be hosting an in-person neighborhood workshop to discuss the proposal and answer questions.

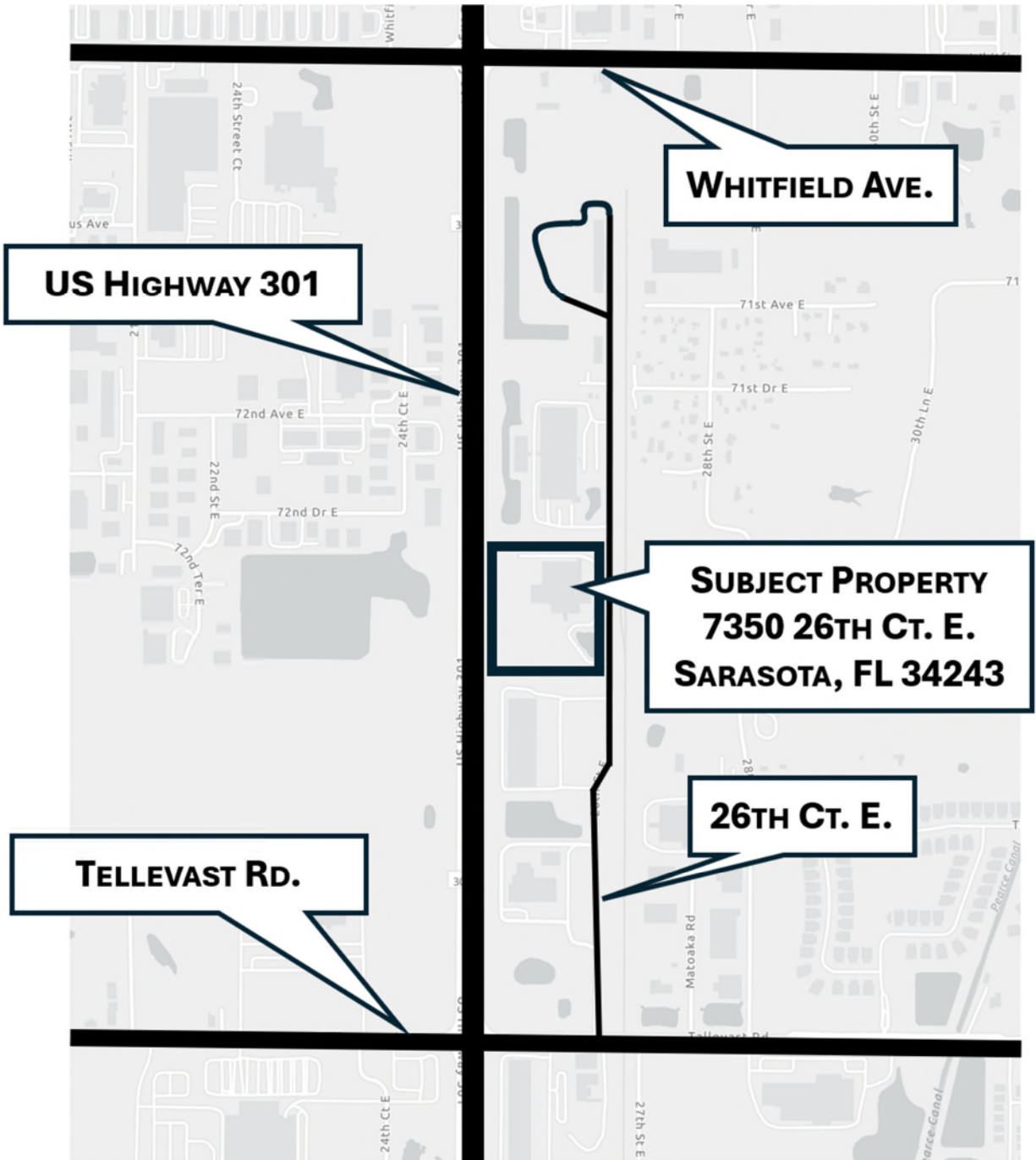
The workshop will begin at 6:00 PM on Friday, September 11, 2026, and conclude at 7:00 PM. You are invited to join us in person:

**7350 26TH COURT EAST
SARASOTA, FL 34243**

Note that this workshop is not a public hearing. Notices will be provided in the future when the case is scheduled for public hearings. The purpose of this neighborhood workshop is for citizens to learn information about the proposed application and for the applicant to receive feedback from the surrounding community.

For more information, please feel free to contact Matt Newton, Esq. at 813-227-2227 or mnewton@shumaker.com. Additionally, documents relating to this application may be accessed by contacting the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, FL 34202; 941-748-4501 x6878 during normal business hours. Requests for documents, questions, and comments may also be sent by email to planning.agenda@mymanatee.org.

Anyone requiring reasonable accommodation to participate in this neighborhood workshop as provided for in the Americans with Disabilities Act (ADA), may contact Matt Newton at 813-227-2227 or mnewton@shumaker.com to arrange accommodations. Please contact Mr. Newton at least 3 days prior to the workshop.



US HIGHWAY 301

WHITFIELD AVE.

**SUBJECT PROPERTY
7350 26TH CT. E.
SARASOTA, FL 34243**

26TH CT. E.

TELLEVAST RD.

Exhibit B

22ND STREET EAST LLC
1916 72ND DR E
SARASOTA FL 34243

2338 72ND AVE EAST LLC
1916 72ND DR E
SARASOTA FL 34234

33RD STREET EAST MANATEE LLC
7405 28TH STREET CT E
SARASOTA FL 34243

7205 EAST LLC
1916 72ND DR E
SARASOTA FL 34243

7405 SARASOTA PARTNERS LLC
TWO TOWN PLACE STE 220
BRYN MAWR PA 19010

AAP LAND HOLDINGS LLC
14076 CRIMSON AVE
LAKEWOOD RANCH FL 34211

ALTO ASSET COMPANY 3 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

ALUMINUM ONE LLC
9909 46TH AVE W
BRADENTON FL 34210

AMERITECH LLC
7106 24TH CT E
SARASOTA FL 34243-3993

ANARIBA, DAFHNY M NUNEZ
7156 28TH ST E
SARASOTA FL 34243

ANDERSEN, CLAUDIA J
7510 REGISTRAR WAY
SARASOTA FL 34243-2526

ANDERSON, PHILLIP M
ANDERSON, LENIA
7225 28TH ST E
SARASOTA FL 34243-3337

ANDREWS GLASS SERVICES INC
7626 MATOAKA RD
SARASOTA FL 34243-3301

ANGELO, DOUGLAS E
ANGELO, JENNIFER E
2831 71ST DR E
SARASOTA FL 34243-3304

ATLAS ORGANICS CU12 LLC
156 MAGNOLIA ST
SPARTANBURG SC 29304

AVERY HOLDINGS LLC
11808 OAKMONT CT
FORT MYERS FL 33908

BAUER GROUP LLC
14380 SECRET GARDEN COVE
FORT MYERS FL 33913

BAUMGARTNER, WERNER R
BAUMGARTNER, WERNER R REV TRUST DTD
7328 BARCLAY CRT
UNIVERSITY PARK FL 34201

BCS CENTRE
C/O VICTOR CALDERON
2315-2319 72ND AVE E
SARASOTA FL 34230

BECKMANN, JONATHAN
BECKMANN, KARRIE
7231 28TH ST E
SARASOTA FL 34243-3337

BOYLE VENTURES INC
7600 MATOAKA RD
SARASOTA FL 34243

BROWN, JOHN W III
22402 75TH AVE E
BRADENTON FL 34211-7174

CALIENTE PROPERTIES LLC
7615 MATOAKA RD
SARASOTA FL 34243

CARR, MARY A
13414 3RD AVE E
BRADENTON FL 34212-9535

CENTRE PARK ASSOCIATION INC
PO BOX 47
TALLEVAST FL 34270

CENTRE PARK COMMERCE CENTRE
C/O KLEIBER BUTTON MGMT INC
2087 GLOBAL CT
SARASOTA FL 34240

CHRISTENSON LLC
PO BOX 10008
BRADENTON FL 34282

CISNEROS, JOSE JAIME
CISNEROS, JUANA
2840 71ST DR E
SARASOTA FL 34243-3303

CLK HOLDINGS LLC
34655 SR 70 E
MYAKKA CITY FL 34251

CMC OF SARASOTA HOLDINGS LLC
7080 28TH STREET CT E
SARASOTA FL 34243

COLLINS, TYLER
COLLINS, TYLER REVOCABLE TRUST U/A
1621 MISSION VALLEY BLVD
NOKOMIS FL 34275-1693

CROOKED ROOT INVESTMENTS LLC
21536 SEATON AVENUE
PORT CHARLOTTE FL 33954

CUNDIFF, WILLIAM TRAVIS
CUNDIFF, KATIE D
CUNDIFF FAMILY TRUST DTD 07/25/2025
6420 98TH ST E
BRADENTON FL 34202

DECKER, RYAN
DECKER, LINDSAY DANIELLE PEREZ
2709 72ND AVENUE DR E
SARASOTA FL 34243

DELANCELLOTTI, WILLIAM
DELANCELLOTTI, SUSAN
DELANCELLOTTI FAMILY REVOCABLE TRUST
7204 28TH ST E
SARASOTA FL 34243-3335

DENTSPLY INTERNATIONAL INC
7290 26TH CT E
SARASOTA FL 34243

DERRINGER, DOUGLAS E
7119 28TH ST E
SARASOTA FL 34243

DESROSIERS EXCAVATING INC
3207 71ST AVE E
SARASOTA FL 34243

EAGLE ROCK ASSOCIATES LLC
C/O BRETTI PROPERTIES INC
DOLPHIN ASSOCIATES LLC
PO BOX 838
KATONAH NY 10536

EGG WORKS HOLDINGS FLORIDA LLC
4580 W HACIENDA AVE
LAS VEGAS NV 89118

ELITE HOLDINGS OF SOUTHWEST FLORIDA LLC
612 17TH ST E SUITE H
PALMETTO FL 34221

FLORIDA INDUSTRIAL CLOSETS LLC
1517 STATE STREET STE 103
SARASOTA FL 34236

FORTRESS SARASOTA PROPERTY LLC
2543 ROCKFILL RD
FORT MYERS FL 33916

GAP PROPERTIES OF SW FLORIDA 1 INC
4737 OAK RUN DR
SARASOTA FL 34243

GAP PROPERTIES OF SW FLORIDA-1 INC
4734 OAK RUN DR
SARASOTA FL 34243

GAP PROPERTIES OF SW FLORIDA-1 INC
4737 OAK RUN DR
SARASOTA FL 34243-4537

GENESIS ENGRAVING INC
135 BARGAIN BARN RD
DAVENPORT FL 33837

GIBELLINA, GLEN
7110 28TH ST E
SARASOTA FL 34243-3331

GODING, NAOMI
GODING, LEONARD
7118 28TH ST E
SARASOTA FL 34243

HALLENBAKE, DEBRA L
ASPINWALL, JILL M
ASPINWALL HALLENBAKE TRUST DTD 05/22/15
3718 65TH AVE E
SARASOTA FL 34243

HUANG HOLDINGS LLC
6851 WHITEFIELD INDUSTRIAL AVE
SARASOTA FL 34243

IN TANDEM INC
7205 24TH CT E
SARASOTA FL 34243-3990

INSTANT UPC CODES LLC
35246 US HIGHWAY 19 N STE 262
PALM HARBOR FL 34684

INTEGRITY SOUND INC
8111 LAKEWOOD MAIN ST #103
BRADENTON FL 34202

JASMER, CHARLES J JR
7152 28TH ST E
SARASOTA FL 34243-3333

JUSTUM LLC
PO BOX 89
WHITEHOUSE NJ 08888

K & M PROPERTIES 36 LLC
7137 24TH CT E
SARASOTA FL 34243-3992

KGBW3 LLC
PO BOX 20591
BRADENTON FL 34204

KINGFISH FIVE LLC
5519 83RD TERR E
SARASOTA FL 34243

KULIKOV, ANTON
2751 72ND AVENUE DR E
SARASOTA FL 34243

LANGE, MARTIN H
LANGE, TINA M
2909 TRUSTEE AVE
SARASOTA FL 34243

LUTHER, GEORGE A JR
PO BOX 8370
LONGBOAT KEY FL 34228-8370

MAC RACING EXOTICS LLC
7107 24TH CT E
SARASOTA FL 34243

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206

MANATEE COUNTY
PO BOX 1000
BRADENTON FL 34206-1000

MANSFIELD, DOUG REVOCABLE TRUST
DTD 9/7/06
2305 72ND AVE E
SARASOTA FL 34243-3952

MARK CAHILL INVESTMENTS LLC
7089 LONGBOAT DR N
LONGBOAT KEY FL 34228

MATTHEWS, ADDIE L
STEWART, THERESA D
PARRISH, CLYDE J
FLOYD, FLORA E
2720 71ST AVE E
SARASOTA FL 34243-3329

MCDONALD, LEROY W
2921 71ST DR E
SARASOTA FL 34243

MEANS, DANIEL LYMAN
7102 28TH ST E
SARASOTA FL 34243

MOLYNEAUX, CHARLES
5149 ADMIRAL PL
SARASOTA FL 34231-4201

MONOMOY REALTY LLC
7958 ROYAL BIRKDALE CIR
LAKEWOOD RANCH FL 34202

MP TERRACE LLC
PO BOX 235
SARASOTA FL 34230

MUPR 3 ASSETS LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

NARROWER PATHS LLC
2418 41ST ST E
BRADENTON FL 34208

NEW PEARCE LLC
7110 28TH ST E
SARASOTA FL 34243-3331

NG DEVELOPMENT LLC
609 N OWL DR
SARASOTA FL 34236

NGUYEN, HAI NGOC
TRAN, NGUYET MINH THI
NGUYEN, HAI NGOC & NGUYET MINH THI TRAN
7203 28TH ST E
SARASOTA FL 34243-3336

NGUYEN, TRINH D
7224 28TH ST E
SARASOTA FL 34243-3335

NINE WILLOWS LLC
8306 SANDERLING RD
SARASOTA FL 34242

NUGGET AT SEA, LLC
5309 GREENBROOK DR
SARASOTA FL 34238

O E WHEEL DISTRIBUTORS LLC
1916 72ND DR E
SARASOTA FL 34243

OLR HOLDINGS 25 LLC
7059 HAWKS HARBOR CIR
BRADENTON FL 34207

OSTROWSKI, STEPHEN JOHN
1827 2ND AVE E
BRADENTON FL 34208-1409

PARKE, DENNIS
CHRISTIE, SAMANTHA L
14650 MOSSY HAMMOCK LN
MYAKKA CITY FL 34251-2009

PEARCE, FRANK M JR
PEARCE, EMMA
WATROUS, T T
BRADBURN, MARY PEARSE
71ST AVENUE DR E
SARASOTA FL 34243

PHILLCO LLC
307 COUNTRY MEADOWS WAY
BRADENTON FL 34212

PHILLCO MANAGEMENT LLC
307 COUNTRY MEADOWS WAY
BRADENTON FL 34212

PIETRASZEK, TIMOTHY
PIETRASZEK, TIFFANY
2751 71ST DR E
SARASOTA FL 34243

PODGIS, TIMOTHY L
PODGIS, MARLENE G
2850 71ST DR E
SARASOTA FL 34243-3303

POHLMAN, JOHN
POHLMAN, CHARMIENCE
7411 PERIWINKLE DR
SARASOTA FL 34231

POPE, CLAYTON M
2750 71ST DR E
SARASOTA FL 34243-3319

PROPERTIES NO INK LLC
1916 72ND DR E
SARASOTA FL 34243-8902

REGINOD LLC
2240 72ND TER E
SARASOTA FL 34243

RING POWER CORPORATION
500 WORLD COMMERCE PKY
SAINT AUGUSTINE FL 32092-3788

ROSENAU, JENNIFER K
7506 REGISTRAR WAY
SARASOTA FL 34243

SARASOTA MANATEE AIRPORT AUTHORITY
6000 AIRPORT CIR
SARASOTA FL 34243

SARAWARE LLC
1001 E ATLANTIC AVE STE 202
DELRAY BEACH FL 33483

SCHOFIELD, DAVID R
SCHOFIELD, MARTHA L
2830 71ST AVE E
SARASOTA FL 34243-3339

SCOTT, GERI G
SCOTT, GERI G REVOCABLE TRUST
3629 MINEOLA DR
SARASOTA FL 34239-6328

SCOTT, MALCOLM C
SCOTT, MALCOLM C REV TR DTD 9/24/97
3629 MINEOLA DR
SARASOTA FL 34239

SEMINOLE GULF RAILWAY LP
4110 CENTERPOINTE DR STE 207
FORT MYERS FL 33916

SHIPTON, BRIAN
SHIPTON, MICHELLE
3902 SENATE CT
VALENCIA PA 16059

SMITH, CONSTANCE
2841 71ST DR E
SARASOTA FL 34243-3304

SRQ INVESTMENT GROUP INC
604 LYONS LN
LONGBOAT KEY FL 34228

SUN COAST INDUSTRIES LLC
PO BOX 959
EVANSVILLE IN 47706-0959

TALLEVAST CENTER
3629 MINEOLA DR
SARASOTA FL 34239

THOMPSON, PETER JOHN
THOMPSON, SHEELA RUTH
THOMPSON FAMILY TRUST DTD 5/13/19
3619 CAMINO REAL
SARASOTA FL 34239

TRIGG & TRIGG ENTERPRISES LLC
2705 FLORIDA BLVD
BRADENTON FL 34207

TZANNETAKIS, JOHN
9104 KINGSTON RD
BRADENTON FL 34210

UNIVERSITY VILLAGE HOMEOWNERS
ASSOCIATION INC
C/O SENTRY MANAGEMENT, INC
2180 WEST SR 434 STE 5000
LONGWOOD FL 32779

UTC NEWCO LLC
7978 COOPER CREEK BLVD 100
UNIVERSITY PARK FL 34201

W MCCOMB LLC
2337 72ND DR E
SARASOTA FL 34243

WALKER, HAROLD L
7153 28TH ST E
SARASOTA FL 34243-3334

WASAT LLC
PO BOX 1384
SARASOTA FL 34230

WHITTED, LARRY G
WHITTED, LARRY G TRUST DTD 6/30/2006
2711 71ST DR E
SARASOTA FL 34243-3320

WILKES, TERRI L
CORBITT, CURTIS D
JACOB, KARAN E
FERRIS, KIMBERLY A
2704 71ST AVE E
SARASOTA FL 34243-3329

WWW PROPERTIES LLC
PO BOX 20908
BRADENTON FL 34204

ZEE'S PROPERTIES LLC
2661 WHITFIELD AVE
SARASOTA FL 34243

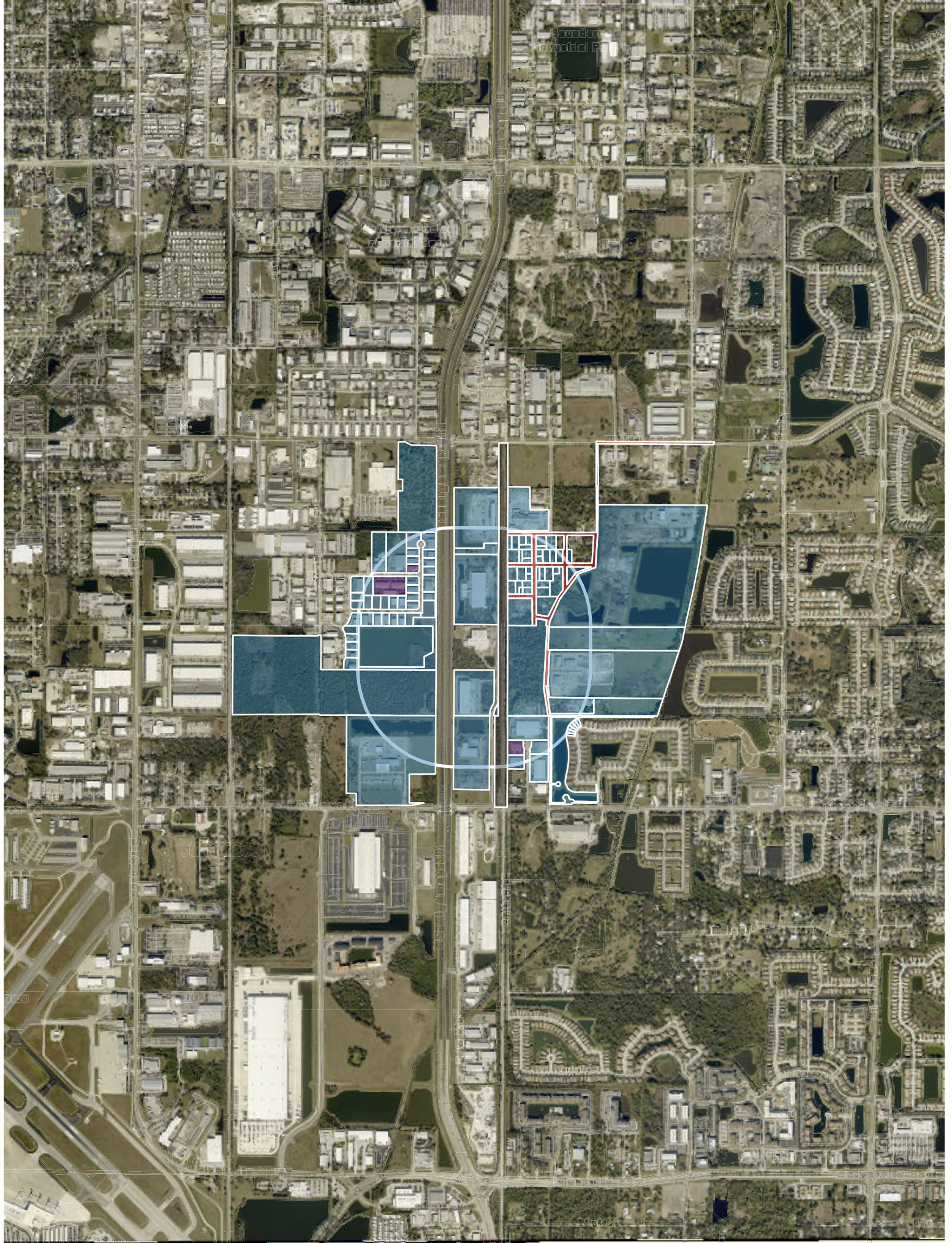


Exhibit C

Neighborhood Workshop
AMCOR – PHASE 1A, 1B, 2 & 3
PDI-25-18(Z)(P) / PLN2508-0082

Rezone of approximately 8.88 acres from Light
Manufacturing to Planned Development
Industrial Zoning District; Approving a
Preliminary Site Plan for 28,492 square feet of
additional industrial and warehouse uses for a
total of 101,820 square feet

MYMANATEE.ORG/NEWPROJECTS

Neighborhood Workshop Meeting:
Friday, September 11, 2026 6:00PM

7350 26th Court East,
Sarasota, FL 34243

Contact: 813.227.2227
Matt Newton: mnewton@shumaker.com

Neighborhood Workshop

AMCOR – PHASE 1A, 1B, 2 & 3

DI-25-18(Z)(P) / PLN2508-0082

Rezoning of approximately 8.88 acres from Light
Manufacturing to Planned Development
Industrial Zoning District; Approving a
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Rezone of approximately 8.88 acres from Light
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Sarasota, FL 34243

Contact: 813.227.2227

Matt Newton: mnewton@shumaker.com



MANATEE COUNTY GOVERNMENT

MEMORANDUM

TO: Craig Starnier, Management Analyst, C.M.B.
FROM: Fred Goodrow, Director
DATE: August 13, 1985
SUBJECT: Suncoast Plastics, Inc. - Application for Industrial Development
Revenue Bond Financing



Administrative Determination No. 85-105

The land proposed to be used for this project is apparently zoned M-1 (Light Industrial District) ("apparently" because the Site Plan submitted with the application indicates "To Tallevast Road $\pm$ 4/10 mile").

Section 203N.2.(5)(a) of the Manatee County Land Development Code allows "light manufacturing establishments" as a matter of right in any M-1 Zoning District. The Code defines the term "Light Manufacturing Establishment" as follows:

"...any premises where the principal use is manufacturing which complies with the use limitations and the purpose and intent of the M-1 Light Industrial District and includes uses such as food preparation, electronics manufacture, automotive parts assembly, appliance manufacture, printing, lithographing or publishing and photographic labs, but does not include heavy or very heavy manufacturing establishments."

The Code defines the term "Heavy Manufacturing Establishment" as follows:

"...means any premises where the principal use is manufacturing which complies with the use limitations and the purpose and intent of the M-2 Heavy Industrial District and is not a light or very heavy manufacturing establishment."

Under these circumstances, and given the description of the scale and scope of the manufacturing process in the application, it would appear that the proposed establishment (plastic-cap manufacturing plant) would be permitted as a matter-of-right on land zoned M-1, viz., the site in question.

Craig Starner

-2-

August 13, 1985

The land appears to lie within the Transitional area of the South County Industrial Area. Thus, in addition to the land already being zoned M-1, there would seem to be no problem as to its proposed industrial use and its consistency with the Comprehensive Plan.

AC:rbk

cc: Phyllis Lewis



Development Services
Administrative Review
1112 Manatee Ave W 4th Floor
Bradenton, FL 34205
Phone: (941) 748-4501
www.myanatee.org

July 11th, 2024
Chrisitan VanHise
5609 12th Street E
Bradenton, FL 34203

Administrative Determination

RE: Project Number: AD-24-42
Accela File: PLN2406-0145
Address: 7350 East 26th Court East, Bradenton, FL 34207
Parcel: 1985330008
Agent: Christian VanHise
Subdivision: None
Zoning: LM (Light Manufacturing)
FLUC: IH (Industrial Heavy)
Overlay Districts: SUR (Airport Impact Height Overlay Part 77 Surfaces /SRQ Airport)
Acres: ±8.7 acres

Dear Mr. VanHise,

Manatee County Development Services Department, Planning & Zoning has received your inquiry regarding the above referenced property.

Request Summary:

The Administrative Determination letter requested for Manatee County Development Services is to determine whether the building that was built on the property line, without a permit, could utilize the “zero lot line” exception enumerated in Table 4-9, Section 401.4- Schedule of Area, Height, Bulk and Placement Regulations, foot note #5.

Site Information:

The above referenced property is in the Future Land Use Category (FLUC) of Industrial Heavy (IH). The range of potential uses includes heavy and light industrial, offices, intensive commercial, privately-operated airports, and support uses such as neighborhood retail, recreation, and public or semi-public uses (see also Objectives 4.2.1 and [2.10.4](#)). Public Schools may be considered a potential use in the Industrial-Heavy (IH) future land use category at the discretion of Manatee County Government.

The Zoning District of the referenced property is LM (Light Manufacturing). The LM District is intended to provide areas for light manufacturing, processing, or assembling uses, intensive commercial uses and other light industrial uses in appropriate areas of county.

VACANT
District 1

AMANDA
BALLARD
District 2

KEVIN VAN
OSTENBRIDGE
District 3

MIKE RAHN
District 4

RAY TURNER
District 5

JASON BEARDEN
At Large

GEORGE W.
KRUSE
At Large

Applicable Land Development Code (LDC) Criteria:**LDC Definitions-Chapter 2**

- **Abutting:** *Abutting* shall mean having property boundaries or zoning lot lines in common, with no separation by a street, alley, right-of-way, or waterway.
- **Adjacent:** *Adjacent* shall mean to have property lines, or portions thereof, in common or facing each other across a street, right-of-way or narrow water body.

Table 4-9: Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts

	LM (Light Manufacturing)
Density/Intensity	
Max. Density ²	Per FLUC
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development
Max. Building Size (sq.ft.)	NA
Min. Landscape Open Space (%)	15
Lot Standards	
Min. Lot Size (sq ft)	10,000
Min. Width (ft.)	100
Minimum Setbacks (ft.)⁴	
Front	25 20 for single family uses (see Section 531.47D)
Side ³	20 8 for single family uses (see Section 531.47D)
Rear	20 20 for single family uses (see Section 531.47D)
Non-residential use adjacent to single family residential zoning	75
Waterfront	30
Minimum Buffers (ft.)	
Street/Residential District	50
Building Height	
Max. Height (stories)	4

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

1 Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

2 Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

3 See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

4 Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

5 No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

6 Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

7 One (1) additional foot in height may be added for each additional foot that is added to all required yards.

8 Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

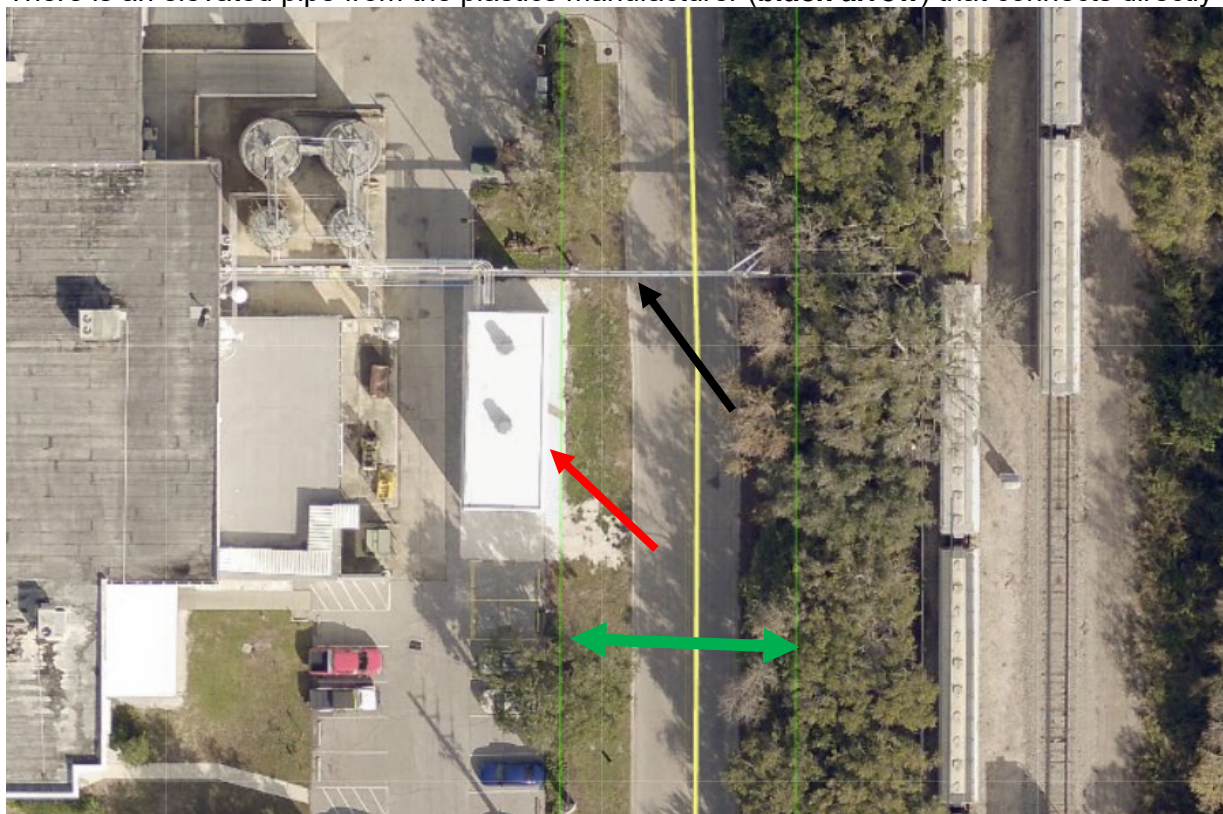
Staff Interpretation and response to applicant's specific request:

Request: The Administrative Determination letter requested for Manatee County Development Services to determine if the “zero lot line” exception enumerated in Table 4-9, Section 401.4- Schedule of Area, Height, Bulk and Placement Regulations, foot note #5, would allow the “Building A” to remain on its easterly property line, without meeting the required front yard setback of 25 feet.

Response:

The 8.7-acre site has been owned by Berry Global, a plastics manufacturer of food containers, for approximately 40 years. The raw materials needed to manufacture the plastic come from the Seminole Gulf Railroad, on the east side of the Berry Global property line.

There is an elevated pipe from the plastics manufacturer (**black arrow**) that connects directly to the railroad



through access rights (long term Track Lease) from Seminole Gulf Railroad. The elevated pipes also connect to “Building A” (**red arrow**). The building serves to protect pipes and other equipment used in both extraction and delivery of raw materials needed in the production of plastics. A Track Lease with Seminole Gulf Railroad has been in place for 22 years.

Prior to the operation and purchase of this site by Berry Global in 1986, the site included a 60’ wide strip of land (**green arrow**), approximately one acre. In the early 80’s, the Florida Department of Transportation (FDOT), used eminent domain powers to acquire the entire eastern 60-foot-wide strip of land. The land was to be used to build the current 26th Court East. The 60’ wide strip of land that FDOT took through eminent domain procedure, traversed south, all the way to Tallevast Road.

Access, for this site was originally from US301. US301 was a narrower version of itself, prior to the 1980’s. For various design reasons, all access from US301 that existed, would be terminated for safety and operational purpose per FDOT. The new access for businesses that previously fronted US301, would now be from the proposed right of way, now called 26th Court East. To accomplish this, eminent domain procedures were put in place (by FDOT) to acquire a 60-foot-wide strip of land that would run south to Tallevast Road. This action would allow new access to properties that had previous access via US301 but lost the ability as FDOT prepared for future growth.

To compensate those properties that were losing their access off US301, a 60-foot-wide strip of land was taken, through eminent domain, from those properties that **abutted** the railway line right of way. This 60-foot-wide strip of land would become 26th Court East, the new ingress and egress point. The previous owner of the now Berry Global property, Harry J. Booth, **was** financially compensated for this legal “taking” per Civil Action No. 81-1582. O.R.1015 PG, in the amount of \$218,700.00. (Exhibit A) This Order of Taking for limited access rights of way was ...“Done and Ordered”... October 12th, 1981.

***The definition of abutting in the Manatee County Land Development Code notes that ...
“Abutting shall mean having property boundaries or zoning lot lines in common, with no separation by a street, alley, right-of-way or waterway”.***

By the actions of the eminent domain procedures and construction of 26th Court East, the site no longer abuts the railway line. It is now adjacent. As defined in the Manatee County Land Development Code, ...“Adjacent shall mean to have property lines, or portions thereof, in common or facing each other across a street, right-of-way or narrow water body.” Therefore, nullifying foot note #5 that a zero-lot line configuration would be permitted.

Encapsulating the determination, the configuration of the property when purchased in 1986 by Berry Global no longer owned the eastern 60 feet; therefore, no longer considered to be abutting to the existing railroad. The separation between the railroad and property purchased by Berry Global now had separation, 26th Court East.

Building A requires a 25’ front yard setback in the LM zoning district per Table 4-9 Section 401.4 Schedule of Area, Height, Bulk and Placement Regulations. The applicant’s best solution to bring this building into conformance, after the fact, is to rezone the property to PDC and request a specific approval, through the public hearing process, for a “zero lot line configuration”.

The information contained herein is not intended to be an exhaustive review of all regulations applicable to the property. It represents the best available information at the time it is issued and is based, in part, on representations made by the applicant. Development Services Department reserves the right to void or modify this letter if, at any time, an error or omission is discovered later.

This opinion is not intended and cannot be used to circumvent any provisions of the Comprehensive Plan, the Land Development Code, or other regulations. This determination is only applicable to **Parcel I.D 19853300008** and is not necessarily applicable to other similar situations. Unless specifically stated, this opinion is property/site specific.

This verification is appealable as prescribed in the Land Development Code (LDC) Section 370 Appeals of Administrative Decisions. LDC Section 370.1 Application - an application and notice of appeal authorized under the provisions of this Section shall be filed with the Department

Director in accordance with the general requirements of Section 312 (Provisions of General Applicability) of this Code; provided however that the application shall be filed no more than thirty (30) days after the date of the decision to be appealed.

If you have any questions or comments regarding the above, please contact Bernard Salmon at (941)748-4501 x 3417 or barney.salmon@mymanatee.org.

Sincerely,

Bernard Salmon

Bernard Salmon; DURP
Senior Planner
Development Services Department
(941) 748-4501 ext. 3417

Encl:

1. Order of Taking

ORIGINAL

823772

IN THE CIRCUIT COURT OF FLORIDA
IN AND FOR THE COUNTY OF MANATEE
CIVIL ACTION NO: ^{CA} 81-1582

DIVISION OF ADMINISTRATION,
STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION,

Petitioner,

vs.

HARRY J. BOOTHE, et al.,

Defendants.

Parcel 1077

FILED FOR RECORD
R.B. SHORE
1ST CIRCUIT COURT
MANATEE CO. FLORIDA

OCT 12 10 40 AM '81

ORDER OF TAKING

THIS CAUSE coming on to be heard by the Court, it appearing that proper notice was first given to all the Defendants, and to all persons having or claiming any equity, lien, title, or other interest in or to the real property described in the Petition, that the Petitioner would apply to this Court on the 12th day of October, A.D., 1981, for an Order of Taking, and the Court being fully advised in the premises, upon consideration, it is, therefore,

ADJUDGED:

1. That the Court has jurisdiction of the subject matter of and the parties to this cause.
2. That the pleadings in this cause are sufficient, and the Petitioner is properly exercising its delegated authority.
3. That the Estimate of Value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal.
4. That upon the payment of the deposit hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described herein shall vest in the Petitioner:

PARCEL 1077

RIGHT OF WAY FEE SIMPLE

That part of:

The North $\frac{1}{4}$ of the North $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, less railroad right of way off the East; also the North 174.30 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 352.75 feet and less railroad right of way off the West, all in Section 30, Township 35 South, Range 18 East, as per Public Records of Manatee County, Florida.

Lying within the following described boundaries:

Commence on the Southerly boundary of Section 30, Township 35 South, Range 18 East, at a point 167.35 feet North 89°41'13.78" West of the Southeast corner of said Section 30, said point being Equation Station 13 + 00.00 center line Tallevast Road = Station 30 + 00.00 Center Line Survey Access Road; run thence North 0°28'26.22" East 1323.74 feet to a point of beginning; thence North 89°50'26.61" West 45.00 feet; thence North 0°28'26.22" East 1.51 feet to the beginning of a curve concave to the Southeasterly having a radius of 280.00 feet; thence Easterly along said curve 144.37 feet thru a central angle of 29°32'28" to the end of said curve and the beginning of a curve concave to the Northwesterly having a radius of 220.00 feet; thence Northerly along said curve 113.43 feet thru a central angle of 29°32'28" to the end of said curve; thence North 0°28'26.22" East 1076.13 feet; thence South 89°59'41.23" East 60.00 feet; thence South 0°28'26.22" West 1076.62 feet to the beginning of a curve concave to the Northwesterly having a radius of 280.00 feet; thence Southwesterly along said curve 144.37 feet thru a central angle of 29°32'28" to the end of said curve and the beginning of a curve concave to the Southeasterly having a radius of 220.00 feet; thence Southwesterly along said curve 113.43 feet thru a central angle of 29°32'28" to the end of said curve; thence South 0°28'26.22" West 1.18 feet; thence North 89°50'26.61" West 15.00 feet to the point of beginning.

Less existing rights of way.

Containing 0.928 acres, more or less.

ALSO

LIMITED ACCESS RIGHTS ONLY

"All rights of access, egress, ingress, light, air and view between that part of the North $\frac{1}{4}$ of the North $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, less railroad right of way off the East; also the North 174.30 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 352.75 feet and less railroad right of way off the West, all being in Section 30, Township 35 South, Range 18 East and State Road 683 along the following described line:" Commence on the Southerly boundary of Section 30, Township 35 South, Range 18 East, at a point 862.46 feet Westerly of the Southeast corner of said Section 30, run thence North 0°26'31.22" East 25.00 feet; thence North 89°41'13.78" West 300.03 feet; thence North 0°22'43.22" East 31.30 feet to begin Limited Access Right of Way line; thence South 89°37'16.78" East 150.00 feet; thence North 55°21'18.98" East 24.52 feet; thence North 0°26'31.22" East 3227.37 feet to end Limited Access Right of Way line; continue thence North 0°26'31.22" East 24.00 feet to begin Limited Access Right of Way line; continue thence North 0°26'31.22" East 1893.63 feet; thence North 64°36'43.39" West 22.56 feet; thence North 87°35'27.10" West 147.23 feet to end Limited Access Right of Way line; thence North 0°46'21.22" East 50.80 feet; thence South 89°13'38.78" East 652.17 feet; thence South 0°46'21.22" West 65.00 feet to begin Limited Access Right of Way line; thence North 89°13'38.78" West 205.00 feet; thence South 48°02'31.20" West 26.38 feet; thence South 0°26'31.22" West 1874.51 feet to end Limited Access Right of Way line; continue thence South 0°26'31.22" West 24.00 feet to begin Limited Access Right of Way line; continue thence South 0°26'31.22" West 3211.48 feet; thence South 39°32'25.09" East 31.01 feet; thence South 89°37'16.78" East 102.66 feet to end Limited Access Right of Way line; thence South 0°20'25.09" West 35.66 feet; thence North 89°41'13.78" West 252.65 feet; thence South 0°26'31.22" West 25.00 feet to the Southerly boundary of said Section 30, at a point 862.46 feet Westerly of the Southeast corner of said Section 30.

continued.....
Page 1 of 2

SECTION 13120-2506

STATE ROAD 683

MANATEE COUNTY

DESCRIPTION

continued

PARCEL 1077

OWNED BY: Harry J. Boothe, marital status unknown.

GOOD FAITH ESTIMATE VALUE
\$ 218,700

Page 2 of 2

5. That the deposit of money will secure the persons lawfully entitled to the compensation which will be ultimately determined by final judgment of this Court.

6. That the sum of money to be deposited in the Registry of the Court within twenty (20) days of the entry of this Order shall be in the amount of

\$218,700.12

dollars.

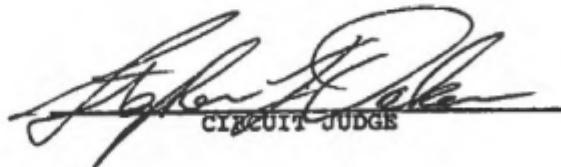
7. That on deposit as set forth above and without further notice or Order of this Court the Petitioner shall be entitled to possession of the property described in the Petition.

DONE AND ORDERED this *12* day of *October*,
A.D., 1981 in the State of Florida, County of Manatee.

823772

FILED AND RECORDED
R.B. SHORE, CLERK
MANATEE CNTY., FLA.

OCT 29 4 45 PM '81


CIRCUIT JUDGE

From: [Lionel Guilbert](#)
To: [Cj Mills](#)
Cc: [Jeff Sasada](#)
Subject: RE: Amcor - Phase 1A, 1B, 2 & 3 (PLN2508-0082)
Date: Thursday, September 10, 2026 1:25:59 PM
Attachments: [image003.png](#)

**CAUTION: This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the
REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.**

Good afternoon,

The airport has no issue or objection to this project. The maximum height at that location is 150 feet above airport elevation and an industrial building structure will not affect Part 77.

Thank you

Lionel

Lionel A. Guilbert, C.M.

Senior Vice President, Operations & Public Safety

[Sarasota Manatee Airport Authority](#)

6000 Rick Piccolo Cir, Sarasota, FL 34243

941-359-2770 Ext. 4258 | 941-359-4272 Fax

941-724-1950 CELL



From: Cj Mills <cj.mills@mymanatee.org>
Sent: Thursday, September 10, 2026 1:04 PM
To: Lionel Guilbert <Lionel.Guilbert@flysrq.com>
Subject: Amcor - Phase 1A, 1B, 2 & 3 (PLN2508-0082)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I have a project located at 7350 26th Court east is within the outer limits of the horizontal surface area of the SRQ Part 77 Surfaces. It is an expansion of an existing manufacturing facility. This project is proposed to go to the Planning Commission on 10/15 and the Board of County Commissioners on 11/12. I have attached the project narrative and site plan associated with the development.

I am reaching out to see if you have any issue or concerns with the proposed expansion. If you need any additional information, please let me know.

Thank you,

CJ Mills | Planner II
Manatee County Government
Development Services Department
Mailing Address: P.O. Box 1000, Bradenton, FL 34205
9000 Town Center Pkwy, Lakewood Ranch, FL 34202
941-748-4501 ext. 6926
mymanatee.org

For convenience, services are also available via the Accela Online Services Portal at mymanatee.org.

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



IMPORTANT NOTICE: The Sarasota Manatee Airport Authority is a public agency subject to Chapter 119 of Florida Statutes concerning public records. All electronic mail sent and received regarding Authority business of any kind is retained and, unless exempt by statute, is subject to subsequent disclosure as a public record.

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

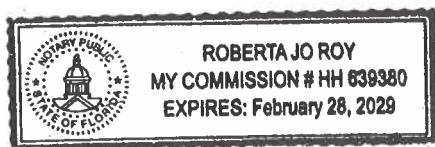
COUNTY OF MANATEE

Before the undersigned authority personally appeared Abigail Bonds, who on oath says that she is a County Employee of Manatee County Government, Manatee County, Florida; that the attached copy of advertisement, being a public notice in the matters of Notice of Public Hearing for Zoning Changes in Unincorporated Manatee County for the Manatee County Planning Commission Public Hearing on October 15, 2026, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on September 30, 2026.

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

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Supervisor

Sworn to and subscribed before me this 1st day of October, 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Roberta Jo Roy
(Signature of Notary Public)
Roberta Jo Roy
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 2/28/2029
Commission Number: HH 639380

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **October 15, 2026, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor, Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDC-14-26(P)(R) – PARRISH STORAGE 2 – REED PROPERTIES LLC (OWNER) – [PLN2604-0036](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending and restating Ordinance PDC-14-26(Z)(P) and approving of an amended Preliminary Site Plan for contemporaneous signage regulation within the Parrish Commercial Village (PCV) Overlay District on approximately 13.44 acres currently zoned PDC/PCV (Planned Development Commercial/Parrish Commercial Village) zoning district; generally located East side of US 301 one quarter mile south of the intersection of Rutland Road and US 301 (Manatee County); the existing development remains the same, retaining 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet personal service establishment and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouse with accessory outdoor storage; subject to amended conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDI-25-18(Z)(P) – AMCOR – PHASE 1A, 1B, 2 & 3 – SUN COAST INDUSTRIES, LLC (OWNER) – [PLN2508-0082](#)

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 8.88 acres from Light Manufacturing (LM) to Planned Development Industrial (PDI) Zoning District; approving a Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on site containing an existing 73,328 square feet of industrial/warehouse uses for a total of 101,820 square feet; generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243 (Manatee County); subject to conditions of approval voluntarily proffered by the Applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDO-25-33(Z)(P) – BAYCARE MEDICAL OFFICE CENTER – REZONE WITH PSP – BAYCARE PROPERTIES LLC (OWNER) – [PLN2510-0073](#)

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 9.67 acres of a 10.80 acre parcel from 0.57 acres of General Agriculture (A) and 10.23 acres Residential Single Family – 1 (RSF-1) to 9.67 acres of Planned Development Office (PDO) Zoning District, leaving 1.13 acres of RSF-1; approving a Preliminary Site Plan for up to 90,000 square feet of medical office use; generally located on the western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Z-24-16 – LOCKWOOD RIDGE ROAD REZONE – CEDO SPASOVSKI (OWNER) – PLN2407-0131

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 0.38 acres from Suburban Agriculture District (A-1) to Residential Single Family-4.5 (RSF-4.5) Zoning District; generally located along Lockwood Ridge Road between Whitfield Avenue and Tallevast Road, just north of 74th Avenue East in Sarasota (unincorporated Manatee County); setting forth findings; providing a legal description; providing for severability; and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida, telephone number (941) 748-4501 x6878; e-mail to public.comments@mymanatee.org.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West / P.O. Box 1000, Bradenton, FL 34205
public.comments@mymanatee.org

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, at least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS

**MANATEE COUNTY PLANNING COMMISSION
Manatee County Development Services Department
Manatee County, Florida
Date Published: September 30, 2026**



Public Works Department

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

PUBLIC WORKS STANDARDS DESIGN EXCEPTION REQUEST FORM

Date: August 17, 2026

Project Name: Amcor Phase 1A, 1B, 2 & 3 Location: 7350 26th Court East

Type of Project: ☒ Development ☐ CIP Project PLN/CIP#: PLN2508-0082

Engineer-of-Record: Melanie Smith, PE Company: Mel-Haven Engineering, LLC

Contact Phone: 941-468-3742 Contact Email: msmith@melhavenengineering.com

Standards Reference

- ☐ Part 1: Utilities Standards Manual ☒ Part 3: Highway & Traffic Standards Manual
☐ Part 2: Stormwater Management Design Manual ☐ Utilities Approved Product List (APL)

Section Title: 3.7 - Access and Driveways

Specific Standard: 3.7.2.B and D

Required Criteria: 36-ft driveway: Spacing from

Proposed Criteria: expand existing 42-ft driveway to 105-ft to accommodate existing loading dock

Formal Request

Please see attached request.

Justification Summary

Please see attached request.



Digitally signed
by Melanie Smith
Date: 2026.09.22
11:56:27-04'00'

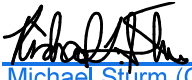
Signature & Seal

By: Melanie Smith, PE
Engineer of Record

Manatee County Review: ^{PS}

☒ Approved ☐ Not Approved

Comments:

By: 
Michael Sturm (Oct 6, 2026 13:55:55 EDT)
Scott May, P.E., County Engineer

Michael Sturm signing on behalf of Scott May, P.E., County Engineer

Date: 10/06/2026

PUBLIC WORKS STANDARDS DESIGN EXCEPTION REQUEST AND JUSTIFICATION SUMMARY

RE: PLN2306-0364 /Berry Global Phase 2

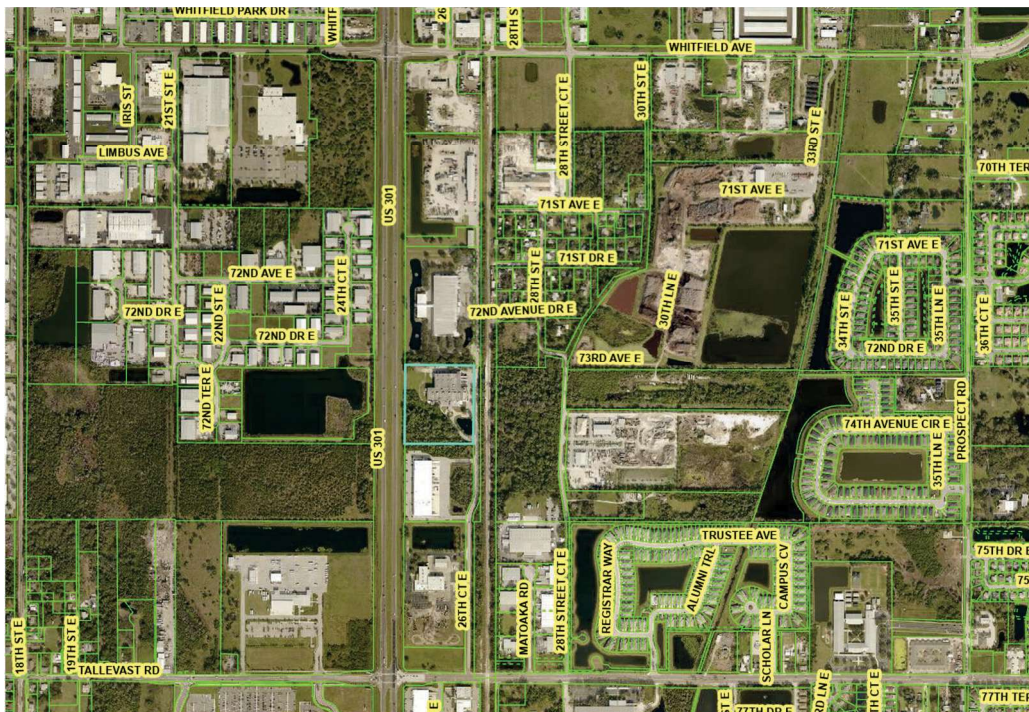
Exception to 3.7.2.B and 3.7.2.D:

- B.** Minimum and Maximum Driveway Width: Driveways for non-residential zoned lots shall not exceed thirty-six (36) feet in width at their intersection with the lot line, unless approved by the Department Director or designee. The minimum driveway width shall be twenty-four (24) feet.

- D.** Minimum Distance Between Driveways: No driveway shall be closer to another driveway, whether on the same or adjoining lots, than as provided below. A cooperative driveway for two adjoining contiguous lots may be approved upon submission of recorded easements to the Department. Based on a review of the location, traffic and other site conditions, the Department Director or designee may approve the request. Distances between driveways are measured from the closest edge of the driveway connection to the closest edge of the nearest driveway on either side of the street.

Project Information:

The Applicant is proposing to improve their 8.7 acre property. The property is located at 7350 26th Ct. E., Sarasota, FL 34243. The Parcel ID for this property is 1985330008. This property is in an existing industrial area, bordered by the railway and US 301. The applicant is proposing the construction of two ancillary structures as described below. Building A (Phase 1A) will consist of approximately 1,000 square feet of area and will house mechanical equipment. Building B (Phase 1B) will consist of approximately 1,600 square feet of area and will house mechanical equipment. No additional square footage will be added for manufacturing. No additional employees are anticipated. Site Improvements are limited to the those shown on the plans and include a driveway modification and pavement and grading restoration to support the functional use of the existing loading dock.



PUBLIC WORKS STANDARDS DESIGN EXCEPTION REQUEST AND JUSTIFICATION SUMMARY

Project limits – see image above and FSP plans provided; PID 1985-33-0008.

The existing facility is an Industrial Use which utilizes both rail for product delivery and full-size tractor/trailer or semi-trucks for loading and unloading.

26th Ct East was constructed for the use of the property in 1985 due to the FDOT restricting access from the property. The existing 2-lane maintained ROW acts essentially as a dead-end driveway which only serves a few industrial properties. Due to the fact that the 2-lane pavement does not service any flow through traffic, the vehicles utilizing 26th CT East are extremely limited, and limited only to the existing industrial use properties who take access from this “driveway.”

The county-maintained ROW is a 2- lane roadway which provides access to 2 industrial use properties to the south from Tallevast to the project site and terminates at a cul-de-sac near the driveway apron proposed to be modified. The Loading Dock was designed and permitted in 1985/1986 along with the design, permitting and construction of the private access that is now county ROW.

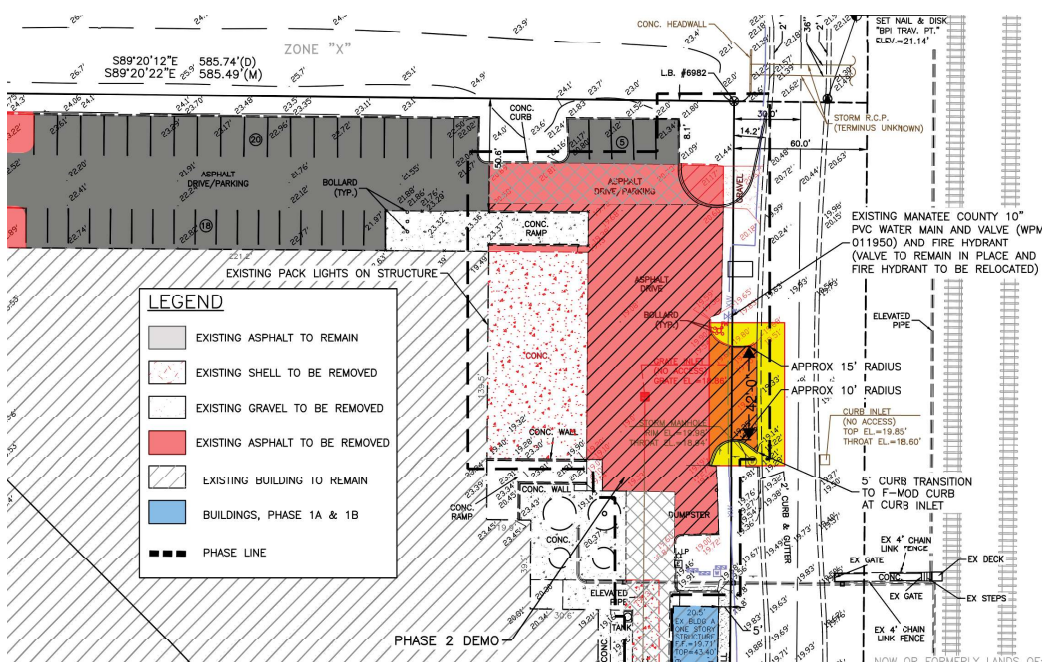
In 1985, the wetland on site was protected and enhanced with the permitted improvements. The wetland constitutes approximately 35% of the site. This wetland protection and enhancement plan limited where the location of the dock could be designed and constructed almost 40 years ago. Driveway locations, circulation and access were also heavily limited by the FDOT, and the Railway locations. The only access is provided along 26th CT East, and its proximity to the loading dock does not allow for sufficient maneuvering without the need to re-construct the entire warehouse facility.

The existing driveway does not provide sufficient maneuvering capacity into and out of the Loading Dock.

The design standard for the driveway apron width is currently 36-ft.

The existing driveway is approximately 42-ft.

The requested exception is to expand the driveway apron geometry to provide sufficient turning and maneuvering in and out of the existing loading dock, an increase from 42-ft to approximately 105-ft.



PUBLIC WORKS STANDARDS DESIGN EXCEPTION REQUEST AND JUSTIFICATION SUMMARY

d. Alternatives Considered: Two separate 36-ft wide driveway aprons were considered but would not meet separation requirements. In addition, if the two separate driveways were constructed, it would leave a County Fire Hydrant in a potentially hazardous location, with a high likelihood of being struck by future vehicle traffic.

e. Impact Analysis: The safety and operation of the loading dock would be significantly improved as a result of the proposed improvement by reducing the number of rotations and unique maneuvers required by the drivers to “jockey” into place into the loading dock. The existing driveway location does not see significant traffic (vehicular) and does not impact any existing pedestrian facilities (no sidewalks exist on either side of the access road). By allowing the expansion of the driveway, the existing wetland can remain in place, therefore reducing any potential adverse environmental impacts.

f. Cost: The cost of the loading dock driveway expansion and fire hydrant relocation is estimated to be approximately \$100,000. If the loading dock access cannot be improved in place, significant structural improvements would be required, of which could exceed \$20,000,000 in replacement construction costs, If the loading dock and facility were to have to close, or prevent full operation, the revenue lost would be about \$600,000/day.

The reconstruction of the site and existing structure and internal uses would essentially render the property useless, and operations impossible to maintain. Reasonable continued use and operation of the property should be considered when reviewing this application.

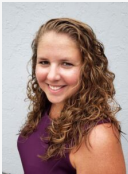
At this time, it is my opinion that the proposed driveway expansion would be of very limited to zero impact on the traveling public. Due to the unique history of the site, its proximity to the Railroad, its loss and restriction of access to any other property line, its significant protection of environmentally sensitive lands and it being in operation for almost 40 years, I feel the improvement proposed meets the intent of the design criteria and would not cause adverse impact on the surrounding parcels, ROW or traveling public.

PDI-25-18(Z)(P) | PLN2508-0082

AMCOR – PHASE 1A, B, 2 & 3

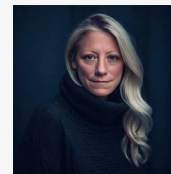


Today's Team



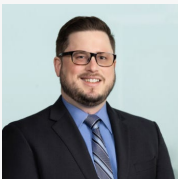
Melanie Smith, PE

PRESIDENT, MEL-HAVEN ENGINEERING, LLC



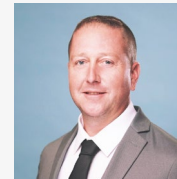
Gunda Griffin, PWS

ENVIRONMENTAL SCIENTIST, WETLAND
STUDIES AND SOLUTIONS, INC..



Matt Newton, Esq.

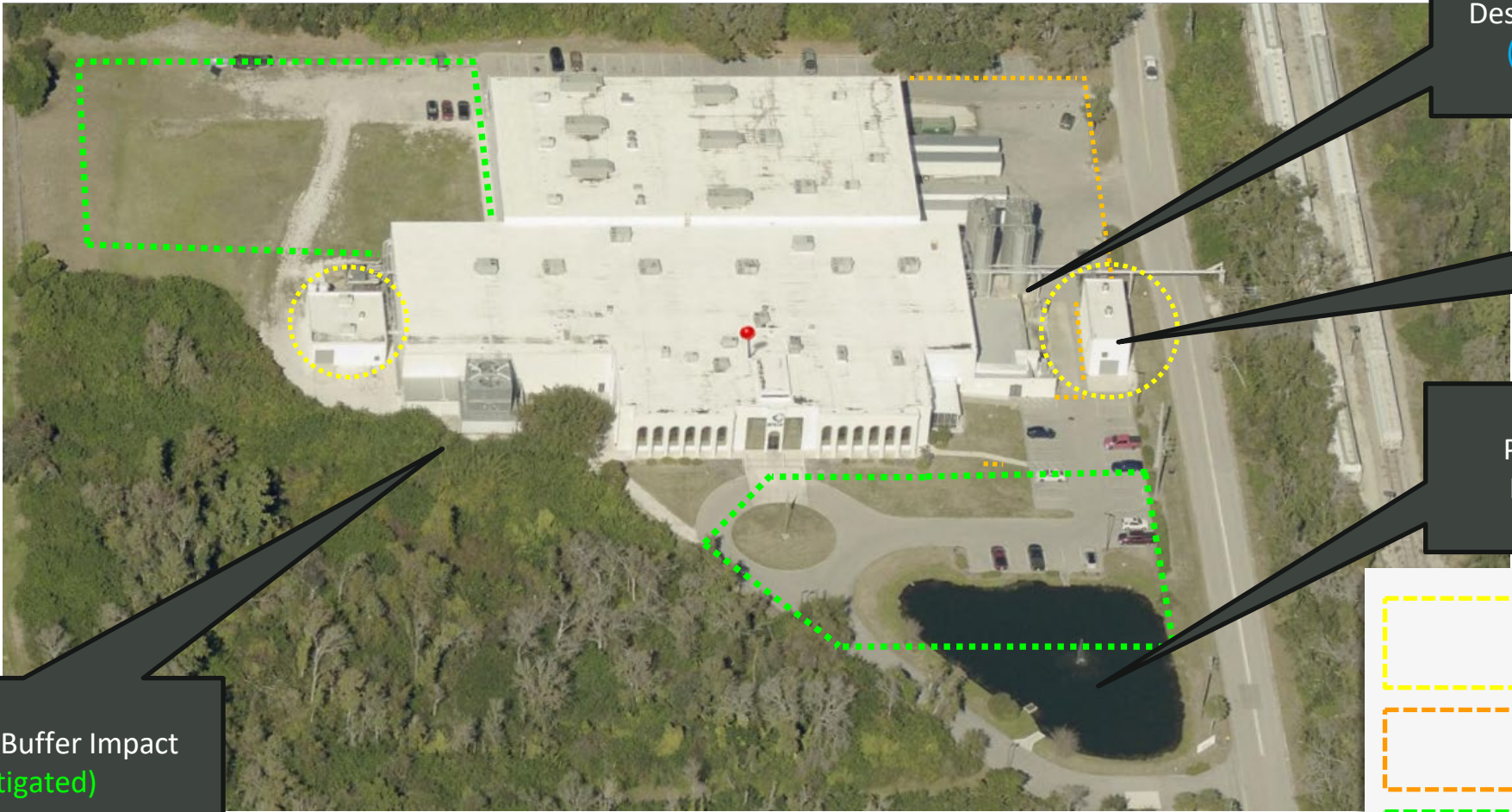
SHUMAKER, LOOP & KENDRICK LLP



Jeffrey Waldecker

PLANT DIRECTOR, AMCOR

Request at a Glance



Design Exception
(Approved)

Special Approvals
(Requested)

Pond to be
Relocated

610 SF Wetland Buffer Impact
(To Be Mitigated)



Phase 1

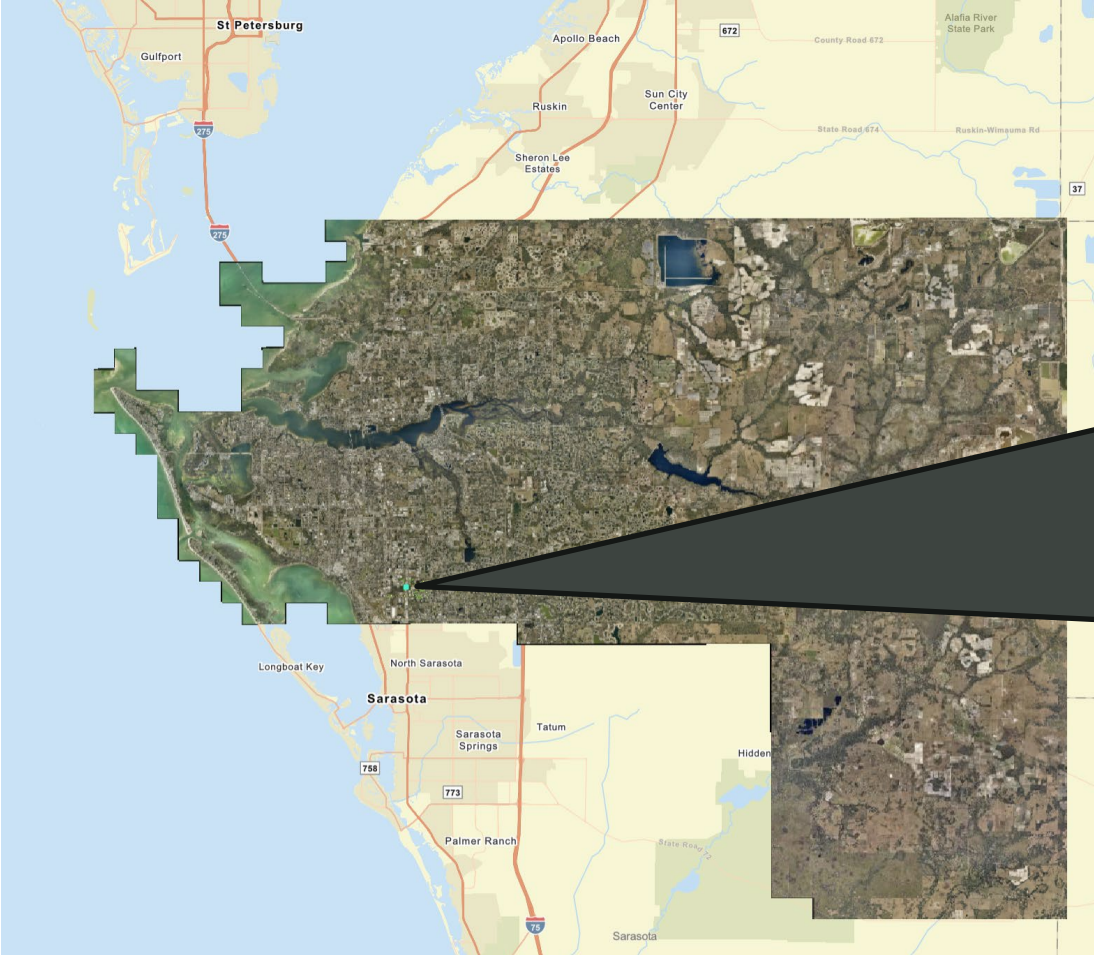
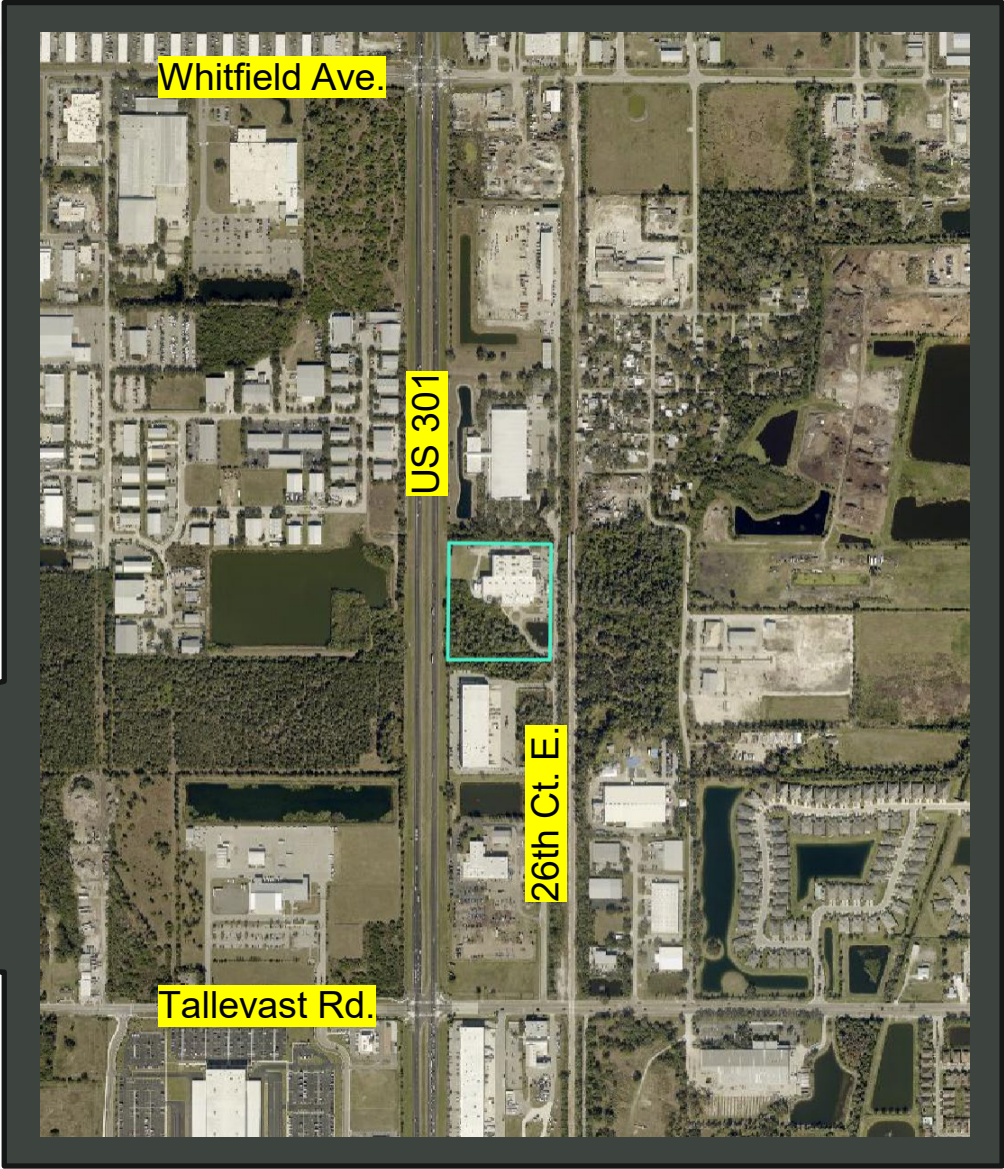


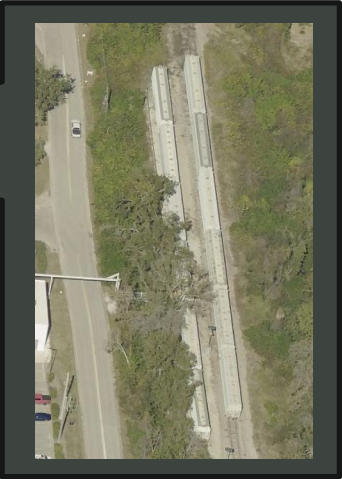
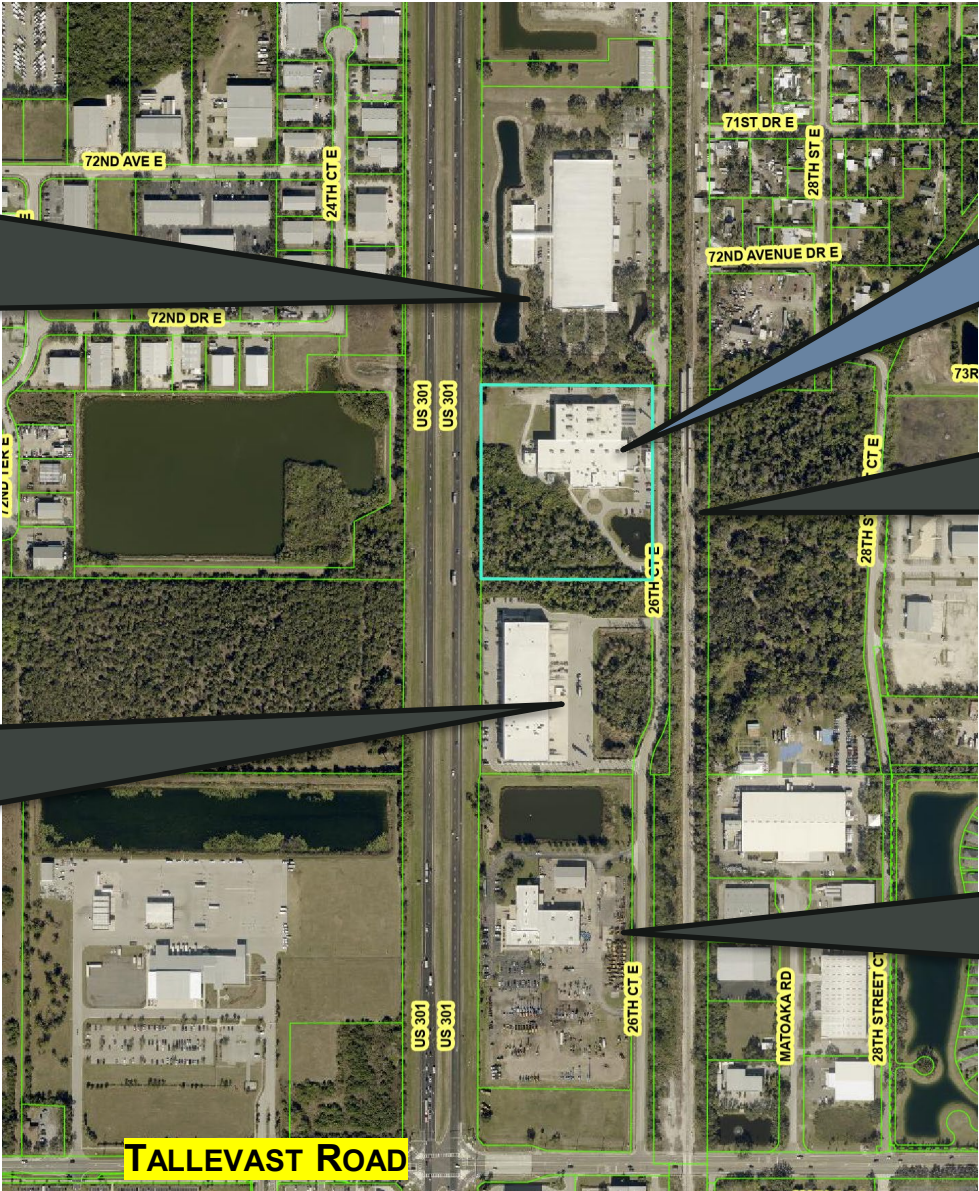
Phase 2

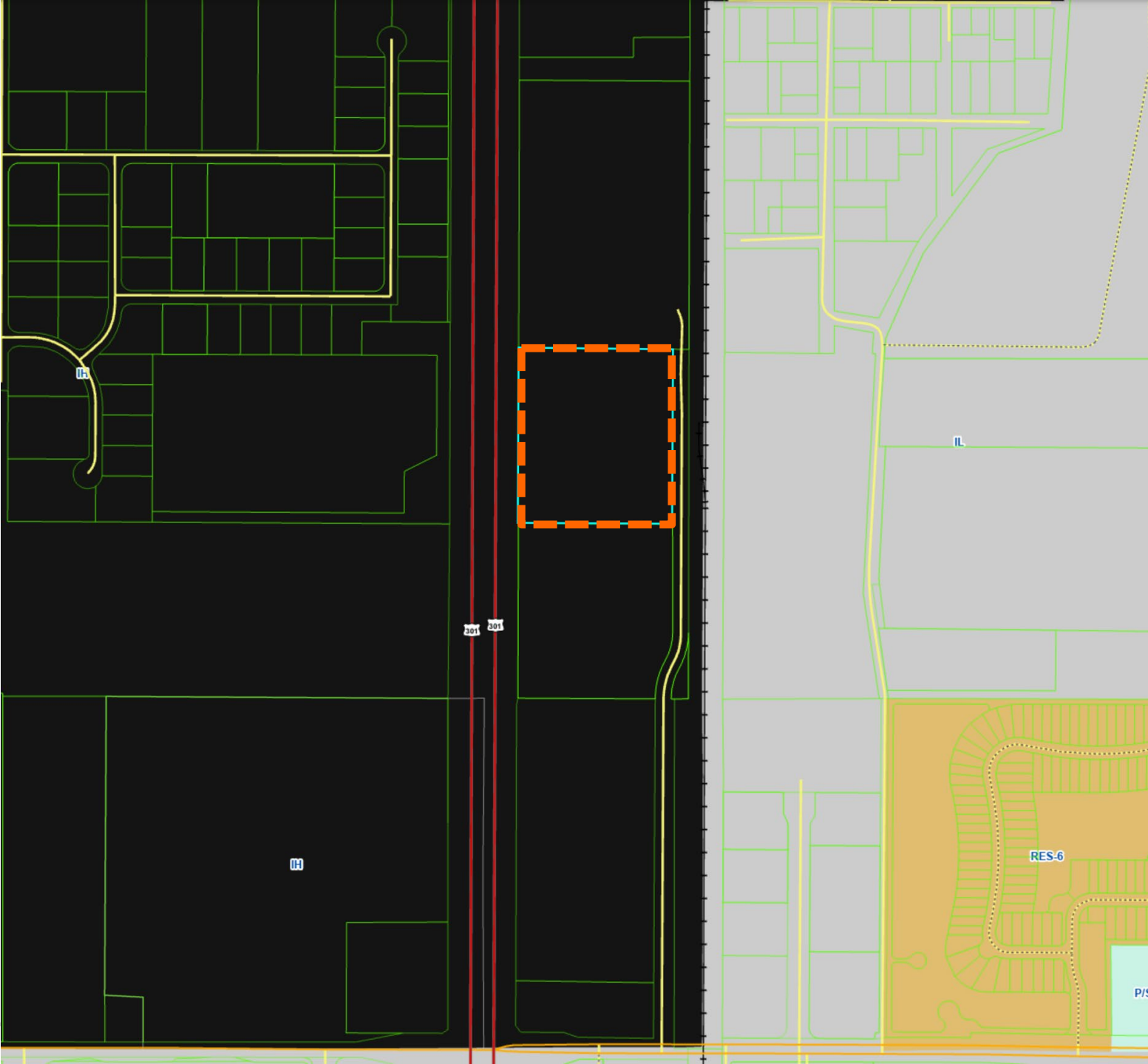


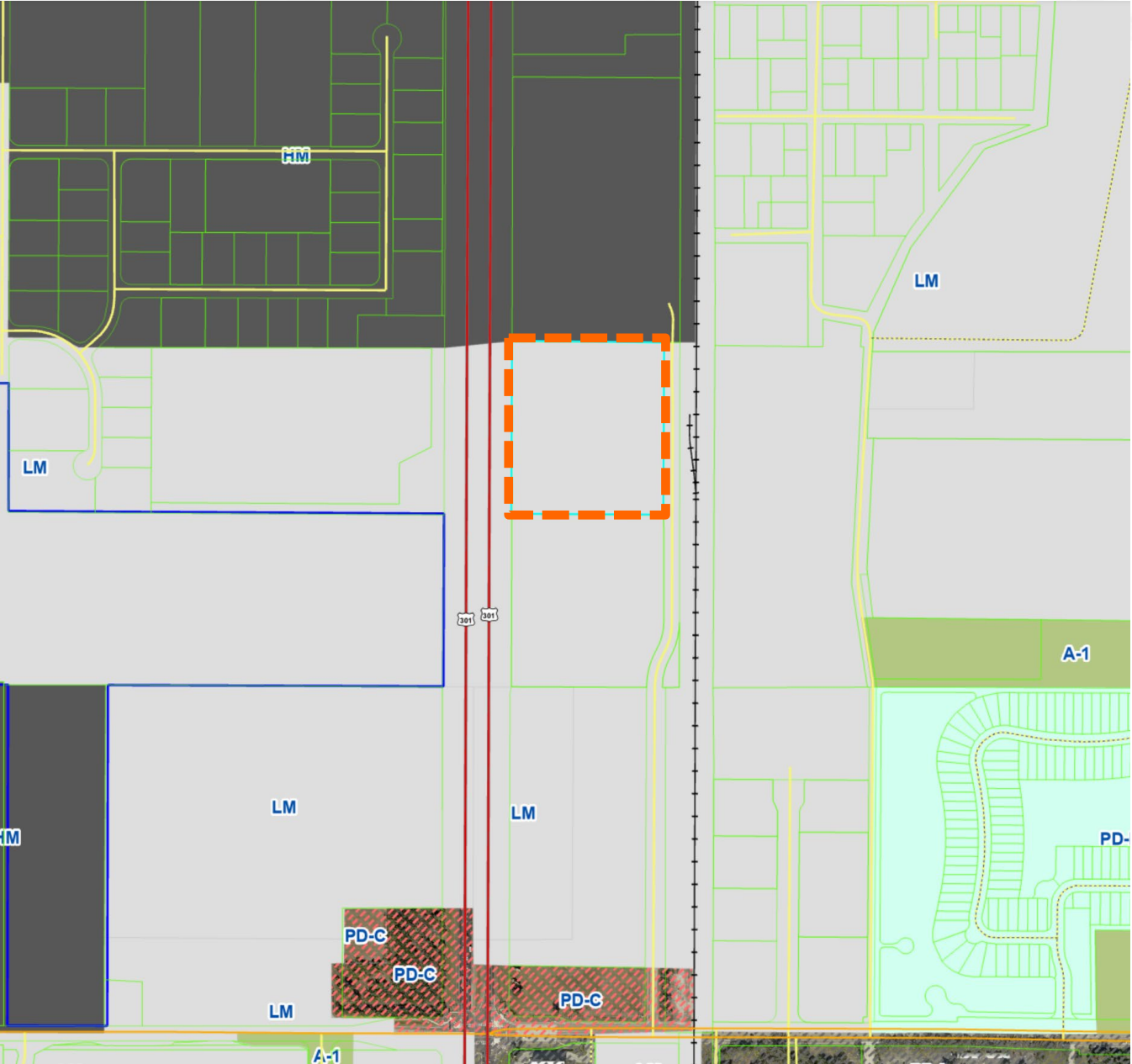
Phase 3

SITE ORIENTATION









SITE HISTORY

Plastics take shape in Manatee

The county hosts 10 plastics firms that manufacture parts out of plastic pellets, which are melted and reshaped.

DAVID LINDLEY
Herald Business Writer

Continental Plastics Corp. and Manatee County found in each other what they had been looking for.

Continental needed lower utility bills and a good labor pool, company president John Thomsen said. Manatee County could deliver.

The county needed a clean, stable industry to diversify the manufacturing base of the county, said Nancy Engel, vice president of economic development for the Manatee Chamber of Commerce. Continental could deliver.

The 10-year-old plastics company recently moved from Spring Valley, N.Y., to a new \$750,000, 15,000-square-foot building in southern Manatee.

Continental began producing injection-molded plastic parts — primarily for the medical industry — in June.

Some 10 plastics firms — employing more than 300 workers — call Manatee County home, Engel said.

Plastics — the forming of plastic parts, not the actual manufacturing of plastic — was a target industry recommended for Manatee County by a 1984 study of suitable industries for the county.

Since the study, plastics firms including Continental, Sun Coast Plastics Inc., and Americraft Corp. have moved to the area, Engel said.

Several other plastics companies — including Depend-O-Plastics Inc., Escast Inc., Howe Products Inc. and Scott Plastics Co. — were already located here.

The area plastics companies do not actually manufacture plastic, Engel said.

They buy plastic pellets, which are melted with heat ranging from 350 to 550 degrees Fahrenheit.

The melted plastic is injected into a mold to form the parts. The entire process takes about 30 seconds.

The plastics industry provides steady, year-round employment for semi-skilled workers, Engel said. "It's a stable industry."

"So many things are made of plastic that the industry is not dramatically affected by the economy, but if there ever was a real oil embargo..."

The industry is part of a growing base



Bradenton Herald photo: CARSON BALDWIN
Angela Kormansek inspects plastic airplugs for life jackets and vests

that will be able to support further industry, which Manatee County needs to diversify from agriculture, tourism and boat manufacturing, she said.

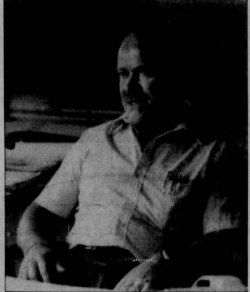
The different plastics firms in the area are not in direct competition because they tend to specialize in different products.

Continental hopes to expand its \$1.5

million-a-year sales by concentrating in products for the medical field, Thomsen said.

The company also makes parts for electronics and computers.

Since moving to Manatee County from New York, Continental has cut its utility costs by more than half to \$2,500 a



John Thomsen

month, though usage has remained constant, Thomsen said.

The firm employs 24 people.

The payroll is expected to grow to 40 as the firm gears up to full capacity.

The Manasota Industry Council projects additional plastics companies to locate in the area and good growth for the companies currently here, spokeswoman Kathy Barfield said.

The other major players are:

■ Americraft, 904 Fourth St., Palmetto, employs 75 people making injection-molded plastic letters.

The company moved into the county in 1984.

■ Depend-O-Plastics, 3103 28th Ave. E., employs about 12 people in custom injection-molding.

The company was established in 1981.

■ Escast, 1980 Limbus Ave., employs about 14 people and has been in the county since 1971.

■ Howe Products, 2215 Industrial Blvd., employs about 40 people in custom injection-molding.

■ Scott, U.S. 301, employs 105 people making plastic and foam lettering for signs.

The company has been here since 1957.

■ Sun Coast, U.S. 301 and Tallevast Road, employs 190 people.
The firm is moving from Sarasota.

David Lindsey, *Plastics take shape in Manatee*, THE BRADENTON HERALD (Aug. 10, 1986)

Sun Coast is topping it off

1985 2-11-86



Paul Santostasi shows some of the plastic tops his firm manufactures

Bradenton Herald photo - CARSON BALDWIN

The firm, which makes plastic closures, will build its corporate headquarters and manufacturing facility in Manatee County.

LAURA CLARK
Herald Business Writer

Like Benjamin Braddock, in the movie "The Graduate," Paul Santostasi believes the world is going to plastics.

Inside a 15,000-square-foot warehouse just inside Sarasota County, the Sun Coast Plastics chairman and ex-Tropicana Products engineer demonstrates why.

Huge machines spit air-tight plastic caps of nearly every size, shape and color down conveyor belts, ready to seal some of the best known products in the country, from peanut butter jars to Pepsi tops. "Some of these products used metal closures at one time, now they use plastic," said the 50-year-old Santostasi.

The conversion from metal to plastics is part of a growing trend in the packaging industry, a trend that has parlayed Santostasi's \$200,000 investment eight years ago into a company that grossed nearly \$7 million in sales last year.

And Santostasi said there is still room to grow in the \$600 million plastic closure industry, and it will be Manatee County that will benefit.

PREFERS MANATEE

At the end of last year, Sun Coast received \$3.6 million in tax-free bonds from the county to build an 80,000-square-foot corporate headquarters and manufacturing facility on a 10-acre site at the new U.S. 301, just north of Tallevast Road.

The plant will increase Sun Coast's production capacity by 200 percent and expand the company's payroll from 80 to 120 workers within the next two to three years, Santostasi said.

The majority of the new hires will be unskilled and

semi-skilled production workers, of which there is a vast supply in the county.

"We wanted to move into Manatee County because most of our labor force comes from there, and the availability of the industrial revenue bond gives us the opportunity to expand at a low rate," Santostasi said.

Sun Coast currently is located in Sarasota County, which does not have a history of giving out tax-free bonds for industrial development. The bonds enable a company to save hundreds of thousands of dollars on its financing costs.

TURNING POINT

The company's recent successes have been what Santostasi labels a turning point in Sun Coast's history.

Last year was the first year the 8-year-old company made a profit, earning \$249,725 on sales of \$6.7 million.

Sun Coast had been losing between half a million and a million dollars a year since going public in 1982.

Most of the losses stemmed from the millions being poured back into the company, which was young and needed expensive, capital-intensive equipment to make the plastic caps. "It's a very capital intrinsic industry," Santostasi said.

To get the company on more secure financial footing, Santostasi decided to take the company public in 1982.

Large public offerings between 1982 and 1985 raised approximately \$5 million for Sun Coast and allowed the company to meet the needs of its growing list of clients, including Wesson Oil, Pepsi-Cola, and Borden Foods, among others.

TYPICAL PATTERN

But Sun Coast's slow progress toward a profit margin is typical of the beginnings of many new companies in Florida, according to David Kamm, publisher of the Florida Stock Index Newsletter, which

SUN COAST

To F-2

Plastics firm plants its roots in Manatee

LAURA CLARK
Herald Business Writer

"Manatee County offers the plastics industry a place to grow and expand and Sun Coast will grow here."

Paul Santostasi, chairman of Sun Coast Plastics Inc.

The complex, located on 10 acres near new U.S. 301 and Tallevast Road, will occupy 75,000 square feet and is expected to employ 190 workers. Approximately 125 of these workers will be added to Sun Coast's staff in the next two to three years, according to Santostasi.

The 9-year old company manufactures plastic bottle caps and posted its first profit last year. It earned \$249,725 on \$7 million in sales.

Sun Coast is financing its expansion with a \$3.6 million tax-

free bond from Manatee County — one of the main reasons the company decided to cross the county border from Sarasota to Manatee.

"Manatee is gaining a reputation as a promoter of industries. The majority of our employees live in Manatee County anyway," Santostasi said.

And Manatee Chamber of Commerce executives, who are attempting to lure manufacturing industries here, couldn't be happier.

"Manatee County is becoming

more and more attractive to the plastics industry, shown by the fact that we have nine to 10 plastics companies located here," said Robert Bartz, president of the Manatee Chamber of Commerce.

Nancy Engel, vice president of economic development for the chamber, said a economic study done by the Ohio-based Batelle Memorial Institute identified the plastics industry as one industry Manatee could attract.

The chamber and the Manasota Industry Council com-

missioned the \$40,000 study from Batelle in 1984. The study projected that 2,500 manufacturing jobs could be created annually in Manatee County through 1990.

"Basically, we see plastics companies coming to this area because we are close to the markets they serve and the lower utility costs of this area," Engel said.

Continental Plastics, a New York firm, announced in January that it would relocate to Manatee County because of lower wage and utility costs, Engel added.

Santostasi said he believes the county's labor supply is adequate to supply his company's needs. Most of Sun Coast's production line workers are classified as semi-skilled.

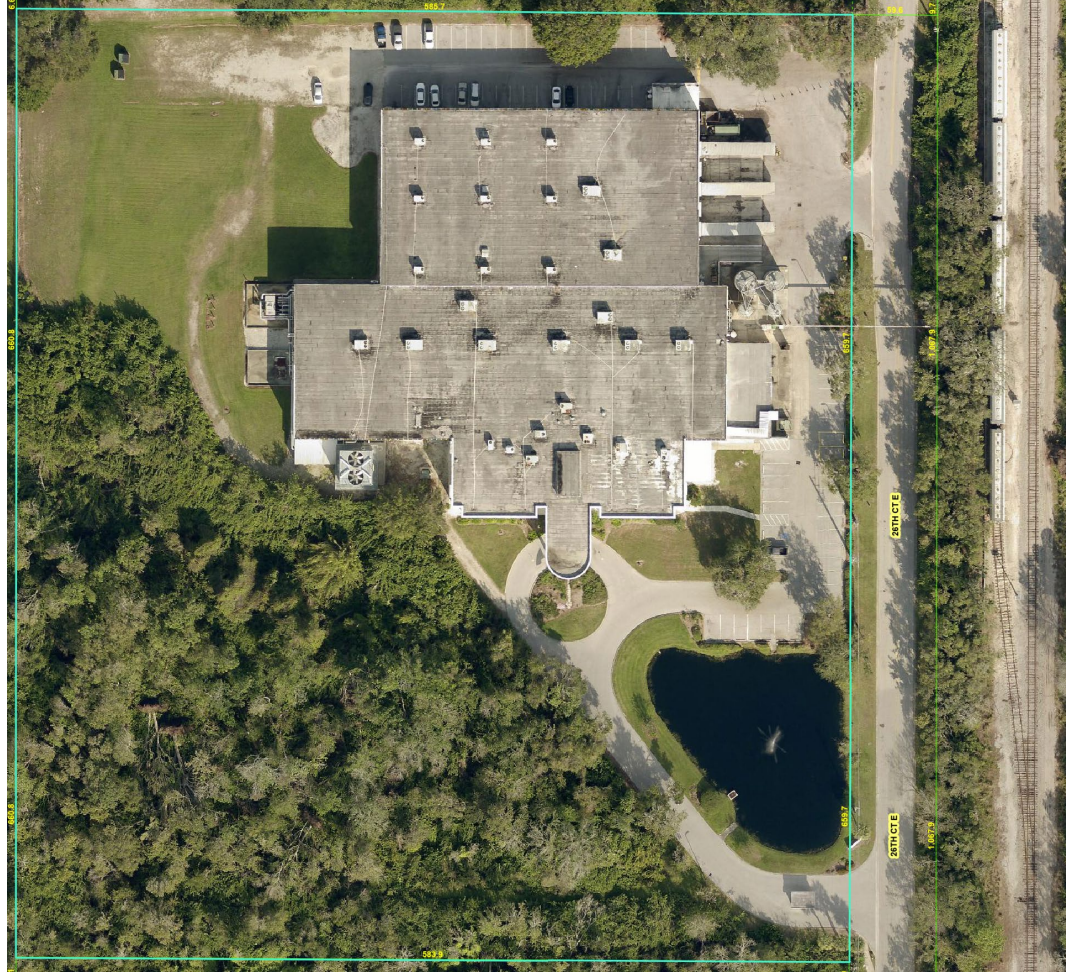
Laura Clark, *Plastics firm plants its roots in Manatee*, THE BRADENTON HERALD (Mar. 8, 1986)

Laura Clark, *Sun Coast is topping it off*, THE BRADENTON HERALD (Jan. 26, 1986)

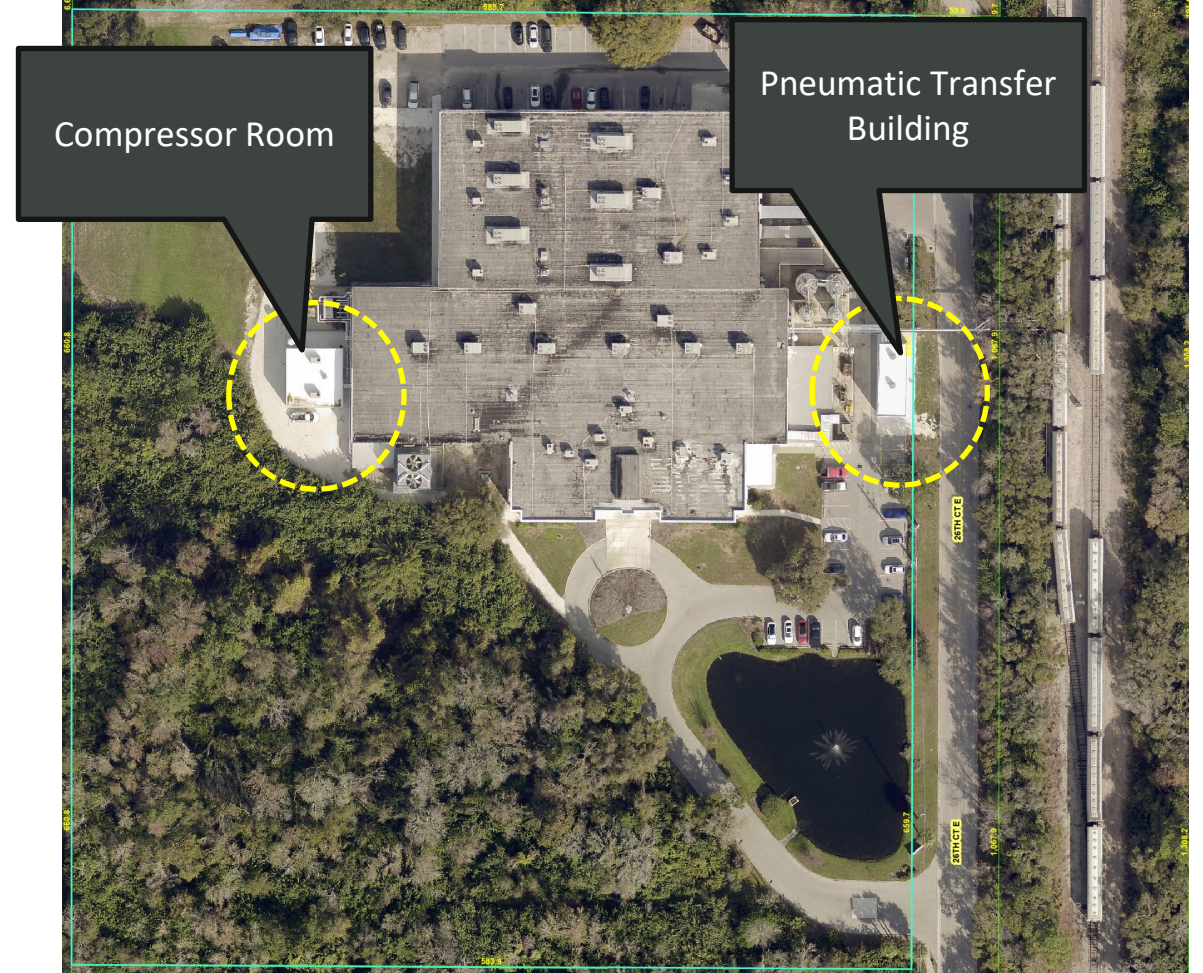


1984 Aerial, MANATEEPAO.GOV





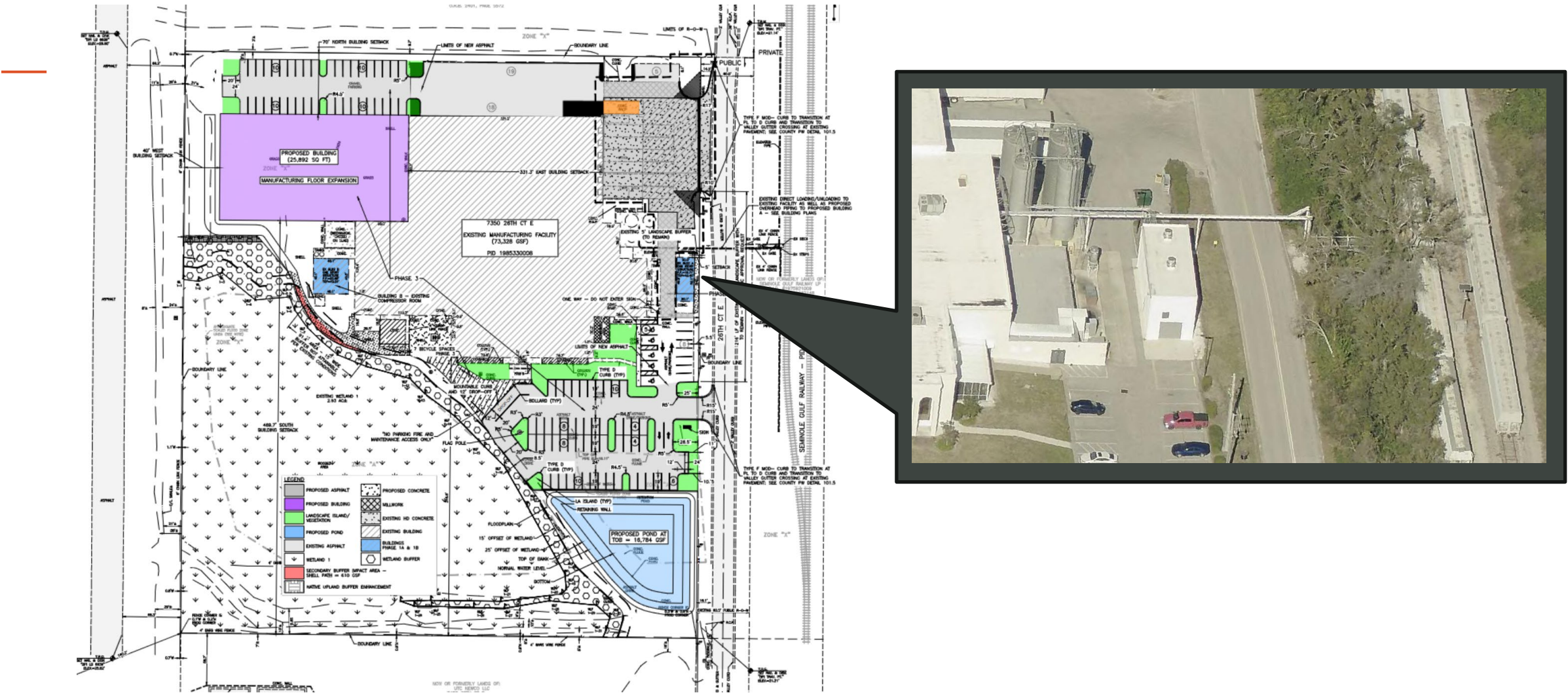
2023 Aerial



2024 Aerial

NATURE OF REQUEST

RAILROAD BUILDING



RAILROAD BUILDING (CONT.)

	Industrial		Extraction	Institutional
	LM	HM	EX	MP-I
DENSITY/INTENSITY				
Maximum Density ²	Per FLUC			
Max. Non-Residential FAR	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.75/1.0 for hotels, the UIRA, and mixed-use development	0.23	Per FLUC
Max. Building Size (sq. ft.) ³	NA	NA	NA	NA
Min. Landscaped Open Space (%)	15	15	N/A	25%
LOT STANDARDS ⁴				
Min. Lot Size (sq. ft.)	10,000	10,000	5 acres	40 acres
Minimum Width (ft.)	100	100	200	
MINIMUM SETBACKS (ft.) ⁴				
Front	25 20 for single family uses (see Section 531.47.D)	25	50	40
Side	20 ⁵ 8 for single family uses (see Section 531.47.D)	20 ⁵	10	30 Non-residential 40 Residential
Rear	20 ⁵ 20 for single family uses (see Section 531.47.D)	20 ⁵	25	30 Non-residential 40 Residential
Non-residential use adjacent to single family residential zoning	75	75		40
Waterfront ⁶	30 ⁵	30 ⁵	30	30
BUILDING HEIGHT				
Max. Height (stories)	4 ⁷	5 ⁷	N/A	7 stories or 84 feet ⁸

FOOTNOTES:

UIRA = Urban Infill Redevelopment Area.

¹ Overlay District regulations that address bulk and dimensional requirements supersede the requirements of this table.

² Shall not exceed three (3) units/acre if located within the velocity zone of the coastal high hazard area.

³ See Commercial Locational Criteria provisions in the Comprehensive Plan, Land Use Operative Provisions, which limit the size of commercial development in the Industrial future land use categories.

⁴ Unless specified in the table, residential development shall use the minimum standards required in the most intensive residential zoning district compatible with the site's future land use category (e.g. in RES 6, use RSF-6, RDD-6, RSMH-6, or RMF-6 Depending on the use).

⁵ No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.

⁶ Waterfront setbacks may be reduced by five (5) feet for platted lots of record.

⁷ One (1) additional foot in height may be added for each additional foot that is added to all required yards.

⁸ Building in excess of thirty-five (35) feet must be located a minimum of one hundred (100) feet from any property boundary or five hundred (500) feet from any waterfront property boundary. The Board of County Commissioners may allow structures in excess of thirty-five (35) feet within closer proximity to property boundaries under the provisions of Section 402.7 (PDR).

RAILROAD BUILDING (CONT.)



Development Services
Administrative Review
1112 Manatee Ave W 4th Floor
Bradenton, FL 34205
Phone: (941) 748-4501
www.myanatee.org

July 11th, 2024
Christian VanHise
5609 12th Street E
Bradenton, FL 34203

Administrative Determination

RE: Project Number: AD-24-42
Accela File: PLN2406-0145
Address: 7350 East 26th Court East, Bradenton, FL 34207
Parcel: 1985330008
Agent: Christian VanHise
Subdivision: None
Zoning: LM (Light Manufacturing)
FLUC: IH (Industrial Heavy)
Overlay Districts: SUR (Airport Impact Height Overlay Part 77 Surfaces /SRQ Airport)
Acres: ±8.7 acres

Dear Mr. VanHise,

Manatee County Development Services Department, Planning & Zoning has received your inquiry regarding the above referenced property.

Request Summary:

The Administrative Determination letter requested for Manatee County Development Services is to determine whether the building that was built on the property line, without a permit, could utilize the "zero lot line" exception enumerated in Table 4-9, Section 401.4- Schedule of Area, Height, Bulk and Placement Regulations, foot note #5.

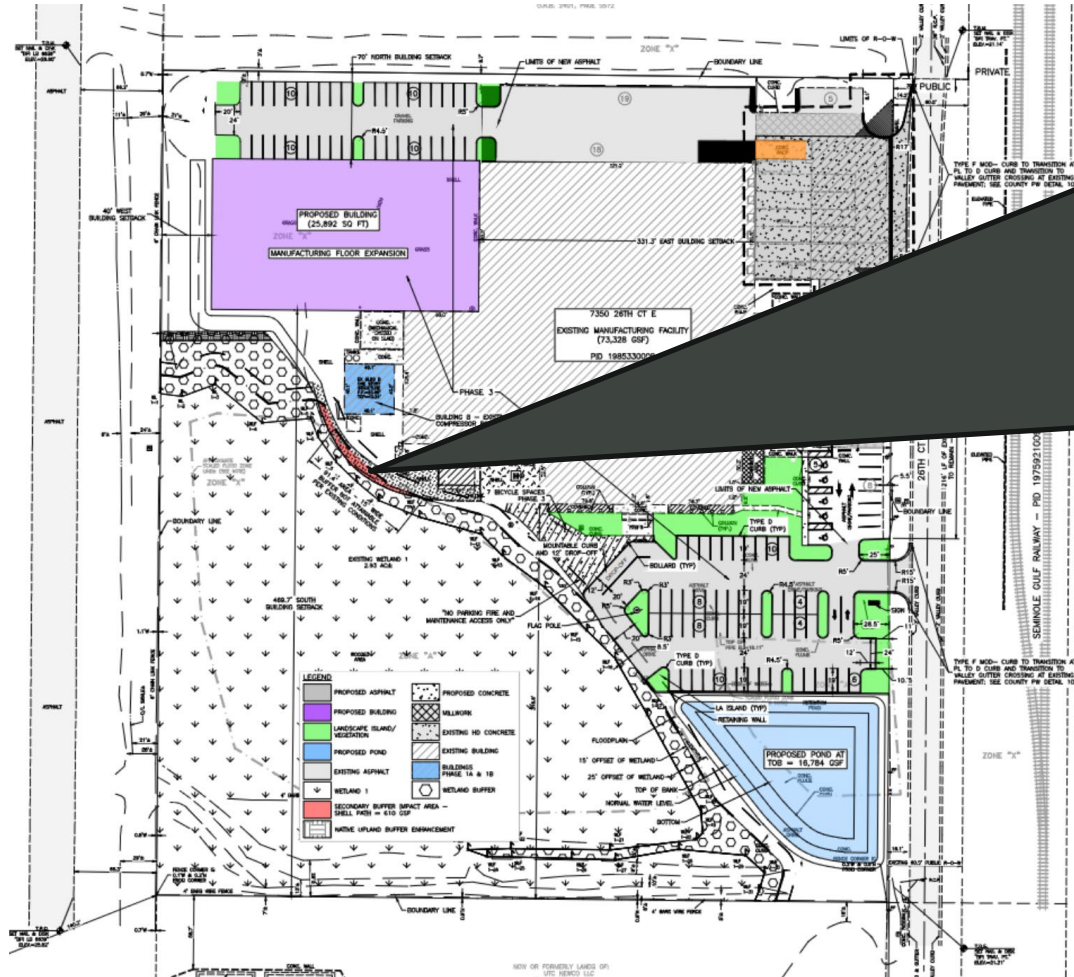
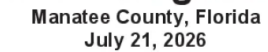
Site Information:

The above referenced property is in the Future Land Use Category (FLUC) of Industrial Heavy (IH). The range of potential uses includes heavy and light industrial, offices, intensive commercial, privately-operated airports, and support uses such as neighborhood retail, recreation, and public or semi-public uses (see also Objectives 4.2.1 and [2.10.4](#)). Public Schools may be considered a potential use in the Industrial-Heavy (IH) future land use category at the discretion of Manatee County Government.

The Zoning District of the referenced property is LM (Light Manufacturing). The LM District is intended to provide areas for light manufacturing, processing, or assembling uses, intensive commercial uses and other light industrial uses in appropriate areas of county.

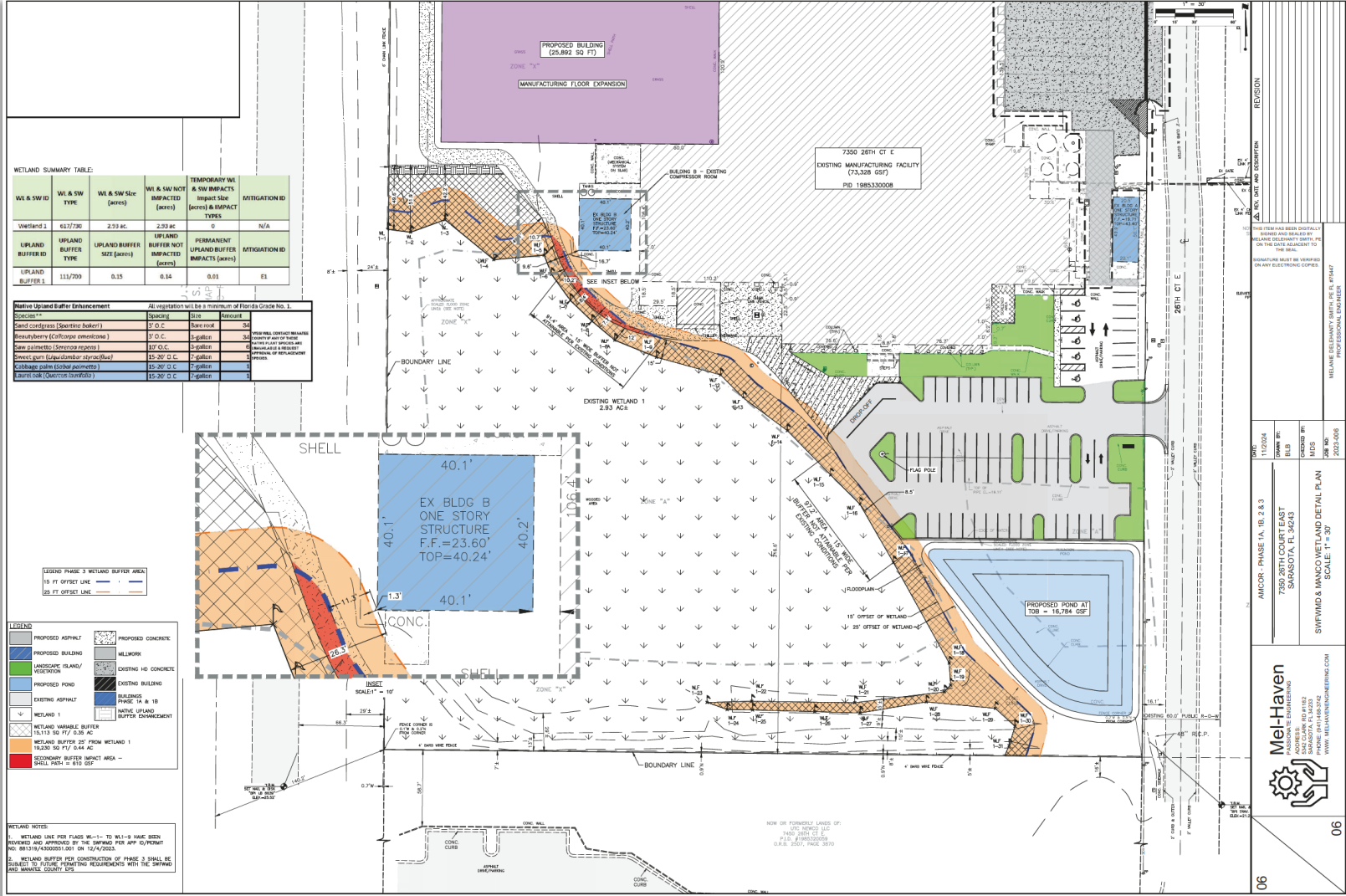
VACANT District 1	AMANDA BALLARD District 2	KEVIN VAN OSTENBRIDGE District 3	MIKE RAHN District 4	RAY TURNER District 5	JASON BEARDEN At Large	GEORGE W. KRUSE At Large
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Manatee County staff agreed that there is a deficit of 25-foot average upland buffer that are not meeting the requirements, however these areas are currently being impacted by the permitted conditions per the Florida Department of Environmental Regulation (DER) Permit Number 411177133. To offset these impacts, the applicant is proposing 0.01-acres (610 GSF) of a native upland buffer planting area, removal of invasive and exotics from the uplands and the enhancement area and additional upland buffer compensation areas in the northern and southern portions of the site.

WETLAND BUFFER



1984 Aerial



1994 Aerial



2003 Aerial



2006 Aerial



2012 Aerial

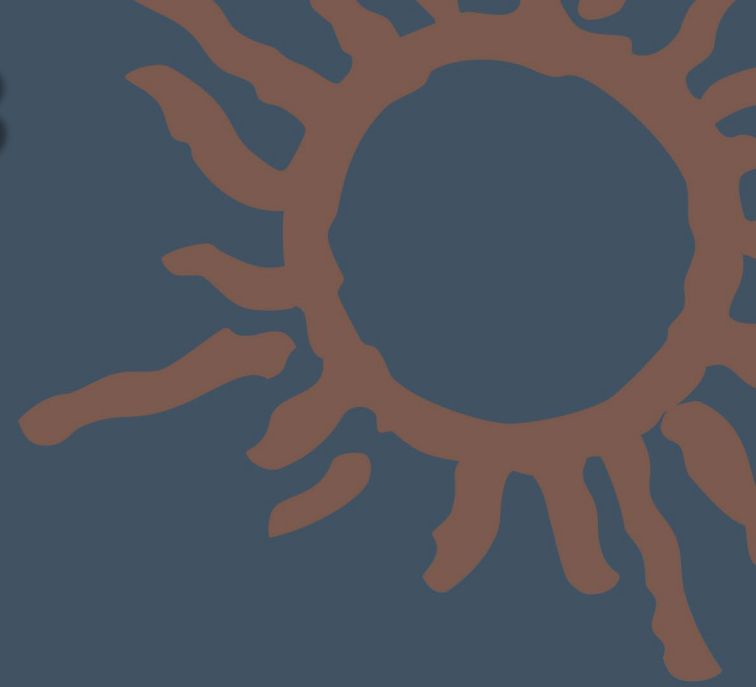




QUESTIONS?

Amcor – Phase 1A, 1B, 2 & 3

**PDI-25-18(Z)(P)
PLN2508-0082**



**CJ Mills, Planner II
Planning Commission
October 15, 2026**

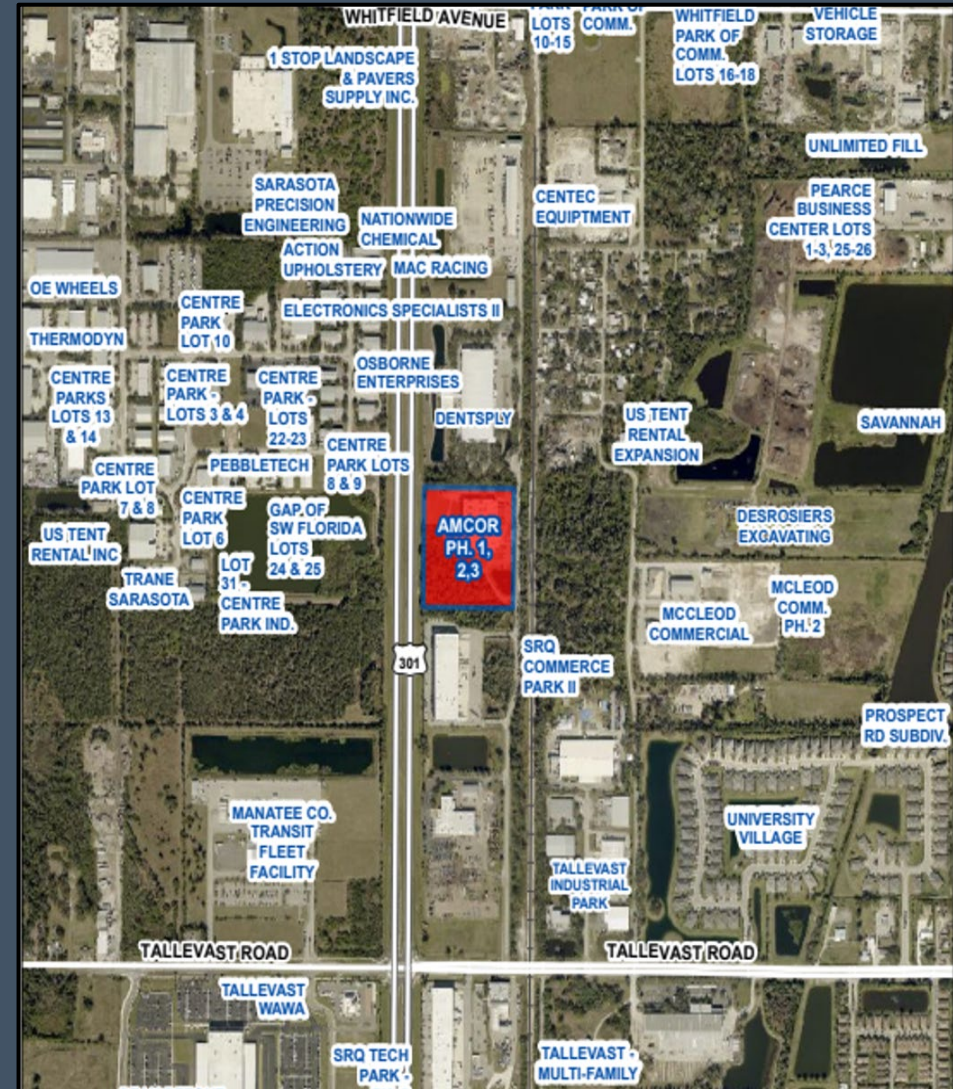
Site Location

General Location:

generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243.

Project Area:

8.88 acres

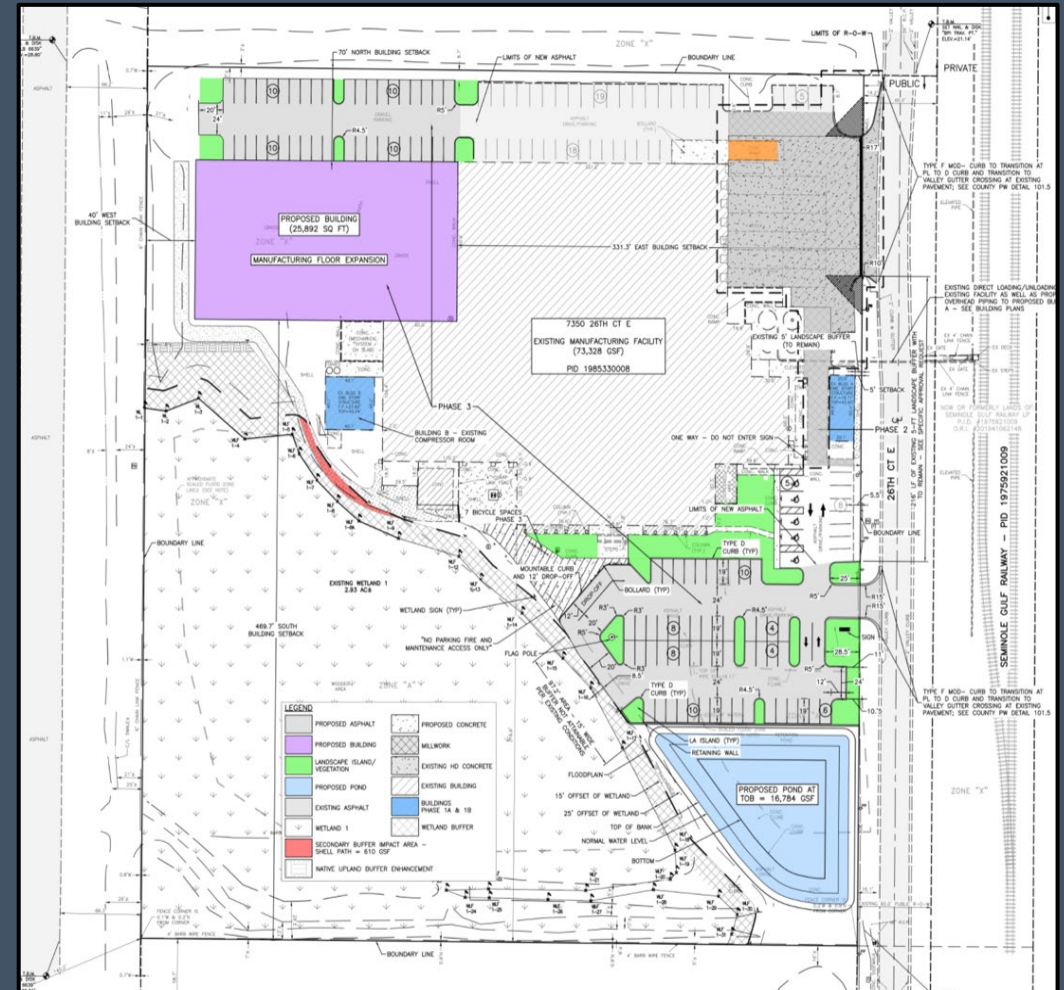


Source: Manatee County



Request

- **Proposed Zoning:** Planned Development Industrial (PDI)
- **Site Plan:** Preliminary Site Plan (PSP)
- **Entitlements/Intensity:** 101,820 square feet (0.27 FAR)
- **Access:** Two along 26th Court East
- **Specific Approvals:** Two requested
- **Conditions of Approval:** Proffered



Source: Applicant



History

- **1986** – FSP-86-59 was approved for manufacturing and warehouse uses
- **2023** – 2 after-the-fact permits were denied for the 2,600 square feet of accessory structures (not meeting setbacks)
- **2024** – AD-24-42 determined that the “zero lot line” exception for railroad dependent uses in the LM Zoning District was not applicable. It was determined that the project would need Specific Approval requests



Specific Approval Requests

1. **LDC Section 402.13.D.3** – The Applicant is requesting a reduction in the required 30-foot front yard setback. The request is to reduce the front yard setback for Building A to 5 feet.
2. **Section 701.4** – The Applicant is requesting a reduction in the required 10-foot roadway buffer for 216 linear feet along 26th Street Court East. The Applicant is requesting a reduction to 5 feet.

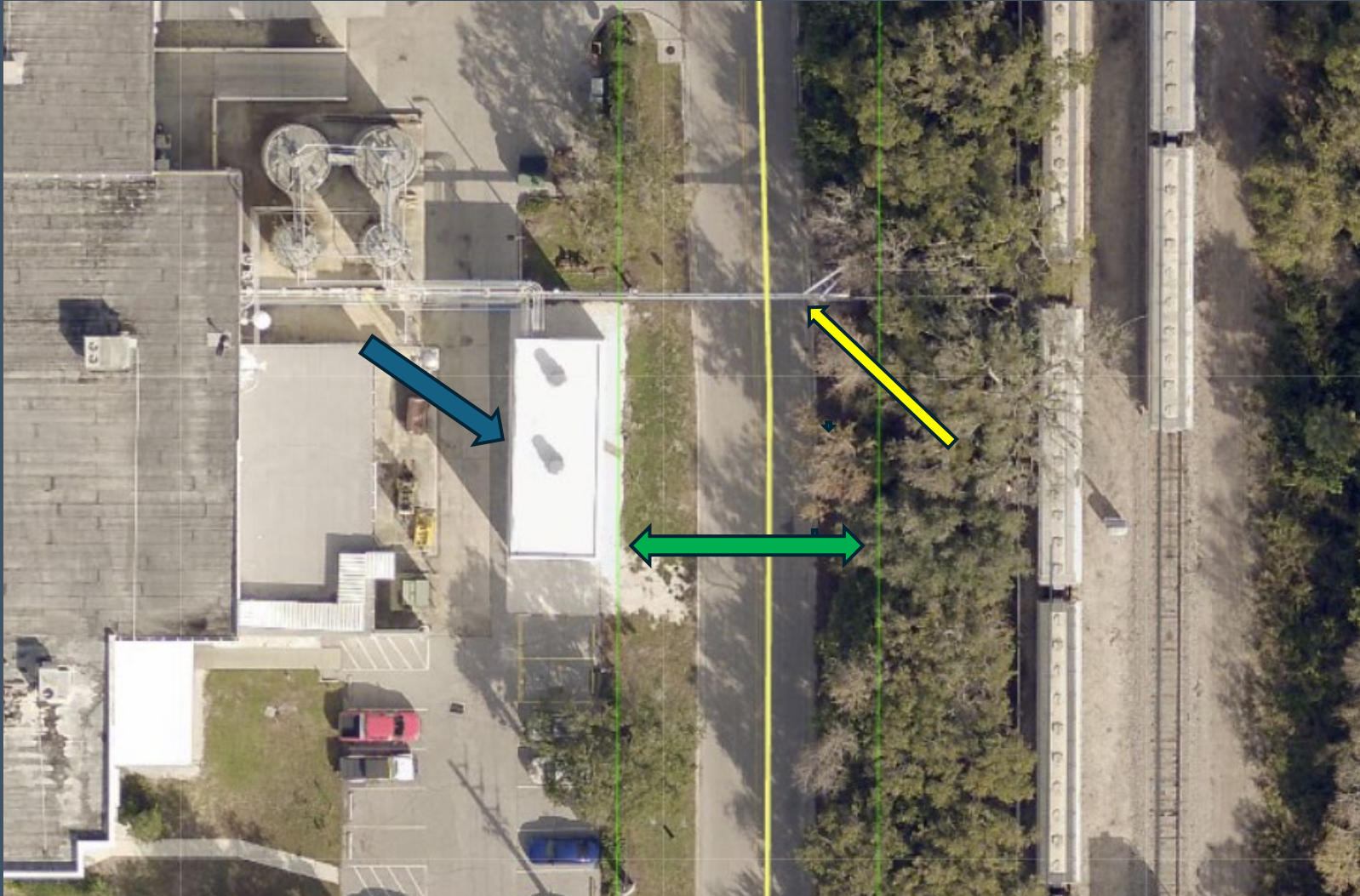


Reason for Specific Approval

- No minimum yard required if abutting a railroad track for that portion of the building to be used for the transportation of products and material to and from the site. No minimum waterfront yard required for water dependent use structures.
- *Abutting* shall mean having property boundaries or zoning lot lines in common, with no separation by a street, alley or right-of-way.
- *Adjacent* shall mean to have property lines, or portions thereof, in common or facing each other across a street, right-of-way or narrow water body.



Reason for Specific Approval



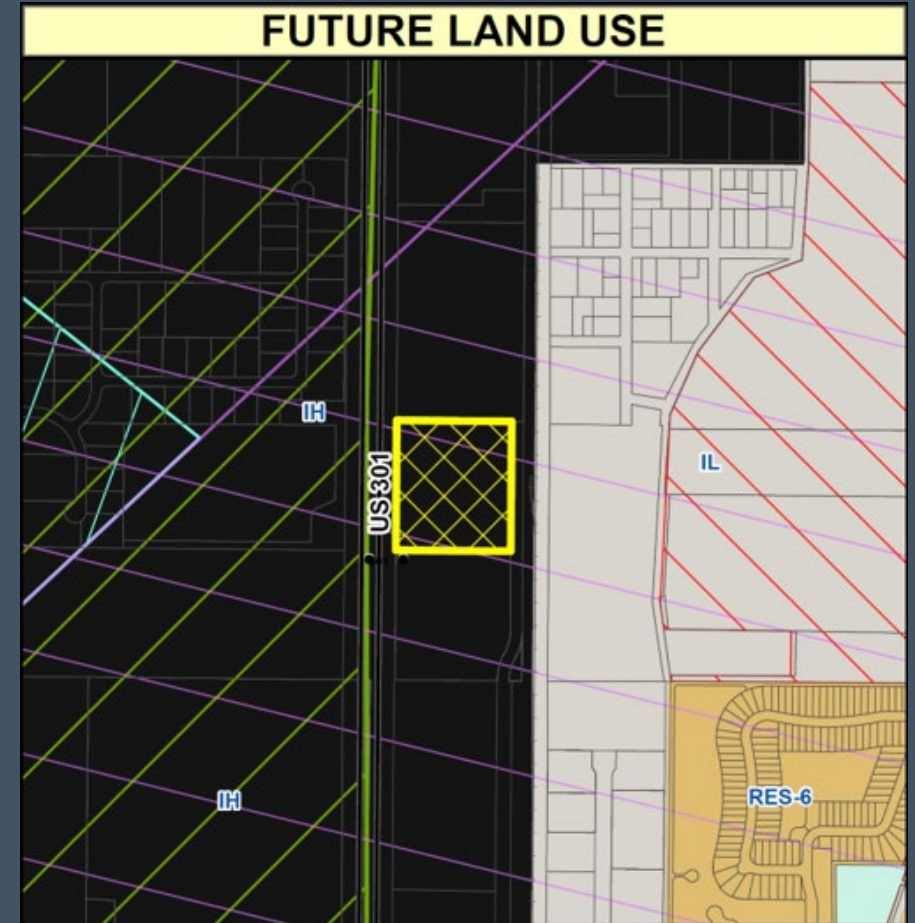
Neighborhood Workshop

- **Date:** September 11, 2026
- **Format:** In-person
- **Summary of main concerns:**
 - Noise
 - Environmental concerns
 - Property values



Future Land Use Category

- The project is in the Industrial Heavy (IH) FLUC
- No amendment to the FLUC is proposed
- No new uses are proposed with this project

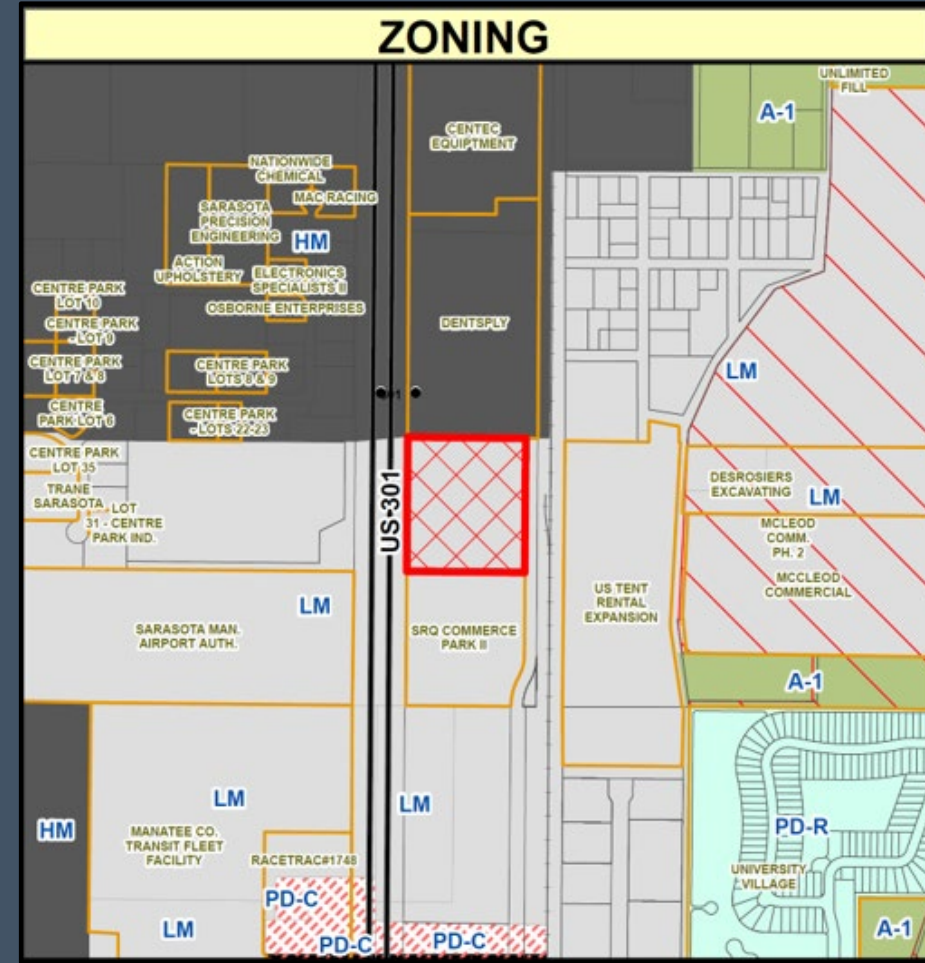


Source: Manatee County



Zoning District

<u>Existing</u> LM	<u>Proposed</u> PDI
<p>The purpose of this district is to provide areas for light manufacturing, processing or assembling uses, intensive commercial uses and other light industrial uses in appropriate areas of county.</p>	<ul style="list-style-type: none"> ▪ Encourage the concentration of complementary uses along major or industrial-serving streets. ▪ Support well-planned sites with adequate frontage and depth for controlled access and reduced traffic friction. ▪ Provide an alternative to disorderly, strip-style extensions of industrial zoning. ▪ Protect the stability and property values of surrounding neighborhoods ▪ Establish cohesive groupings of related manufacturing, processing, assembly, research, distribution, office, and associated uses.



Source: Manatee County

Overlays & Special Areas

Overlays	Impact on Development
Airport Impact Overlays	<ul style="list-style-type: none">▪ Airport Authorities have provided no objection (Height: 3 stories)▪ Project is within the 65DLN noise contour:<ul style="list-style-type: none">▪ Non permitted use: mobile home, cultural, entertainment and recreational activities▪ Acoustical analysis required for educational and health services; residential uses and assembly places



Public Facilities

- **Potable Water Infrastructure**

- Existing County and Private 10-inch water main on the west side of 26th Court East ROW.

- **Wastewater Infrastructure**

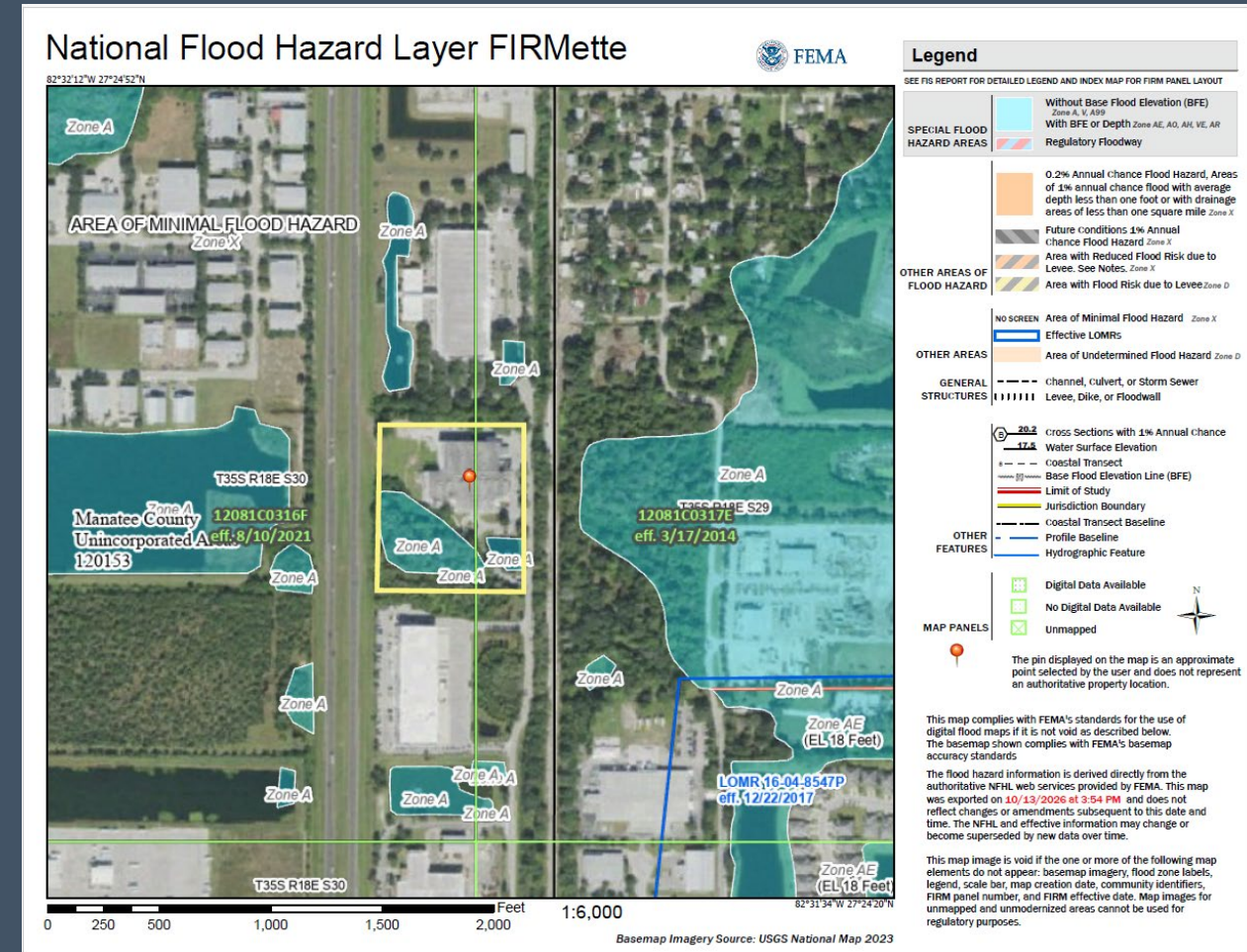
- Existing County 3-inch force main on the east side of 26th Court East ROW.
 - Existing Private 3-inch force main from the project within 26th Court east ROW.

- **Reclaimed Water Infrastructure**

- No County-owned reclaimed water infrastructure



- NOAA Atlas 14 rainfall data shall be used for stormwater modeling



Source: FEMA

Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (WITH PROJECT)
US 301	2790	D	D	D	D



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

Consistency with the Comprehensive Plan

- **Policy 2.2.1.19.** - Industrial-Heavy FLUC
- **Policy 2.1.2.7.** - Compatibility and timing
- **Objective 2.1.4.** – Economic Activity Areas
- **Policy 2.11.1.1.** – Provide a wide range of employment-oriented uses within the industrial FLUCs



Compliance with Land Development Code Sections

- **322.2** – Preliminary Site Plan Review Criteria
- **342.4** – Review Criteria for all Zoning Map Amendments
- **402.6** – Design Requirements for all PD Site Plans
- **402.13** – Planned Development Industrial
- **403.2** – Airport Impact Overlay District
- **531.25** – Industrial Light and Industrial Heavy



Positive Aspects	Negative Aspects and Proposed Mitigating Measures
<ul style="list-style-type: none"> ▪ The project is a low trip generator ▪ The project proposes the expansion of an existing industrial facility in an area intended for industrial and commercial use ▪ The project provides 35% open space (3.11 acres) when only 25% (22.2 acres) is required 	<ul style="list-style-type: none"> ▪ Unpermitted buildings do not meet LDC requirements <ul style="list-style-type: none"> ▪ Mitigating Measure: Specific approval requests to allow the unpermitted buildings to deviate from the LDC regulations ▪ Wetland buffer does not meet SWFWMD requirements. Deficit of approximately 4,117 square feet of wetland buffer area. ▪ 0.01 acres of secondary wetland impact from unpermitted "EX BLDG B" <ul style="list-style-type: none"> ▪ Mitigating Measure: 0.01 acres of secondary wetland impacts being mitigated at 1:1 ratio with additional native upland buffer enhancement to the north of wetland

Conclusion

The request may demonstrate consistency with the Comprehensive Plan, the applicable standards of the Land Development Code, and shall be subject to further analysis at Final Site Plan submittal.



Thank you!



