



October 15, 2026 - Planning Commission

Subject

**Z-24-16 – Lockwood Ridge Road Rezone – Cedo Spasovski (Owner) – PLN2407-0131
- Quasi-Judicial - Loretta Merrill, Planning Section Manager - District 4**

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).

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

None

Contact and/or Presenter Information

Presenter: Loretta Merrill, Planning Section Manager, (941) 748-4501 Ext. 3880,
loretta.merrill@mymanatee.org

Contact: Bianca Brooksbank, Planning and Zoning Technician I, (941) 748-3501 Ext. 1274,
bianca.brooksbank@mymantee.org

Action Requested

APPROVAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, and finding the request to be **CONSISTENT** with the Manatee County Comprehensive Plan and in compliance with the applicable review standards of the Manatee County Land Development Code, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance Number Z-24-16.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to recommend **DENIAL** of Manatee County Zoning Ordinance Number Z-24-16.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

Background Discussion

- Request

The request is for a rezone of approximately 0.38 acres from the A-1 to RSF 4.5 Zoning District. The applicant proposes a standard rezone with no limitations; therefore, there are no corresponding uses or conditions of approval proffered by the applicant at this time.

- o Specific Approval

Not applicable. No specific approvals have been requested with this application.

- o Conditions of Approval

Not applicable as the applicant is proposing a standard rezone without limitations.

- General Information

- o Location:

Generally located along Lockwood Ridge Road between Whitfield Avenue and Tallevast Road, just north of 74th Avenue East in Sarasota (Manatee County)

- o Acreage of Project:

The project site consists of one parcel totaling 0.38 acres.

- o Density/Intensity of Project:

The applicant has proposed a standard rezone with no proposed use. Subsequent development, if approved, will permit a maximum density of 6 DU/GA which can yield a maximum potential of 2 dwelling units. The potential allowable intensity is 0.35 which can yield a maximum of 5,793 square feet.

- Affordable Housing

The applicant is not requesting a rapid response certificate or density/intensity bonus with this application.

- Neighborhood Workshop

Applicant held a virtual workshop on August 20, 2026. No members of the public attended. Mail notices, photos of workshop sign placement, and the workshop presentation were provided. The mailing distance/radius was 1,400 feet with notices mailed to 251 properties.

- Future Land Use Category

Residential-6 (RES-6)

- Land Use History

- o The subject property consists of one (1) parcel, formerly two (2) parcels, approximately 0.38 acres.

- o The property was zoned as A-1 since the adoption of the 1981 Land Development Code.

- o The subject project property has had a Future Land Use Category (FLUC) of Residential- 6 (RES-6) since the adoption of the Manatee County Comprehensive Plan in 1989.

- o According to the Manatee County GIS aerials, the property has had a single-family residential use historically since 1940.
 - o The property borders Suburban Agriculture (A-1) to the north, Planned Development Residential (PDR) and A-1 to the south, Residential Single Family – 1 (RSF-1) to the east, and PDR to the west.
 - o The parcel is approximately 9.5 miles west of the Future Development Area Boundary (FDAB).
- Surrounding Areas
 - o North: Single family residential
 - o South: Single family residential
 - o East: Lockwood Ridge Road, Single family residential
 - o West: Single family residential
- Conclusion
 - The proposed rezone 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) Soto
 Camilo Soto reviewed and responded by email to Matter FY25/26-0477 on September 21,2026.

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

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.

Planning Commission: October 15, 2026
Board of County Commissioners: November 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 of the Manatee County Land Development Code, I move to recommend **ADOPTION** of Manatee County Zoning Ordinance Number **Z-24-16**.

DENIAL:

Based upon the Staff Report, evidence presented, comments made at the Public Hearing, and finding the request to be **INCONSISTENT** with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards of the Manatee County Land Development Code, I move to recommend **DENIAL** of Manatee County Zoning Ordinance Number **Z-24-16**.

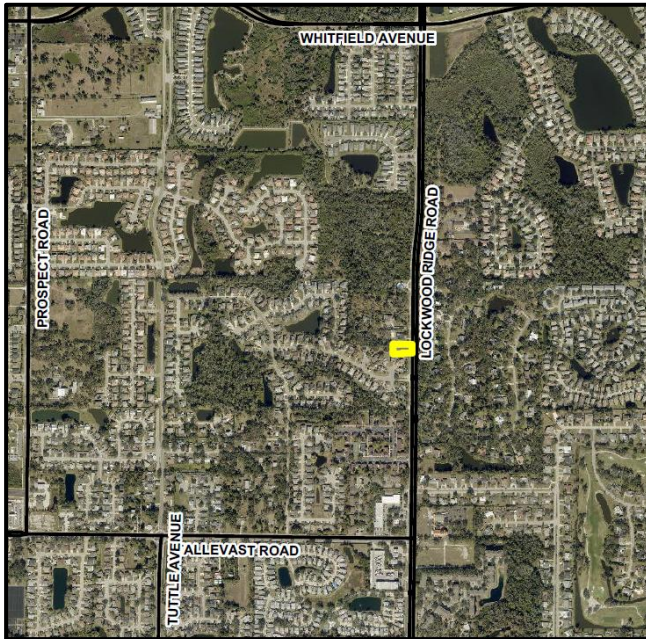
Section	
1	Project Summary
2	Maps & Discussion
3	Site Design Details
4	Compliance with the Land Development Code
5	Consistency with the Comprehensive Plan
6	Positive and Negative Aspects with Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1 PROJECT SUMMARY	
CASE NUMBER	PLN2407-0131, Z-24-16
PROJECT NAME	Lockwood Ridge Road Rezone
SECTION / TOWNSHIP / RANGE(S)	28/35S/18E
PARCEL ID / ADDRESS	1942900109 / 7412 Lockwood Ridge Rd, Sarasota, 34243
ACREAGE	0.38
GENERAL LOCATION	Generally located along Lockwood Ridge Road between Whitfield Avenue and Tallevast Road, just north of 74 th Avenue East in Sarasota (Manatee County)
OWNER / APPLICANT / AGENT	Owner/Applicant: Cedo Spasovski Agent: Jason Utley
FUTURE LAND USE CATEGORY	Residential-6 (RES-6)
EXISTING ZONING DISTRICT	Suburban Agriculture (A-1)
PROPOSED ZONING DISTRICT	Residential Single Family-4.5 (RSF-4.5)
DENSITY <i>Dwelling Units per Gross Acre (DU/GA)</i>	Maximum: 6 DU/GA (2 dwelling units)
INTENSITY <i>Floor Area Ratio (FAR)</i>	Maximum: 0.35 (5,793 square feet)
OVERLAYS / SPECIAL AREAS	Special Treatment Overlay (ST), Airport Impact Height Overlay Part 77 Surfaces (SRQ Airport) (SUR), Watershed Protection Overlay (WP-E)
SPECIFIC APPROVAL REQUEST(S)	Not applicable
NEIGHBORHOOD WORKSHOP	A neighborhood workshop is planned for August 20th, 2026. See Section 4 of this staff report for further information.
CASE MANAGER	Haley Vetter, Planner I and Loretta Merrill, Principal Planner

SECTION 2 MAPS & DISCUSSION

History

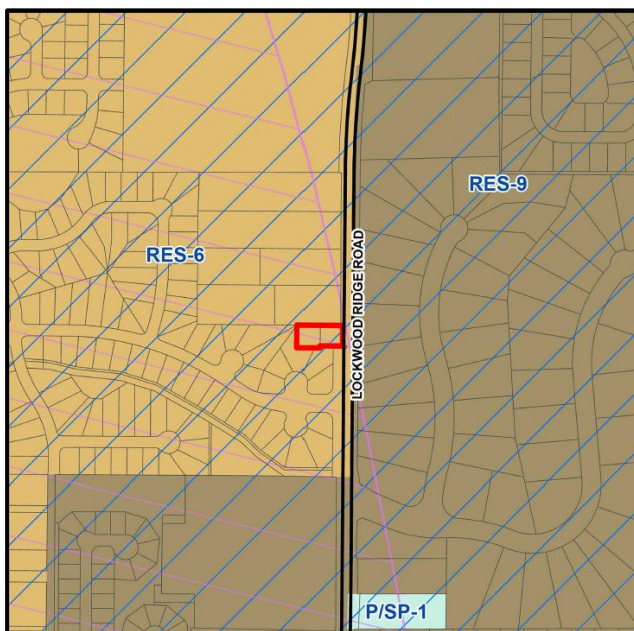
The subject project area consists of one (1) parcel, formerly two (2) parcels, approximately 0.38 acres. The 1981 Zoning Map shows the property zoned as Suburban Agriculture Zoning District (A-1). With the adoption of the Land Development Code (LDC) in 1990, the Zoning District remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Residential- 6 (RES-6) Future Land Use Category (FLUC). According to the Manatee County GIS aeriels, the property has had a single-family residential use historically since 1940.



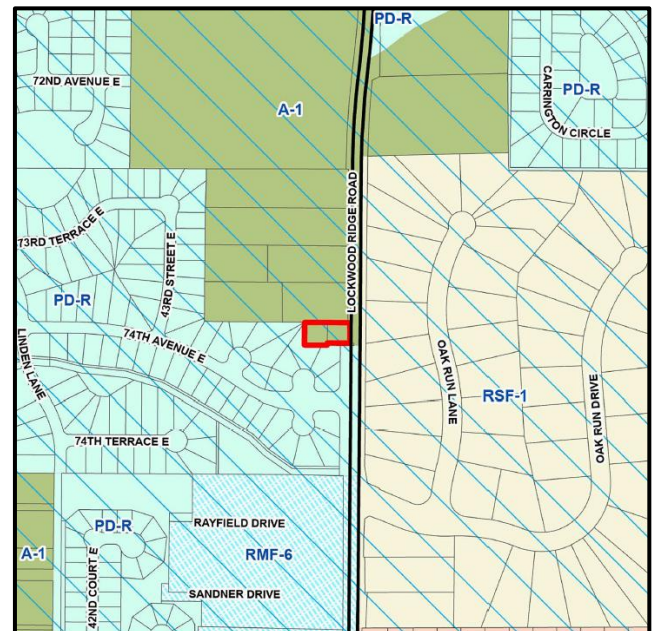
Aerial Map



Aerial Map (Zoomed)



Future Land Use Map



Zoning Map

Request

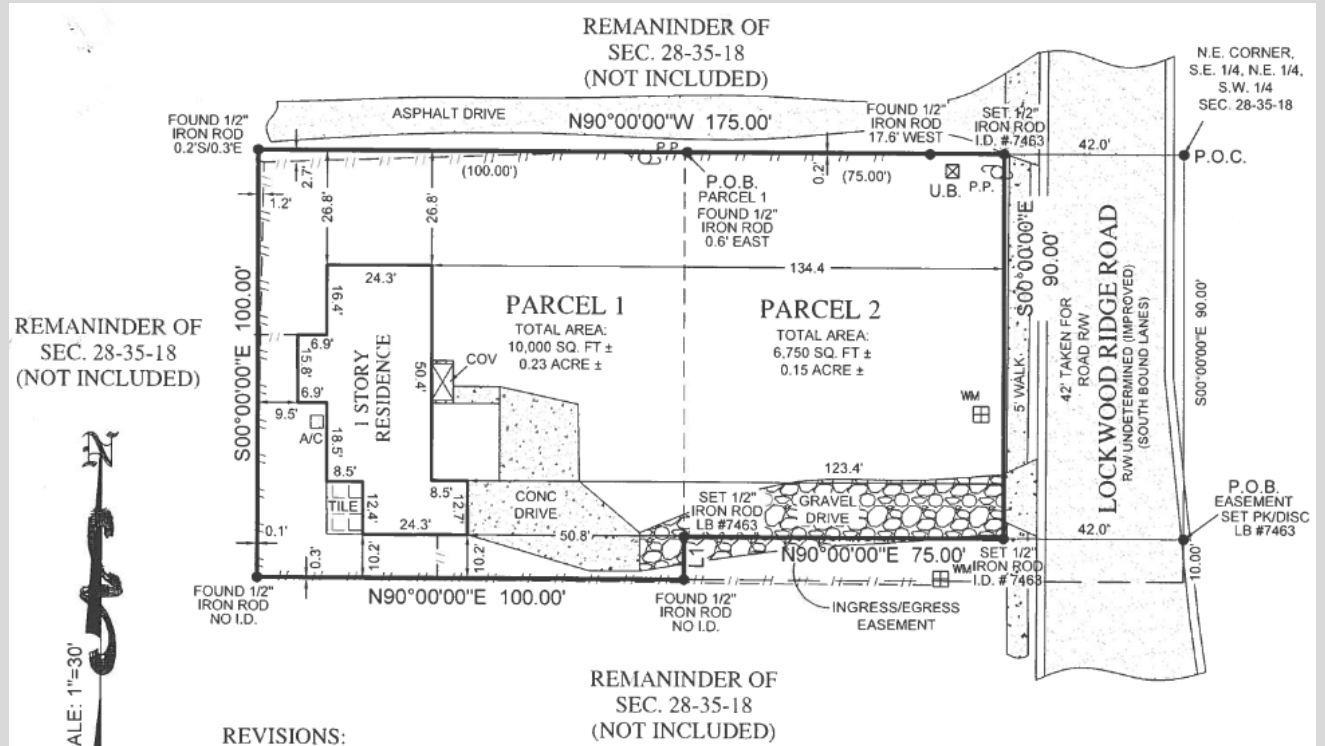
The request is for a rezone of approximately 0.38 acres from the A-1 to RSF 4.5 Zoning District. The applicant proposes a standard rezone with no limitations; therefore, there are no corresponding uses or conditions of approval proffered by the applicant at this time.

SURROUNDING FLUC, ZONING, AND USES

NORTH	FLUC: Residential-6 (RES-6) ZONING: Suburban Agriculture (A-1) USES: Single family residential
SOUTH	FLUC: Residential-6 (RES-6) ZONING: Planned Development Residential (PDR), Suburban Agriculture (A-1) USE: Single family residential
EAST	FLUC: Residential-9 (RES-9) ZONING: Residential Single Family -1 (RSF-1) USE: Single family residential
WEST	FLUC: Residential-6 (RES-6) ZONING: Planned Development Residential (PDR) USE: Single family residential

SECTION 3 SITE DESIGN DETAILS

BOUNDARY SURVEY



- 2 Parcels (West Parcel 10,000 square feet and East Parcel 10,530 square feet)
- Project Site 20,530 square feet
- Existing Home on western side of combined lot

SETBACKS REQUIRED	Front: 20/25 feet (front loaded vs side loaded garage) Side: 8 feet Rear: 20 feet
MINIMUM LOT WIDTH / AREA	Minimum Lot Area: 7,000 square feet Existing Lot Area: 16,750 square feet Minimum Lot Width: 70 feet Existing Lot Width: 90 feet
MAXIMUM HEIGHT	Maximum: 2 stories
OPEN SPACE	Minimum Watershed Protection Overlay – Evers Reservoir (WPE): 35% (Residential) and 30% (Non-Residential)
ACCESS	Existing access on Lockwood Ridge Road
PARKING	2 / Dwelling Unit

FLOOD ZONE(S)	Site lies in X-Zone, Panel# 12081C0317E, effective 3/17/2014
AREA OF KNOWN FLOODING	<p>Project Located in Flood Prone Area: Yes</p> <p>Type of Flooding (i.e. rainfall, riverine, storm surge, etc): Rainfall</p> <p>Project Subject to flow reduction: Yes, a 25% reduction in pre-developed runoff rate is required for Braden River Watershed 25 year 24 hour storm event.</p> <p>Project subject to OFW: No</p> <p>Project subject to Evers Reservoir Overlay: Yes, an additional 150% water quality treatment is required for Evers Reservoir overlay</p> <p>Watershed/Basin: Braden River</p> <p>Project located within Floodplain and/or Floodway: Project IS NOT located in the 1% FEMA annual chance flood hazard area. Project area IS NOT located in the Braden River 100 year 24 hour floodplain.</p> <p>Drainage Easements/Access Easements required for existing system(s) Refer to Final Design Comments. Flowage Easements and Maintenance-Access Easements shall be required for all drainage systems which convey runoff from public right-of-way.</p>
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> Existing County 30 inch Water main north of the property along Lockwood Ridge Rd with possible connection points. Existing County 8 inch Water main south of the property at 74th Ave E <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> Existing County 10 inch Forcemain along Lockwood Ridge Rd Please Note: Mandatory connection to the Water/wastewater infrastructure will be required per LDC section 803 UNLESS Specific Criteria is met. Please refer to the Watershed Protection Overlay section of the LDC, 403.10.C. The project lies entirely within the Evers Watershed Protection Overlay District. <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> No County-owned reclaimed water infrastructure currently present at the project location.
TRANSPORTATION	
<p><u>Major Transportation Facilities</u></p> <p>The proposed development is located adjacent on the west side of Lockwood Ridge Rd, approximately 250-feet north of 74th Ave E. The following roadways are adjacent to or near the project site:</p>	

- Lockwood Ridge Rd is an existing four-lane road with a 40-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.
- 74th Ave E is a local roadway.

Transportation Link Capacity Analysis

The Applicant is seeking a rezone from Suburban Agriculture (A-1) to Residential Single-Family (RSF-4.5). The applicant provided a Traffic Study for the rezone application to gauge the maximum impacts associated with the allowable uses. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway of Lockwood Ridge Road will have sufficient capacity for proposed project traffic as a four-lane divided roadway.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
Lockwood Ridge Rd	2641	D	C	C	C

Access

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

CONCURRENCY

CLOS Applied For: The Applicant is seeking a rezoning approval at this time, and thus, cannot obtain concurrency until the Preliminary Site Plan (PSP) or Final Site Plan (FSP) review stage.

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

ENVIRONMENTAL INFORMATION

It is our understanding that this proposal is a request to rezone 0.38 acres from A-1 to RSF 4.5. Staff has no objection to the proposed rezone. Please note the following:

- A comprehensive environmental review of this parcel cannot be conducted based on the information provided. No plan has been submitted as part of this request.
- An environmental review will be conducted at time of subsequent site plan submittals.
- Minimum required open space for RSF 4.5 zoning district is 20% (LDC Section 401.4).
- Watershed Protection Overlay Districts - New residential projects shall have thirty-five (35) percent landscaping/open space, and new non-residential projects shall have thirty (30) percent landscaping/open spaces, unless a stricter standard is required elsewhere in this LDC. All such open space shall be improved and maintained by the developer/homeowner's association (LDC Sec. 403.10.C.15).
- Tree protection, removal and replacement requirements will be subject to the requirements of LDC Section 700.
- Additional comments will be provided upon review of subsequent site plan submittals.



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

SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Land Development Code. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and the review standards under the LDC.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Required Documents	Requirement Met
Date and Time of Workshop	August 20, 2026
Workshop Format	Virtual zoom meeting
Workshop Requirement	Required per the memo from the Department Director dated July 10, 2025
Workshop Summary	Applicant submitted a workshop summary
Sign-In Sheet	No members of the public attended
Issues, Suggestions, and Concerns	No members of the public attended
Mail Notice	<ul style="list-style-type: none"> • Copy of mail notice provided • Notice mailed to 251 properties • Mailing distance/radius of 1,400 feet
Workshop Signage	<ul style="list-style-type: none"> • Two signs on Lockwood Ridge Road

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

LDC SECTION 342.4 – REVIEW CRITERIA FOR ZONING MAP AMENDMENTS

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

Analysis: The subject parcel is currently zoned A-1 and located in the RES-6 Future Land Use Category (FLUC). There is A-1 zoning to the north, RSF-1 (Residential Single Family – 1) zoning to the east, and PDR (Planned Development Residential) zoning to the west and south, as well as a small portion of A-1 to the south. Per Table 4-1 of the LDC, the proposed zoning district of RSF-4.5 is an implementing zoning district for the RES-6 FLUC. The RSF-4.5 Zoning District provides for residences in a suburban environment at low to medium densities, to accommodate residential support uses and other limited non-residential uses.

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

Analysis: Since the adoption of the Manatee County Comprehensive Plan in 1989, the site has been designated within the RES-6 Future Land Use Category (FLUC). The parcel has been in the A-1 Zoning District since the adoption of the 1990 Land Development Code. In admin notes, it records that the lot was split in 2006. According to the Manatee County Property Appraiser's Office, the subject parcel is designated single family residential with a single family residential dwelling unit built onsite in 1940. The Quail Run Phase I residential subdivision was platted to the south on October 16, 1987. Quail Run Phases II & III were platted on March 3, 1994 and Quail Run Phase IV was platted on July 7, 1999. The adjacent Phase I of Quail Run has a density of 2.71 dwelling units per acre. The requested zoning change for the

subject parcel to RSF-4.5 provides a maximum density that is more closely aligned with the area than the current A-1 zoning.

3. Consistency with the Current Comprehensive Plan.

Analysis: The FLUC of the subject parcel is RES-6. This FLUC is intended to identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas primarily developed with medium density urban residential and clustered development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. According to Table 4-1 of the LDC, Future Land Use Categories and Zoning Districts, RSF-4.5 is an implementing zoning district of the RES-6 FLUC.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no apparent conflicts with existing or planned public improvements.

5. Availability of Public Facilities.

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

Analysis: The proposed rezone is not anticipated to create adverse transportation impacts as there is currently a singular residential use onsite, qualifying the applicant for a traffic study waiver. Should there be any changes to the use onsite in the future, further analysis for any adverse impacts would be required at time of Final Site Plan (FSP).

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

Analysis: Per the Manatee County School Board, projects with less than ten (10) dwelling units are exempt from review. The proposed rezone is not anticipated to have a major impact on sewers, streets, recreational areas and facilities, and other public facilities.

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

Analysis: The proposed rezone is not anticipated to have a major impact on public facilities.

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

Analysis: The proposed rezone is not anticipated to have a negative impact on the health, safety, or welfare of the neighborhood and Manatee County.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The proposed rezone shall be required to be developed in conformance with all applicable requirements of this Code such as uses, buffers, screening, and setbacks.

8. Consistency with the Development Patterns in the Area.

Analysis: The development patterns in the area of the subject property are trending towards medium density residential development along Lockwood Ridge Road. This rezone is consistent with this development pattern.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The proposed rezone is not an expansion of adjacent zoning districts. However, it is a residential single-family district that is compatible with adjacent residential. The applicant does not indicate any change in density or intensity at this time. Adjacent parcels are developed with single-family residential to the west, east, and south. The A-1 zoned parcels to the north are classified as single family residential according to the Manatee County Property Appraiser's website.

10. Impact on Historic Resources.

Analysis: The property has been developed for residential use since 1940. The proposed rezone is not anticipated to have an impact on historic resources.

11. Environmental Impacts.

Analysis: The property has been developed for residential use since 1940. The proposed rezone is not anticipated to have any notable impact on the environment.

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

Analysis: The RSF-4.5 Zoning District is intended to provide for residences in a suburban environment, to accommodate residential support uses, and other limited non-residential uses. Most residential, community service, and residential support uses are permitted. Much of the commercial, industrial, agricultural, and recreational uses are limited. The impact of residential or residential support uses on an area that is primarily inhabited by other residential uses would have minimal adverse impacts. All agricultural suburban-zoned properties are placed with sufficient space from the parcel boundaries, providing buffers against any residential impacts. All surrounding parcels are designated as single family residential by the Manatee County Property Appraiser's Office.

13. Relocation of Mobile Homeowners.

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

14. Consistency with the Planned Development District Standards.

Analysis: Not applicable as the proposed rezone is not to a Planned Development District.

15. Any Other Matters Which May Be Appropriate.

Analysis: There are no other appropriate matters to review with regard to this proposed rezone.

**SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN**

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

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

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

Analysis: The proposed rezone is for a residential zoning district that is in line with the intent of the RES-6 Future Land Use Category. Furthermore, it is surrounded by residential zoning and uses that support the connected medium intensity residential as deemed desirable per Policy 2.2.1.12.1.

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

Analysis: There is a range of residential development in the region and the property itself hosts residential uses. The rezone to bring the property into conformity does not impact the FLUC. Any future development would have to be verifiably within the permissible range of uses for RES-6 at time of site plan or building permit.

Policy 2.2.1.12.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Six (6) dwelling units per acre.

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

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

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

Minimum gross residential density:

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

Maximum net residential density:

Twelve (12) dwelling units per acre.

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

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

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

Maximum floor area ratio:

0.35.

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

Maximum Square Footage for Neighborhood Commercial Uses:

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

Analysis: At time of rezone application, the parcel does not qualify for a commercial locational criteria intensity bonus, an affordable housing bonus, or a mixed-use development at activity nodes bonus. Consequentially, it shall be granted the lowest density and intensity permitted in the RES-6 FLUC category. The subject property is limited to a maximum of two (2) dwelling units. The proposed project will adhere to those limits at time of any future site plans or building permits.

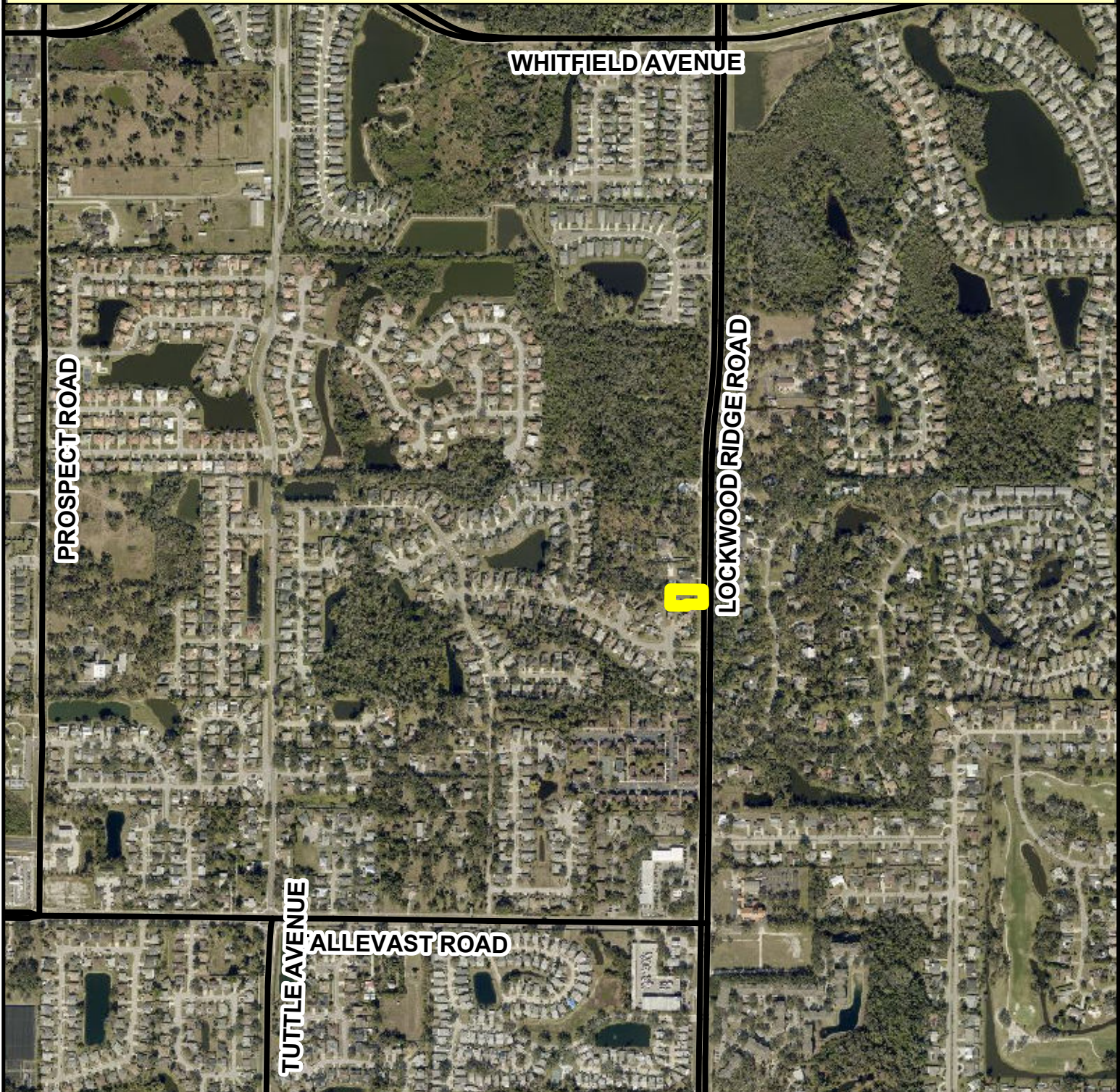
Policy 2.2.1.12.4. Other Information:

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

Analysis: At the time of rezone application, there is no proposed commercial component for the property. Any changes of use to add a commercial component will be limited as the site does not meet commercial locational criteria. If in the future the owner wishes to change the use to a professional office, it would likely be deemed permissible as the site sits on a minor arterial and the use is exempt from meeting commercial locational criteria. Any future commercial development requires a site plan approval. However, the site currently exists as a residential use, and the above policy does not apply for the application to change the zoning from a residential suburban agricultural district to a residential district.

<p align="center">SECTION 6 POSITIVE AND NEGATIVE ASPECTS WITH MITIGATING MEASURES</p>
<p align="center">POSITIVE ASPECTS</p>
<ul style="list-style-type: none"> • The proposed rezone corrects a previous lot size nonconformity requiring lots in A-1 be at least 1 acre in size. In the proposed rezone to RSF-4.5 the lot size will become conforming. (Planning) • The proposed project is compatible with the surrounding area and similar land uses of primarily residential single family detached uses. The project adds 2 new net PM Peak Hour trips to Link 2641, which has ample capacity at time of study. The proposed project is a low trip generator. (Transportation)
<p align="center">NEGATIVE ASPECTS WITH MITIGATING MEASURES</p>
<ul style="list-style-type: none"> • The proposed rezone creates a zoning district designation that is not contiguous to any other of the same designation. <ul style="list-style-type: none"> ○ Mitigating Measure: The permitted density will be similar to the existing subdivision, Quail Run Phase I, adjacent to the south side of the subject property and will be in compliance with the maximum density of the RES-6 Future Land Use Category.
<p align="center">SECTION 7 SPECIFIC APPROVAL REQUESTS</p>
<p>Not applicable. No specific approvals have been requested with this application.</p>
<p align="center">SECTION 8 CONDITIONS OF APPROVAL</p>
<p>Not applicable as the applicant is proposing a standard rezone without limitations.</p>
<p align="center">ATTACHMENTS</p>
<ol style="list-style-type: none"> 1. Staff Report Maps & Aerials 2. Traffic Impact Statement (TIS) and Acceptance Memo 3. Zoning Disclosure Affidavit 4. Concurrency Deferral Form 5. Boundary Survey 6. Neighborhood Workshop Summary 7. Affidavit of Publishing

AERIAL



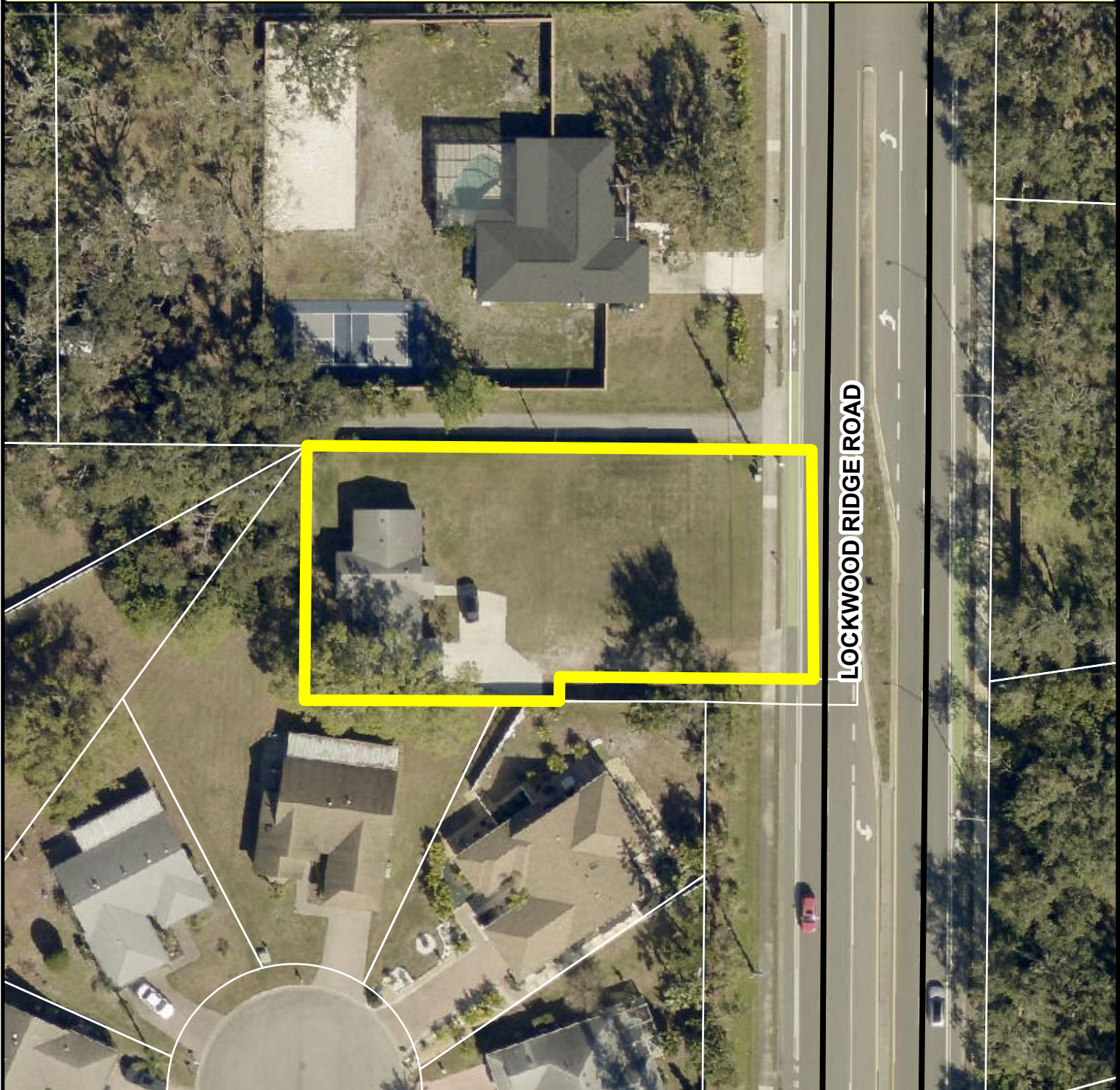
Parcel ID #(s) 1942900000, 1943200004

Project Name: Lockwood Ridge Rd Rezone
Project #: Z-24-16
Accela #: PLN2407-0131

S/T/R: 28 35S 18E
Acreage: 0.43
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: ST, SUR
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: RATTLESNAKE SLOUGH
Commissioner: Mike Rahn

AERIAL



Parcel ID #(s) 1942900000, 1943200004

Project Name: Lockwood Ridge Rd Rezone

Project #: Z-24-16

Accela #: PLN2407-0131

S/T/R: 28 35S 18E

Acreage: 0.43

Existing Zoning: A-1

Existing FLU: RES-6

Overlays: ST, SUR

Special Areas: NONE

CHH: N

Watershed: WP-E

Drainage Basin: RATTLESNAKE SLOUGH

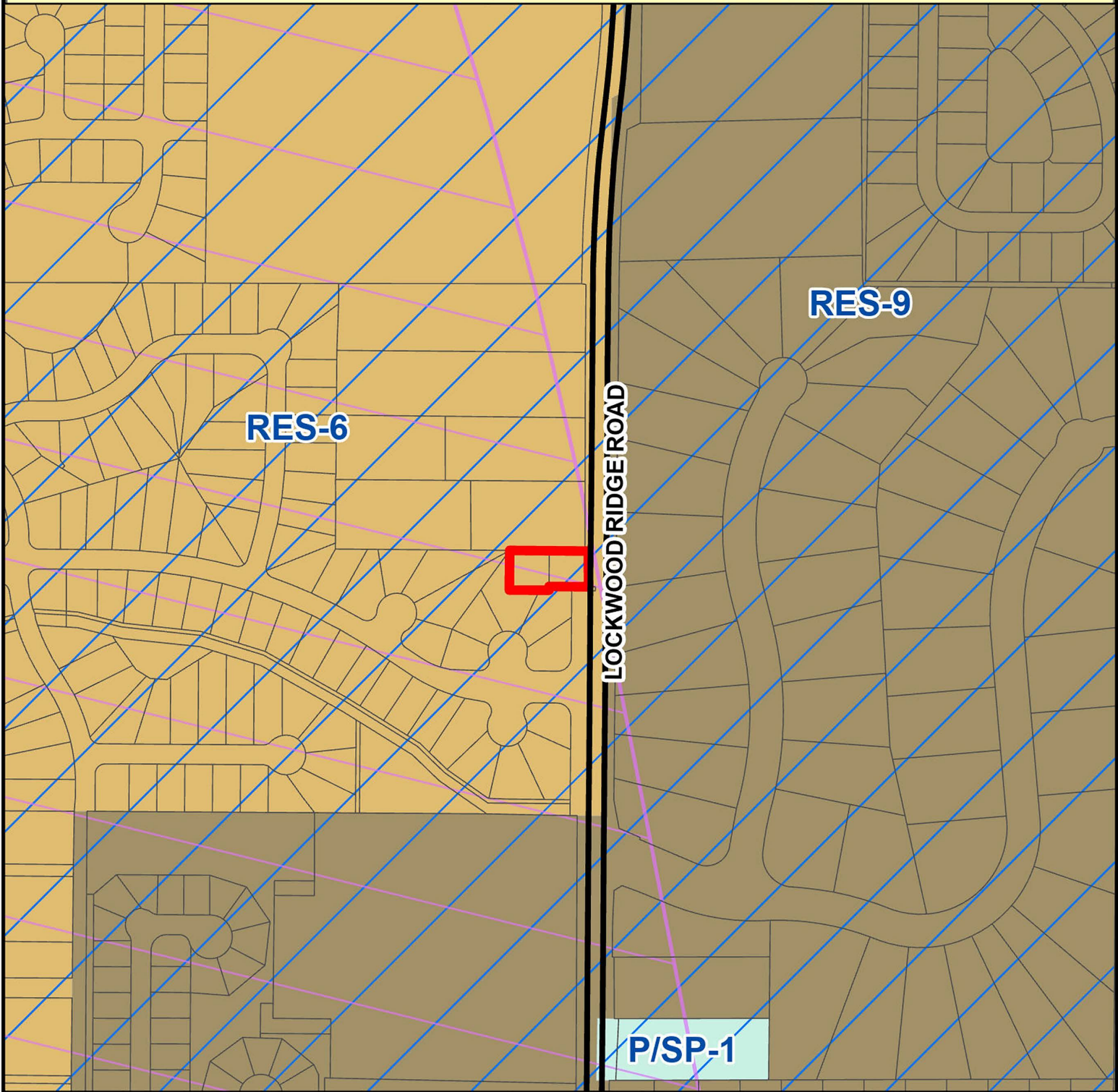
Commissioner: Mike Rahn



Manatee County
Staff Report Map
Map Prepared 6 / 2026

Feet
0 30 60

FUTURE LAND USE



Parcel ID #(s) 1942900000, 1943200004

Project Name: Lockwood Ridge Rd Rezone
Project #: Z-24-16
Accela #: PLN2407-0131

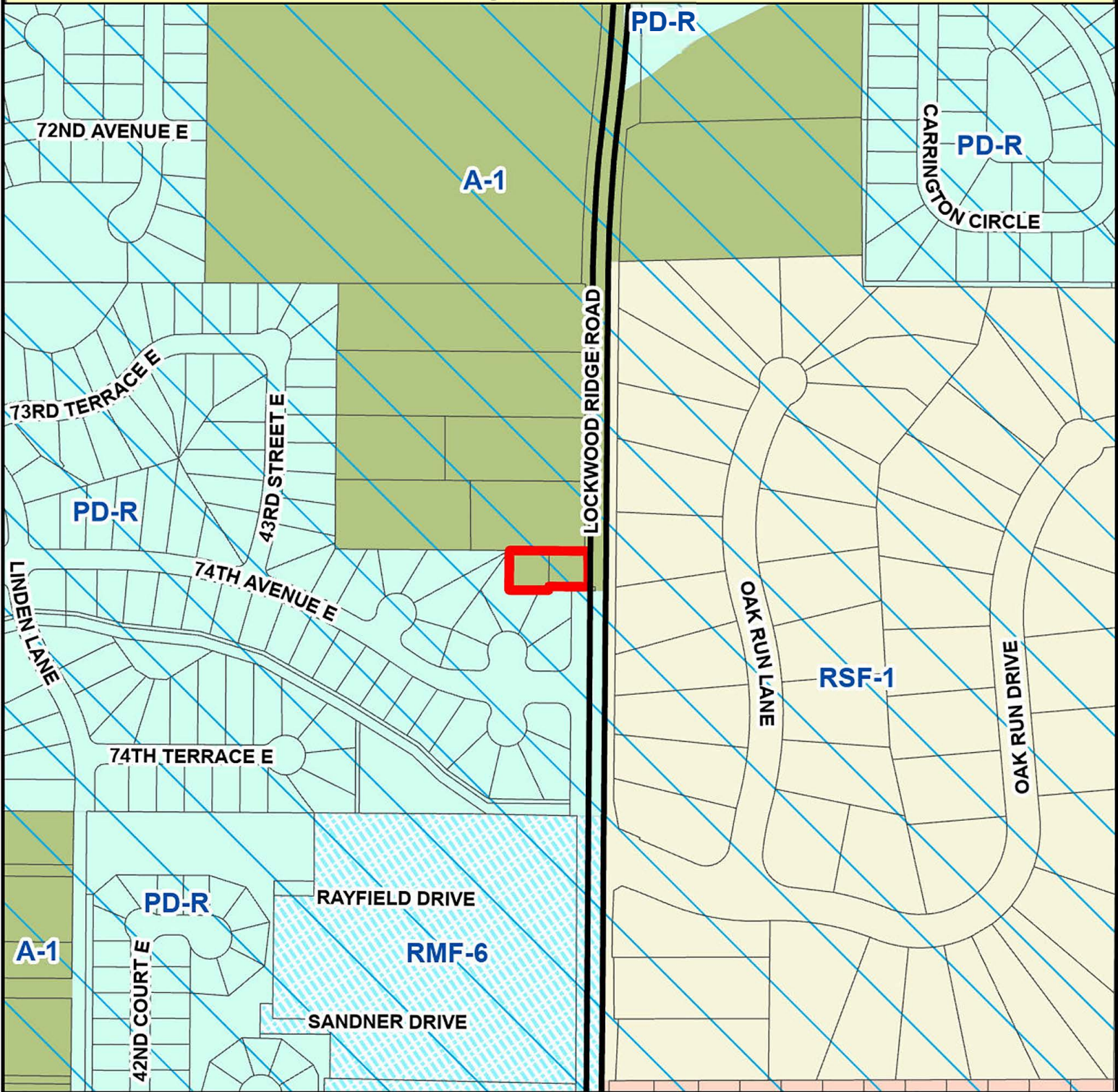
S/T/R: 28 35S 18E
Acreage: 0.43
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: ST, SUR
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: RATTLESNAKE SLOUGH
Commissioner: Mike Rahn

 **SRQ AI Height
Overlay Surfaces
(SUR)**

 **Evers Watershed
(WPE)**

ZONING



Parcel ID #(s) 1942900000

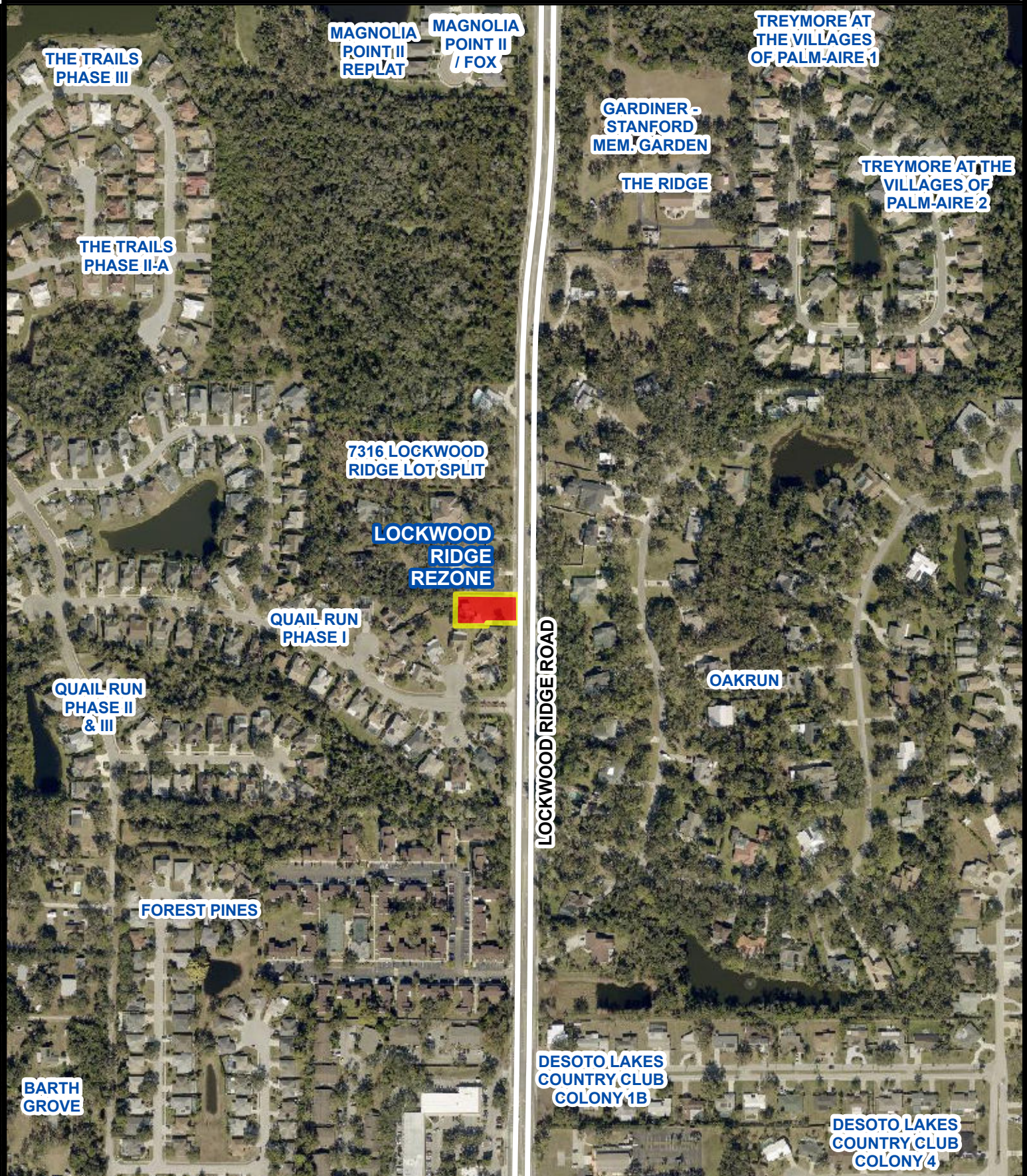
 Special Treatment

Project Name: Lockwood Ridge Rd Rezone
Project #: Z-24-16
Accela #: PLN2407-0131

S/T/R: 28 35S 18E
Acreage: 0.43
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: ST, SUR
Special Areas: NONE

CHH: N
Watershed: WP-E
Drainage Basin: RATTLESNAKE SLOUGH
Commissioner: Mike Rahn

PROPOSED LOCATION OF LOCKWOOD RIDGE REZONE



0 290 580
Feet



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.

APPROVED

April 22, 2026

Prepared by: Planning Analytics, LLC

7412 Lockwood Ridge Rd, Sarasota Rezone**TRAFFIC IMPACT STATEMENT****Submitted May 24, 2024****Record Number: PLN24xx-00xx / Project Number: Z-24-xx****PLN2407-0131****Z-24-16****Narrative**

The proposed project consists of two parcels of land with the following Parcel ID numbers: 1942900000 and 1943200004. Based upon a review of the Manatee County Property Appraiser's website, Parcel ID # 1942900000 consists of 0.2280 acres of land and has a street address of 7412 Lockwood Ridge Road, Sarasota, FL 34243. Based upon a review of the Manatee County Property Appraiser's website, Parcel ID # 1943200004 consists of 0.2040 acres of land and does not have a street address. The total size of both parcels is 0.432 acres. The subject parcels are located on the west side of Lockwood Ridge Road approximately 1,900 feet north of the intersection of Lockwood Ridge Road and Tallevast Road in unincorporated Manatee County. Based upon the Manatee County Property Appraiser's website, Parcel ID 1942900000 has historically been used for a single-family home. Based upon the Manatee County Property Appraiser's website, Parcel ID 1943200004 has historically been vacant.

The Applicant has filed a zoning atlas amendment to rezone 0.432 +/- acres of land from A-1 (Suburban Agricultural) to RSF4.5 (Residential Single-Family). A worst-case scenario approach is used to calculate the potential traffic impacts in this report. For this analysis, ITE Land Use code 210 (Single-Family Detached) 11th Edition was selected to evaluate the potential trip generation associated with the future development of this parcel.

Based upon Table 4-5 of the Manatee County Land Development Code, the proposed zoning district (RSF4.5) has a minimum lot area of 7,000 square feet. Thus, for the two parcels of land subject to the rezoning, a maximum of two buildable lots can be created to accommodate a maximum of two dwelling units $0.432 \text{ acres} \times 43,560 = 18,819.92 / 7,000 = 2.688$.

Trip Generation

The Analyst chose to use Land Use Code 210 (Residential Single-Family Detached) for the purposes of estimating trip generation. Tables 1, 2 and 3 below indicate the estimated trips using ITE Trip Generation 11th Edition.

Table 1 - Daily Trip Generation Estimates

ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Single-Family Detached Housing	210	KSF	9.43	2	19	9	9	0%	0	0	0	19	9	9

Table 2 - AM Peak Hour Trip Generation Estimates

Table 2 - PM Peak Hour Trip Generation Estimates														
ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Single-Family Detached Housing	210	KSF	0.7	2	1	0	1	0%	0	0	0	1	0	1

Table 3 - PM Peak Hour Trip Generation Estimates

Table 3 - PM Peak Hour Trip Generation Estimates														
ITE Land-Use Category	ITE Land Use (Code)	Independent Variable	Average Rate	Size	Total Trips	In	Out	Pass-By Capture Rate	Pass-By Trips			Net-New Trips		
									2-Way	In	Out	2-Way	In	Out
Proposed Land Use														
Single-Family Detached Housing	210	KSF	0.94	2	2	1	1	0%	0	0	0	2	1	1

Internal Capture/Pass-by Capture/Diverted Trips

No consideration will be given to Internal Capture, Pass-by Capture or Diverted Trips as a part of the analysis for this project.

Analysis Period

As the PM Peak-Hour generates more trips than the AM Peak-Hour for the land use code used in the analysis, the PM Peak-Hour trip generation will be used for the PM Peak-Hour analysis period.

Trip Distribution/Assignment

All project traffic will be assigned as presented in Table 4 below.

Table 4 - Project Traffic Distribution/Assignment (PM Peak-Hour)

Manatee County Linksheet Number	Roadway	Segment	Lanes (Type)	Adopted LOS	Project Trip Distribution	Project Trips
First-Impacted Thoroughfare						
2641	Lockwood Ridge Rd	Tallevast Rd to Whitfield Ave E	4(D)	D	100%	2

Impacted Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five (5) percent of the pm peak hour service volume ("capacity") at adopted level of service (LOS). Lockwood Ridge Road is the first-impacted thoroughfare facility, and it is included in the analysis. Table 5 below illustrates the impacted roadway link(s) and the project traffic impacts on the impacted link(s) and the capacity of those facilities based upon the May 2024 Manatee County Concurrency Transportation Link Sheet.

Table 5 - Determination of Significance Five (5) Percent (PM Peak-Hour)

Manatee County Linksheet Number	Roadway	Segment	Lanes (Type)	Adopted LOS	Peak-Hour Service Volume Capacity	Project Trip Distribution	Project Trips	Project Traffic % of Service Vol Capacity	Significance Threshold	Significant Impact
First-Impacted Thoroughfare										
2641	Lockwood Ridge Rd	Tallevast Rd to Whitfield Ave E	4(D)	D	3,220	100%	2	0.1%	<=5%	no

As shown in Table 5 above, the potential development's traffic is not anticipated to exceed the five (5) percent significance threshold on the first-impacted thoroughfare roadway segment.

The study area will include the following roadway segment:

<u>Study Segments</u>	<u>Project Impact</u>
• Lockwood Ridge Rd from Tallevast Rd to Whitfield Ave E	0.1%

This space intentionally left blank.

Level of Service Analysis**Existing Conditions**

Table 6 below contains the roadway data used to evaluate the existing roadway level of service.

Table 6 - Existing Roadway Segment Level of Service Analysis (PM Peak-Hour)

Manatee County Linksheet Number	Roadway	Segment	Lanes (Type)	Adopted LOS	Peak-Hour Srv Volume Capacity	Peak-Hour Ex. Vol	Exceeds LOS (Y/N)	Existing LOS
First-Impacted Thoroughfare								
2641	Lockwood Ridge Rd	Tallevast Rd to Whitfield	4(D)	D	3,220	1,826	N	C

Future Background Traffic Conditions (Existing + Reserved Trips)

Table 7 below contains the roadway data used to evaluate the future background traffic conditions without project traffic roadway level of service.

Table 7 - Future Background Roadway Segment Level of Service Analysis (PM Peak-Hour)

Manatee County Linksheet Number	Roadway	Segment	Lanes (Type)	Adopted LOS	Peak-Hour Srv Volume Capacity	Peak-Hour Ex. Vol	Reserved Trips	Future Peak- Hour Vol	Exceeds LOS (Y/N)	Future Background LOS
First-Impacted Thoroughfare										
2641	Lockwood Ridge Rd	Tallevast Rd to Whitfield Ave E	4(D)	D	3,220	1,826	0	1,826	N	C

Future Total Traffic Conditions with Project Traffic

Table 8 below contains the roadway data used to evaluate the future total traffic conditions with worst-case scenario project traffic roadway level of service.

Table 8- Future Total Traffic Roadway Segment Level of Service Analysis (PM Peak-Hour)

Manatee County Linksheet Number	Roadway	Segment	Lanes (Type)	Adopted LOS	Peak-Hour Srv Volume Capacity	Future Peak- Hour Vol	Project Traffic	Future Total Traffic	Exceeds LOS (Y/N)	Future Total LOS
First-Impacted Thoroughfare										
2641	Lockwood Ridge Rd	Tallevast Rd to Whitfield Ave E	4(D)	D	3,220	1,826	2	1,828	N	C

As illustrated by Table 8 above, the potential project traffic does not create a failing condition for the link analyzed in the study area.

Access

At the time of a site plan application, the Applicant will work with Manatee County to determine access location(s).

Right of Way

The Applicant will work with Manatee County regarding final access locations and future ROW needs if any.

Multi-Modal Transportation

Bicycle lanes do exist along Lockwood Ridge Road immediately adjacent to the site. Sidewalks do exist along Lockwood Ridge Road immediately adjacent to the site. The site does not appear to be located on a Manatee County Public Transit Route.

Conclusion

This proposed rezoning is not projected to create adverse transportation impacts on the impacted thoroughfare roadway analyzed in this Traffic Impact Statement. It is acknowledged that the Applicant will need to work with Manatee County staff on future ROW needs and proposed access points during any future site plan review process.

Support Documentation

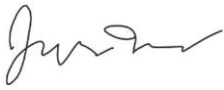
The following is a list of support documentation that has been included as a part of the Traffic Impact Statement submittal.

1. Aerial of the Project Location Within the Network
2. Aerial of the Project at Access Scale
3. Manatee County Property Record Card for PID # 1942900000
4. Manatee County Property Record Card for PID # 1943200004
5. ITE Daily Trip Generation for LUC 210
6. ITE AM Peak-Hour Trip Generation for LUC 210
7. ITE PM Peak-Hour Trip Generation for LUC 210
8. Page 11 of Manatee County Link sheet from May 2024
9. Manatee County Area Transit Bus System Map

Signature Sheet and Disclaimer

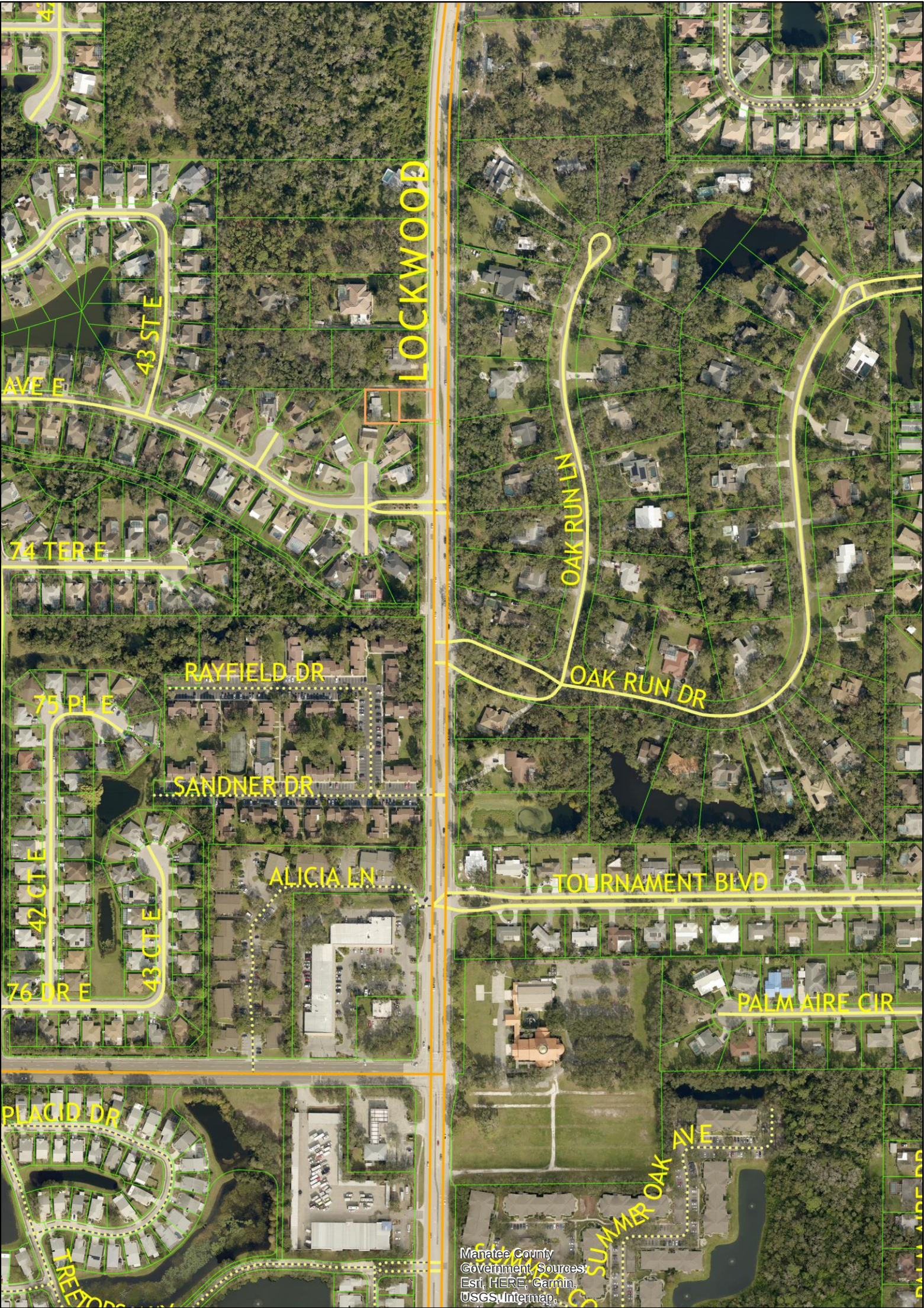
This Traffic Impact Statement (TIS) was completed by Planning Analytics, LLC. The trip generation estimates utilized in this TIS are based upon Trip Generation published by the Institute of Transportation Engineers. The analysis conducted in this TIS is based upon Manatee County's Concurrency Transportation Link Sheet dated May 2024 which utilizes generalized service volumes established by the Florida Department of Transportation. Every effort has been taken to produce this report consistent with the requirements outlined in Manatee County's Traffic Study Guidelines dated March 2015. Any intersection and/or site related design features must be accepted and approved by Manatee County staff prior to construction.

Respectfully submitted by,



Jason Utley, AICP
Project Manager
Planning Analytics, LLC
planning.analytics@yahoo.com
941.258.5061

Manatee County Map



Notes: Notes

This map was developed by the Manatee County Geographic Information Systems Division. It 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 Board shall be held harmless for inappropriate or unintended use of the information.



Manatee County
Zoning
Staff Report Map
Map Prepared 4/23/2024
1 inch = 376 feet

Manatee County Map



Notes: Notes

This map was developed by the Manatee County Geographic Information Systems Division. It 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.



P

Manatee County
Zoning
Staff Report Map
Map Prepared 4/23/2024
1 inch = 24 feet



Parcel ID: 1942900000
Ownership: SPASOVSKI, CEDO; SPASOVSKI, MARY JANE
Owner Type: HUSBAND OR WIFE; SPOUSE
Mailing Address: SPASOVSKI, CEDO, SPASOVSKI, MARY JANE, 7412
LOCKWOOD RIDGE RD, SARASOTA FL 34243
Situs Address: 7412 LOCKWOOD RIDGE RD, SARASOTA, FL
34243-4529
Jurisdiction: UNINCORPORATED MANATEE COUNTY
Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT
Market Area: 16; UNIVERSITY PKWY AREA
Sec/Twp/Rge: 28-35S-18E
Neighborhood: 3500; PTS OF SECS 21,22,27,28,24 T35S,R18E

Parcel Type: REAL PROPERTY
Parcel Created: 09/05/1987
Map Number: 5CS2

Land Use: 0100; SINGLE FAMILY RESIDENTIAL
Land Size: 0.2280 Acres or 9,932 Square Feet
Building Area: 1,152 SqFt Under Roof / 768 SqFt Living or Business
Area / 1,152 SqFt Residential Impervious Area
Living Units: 1

Residential Bldgs: 1



DESCRIPTION

BEG AT NE COR OF SE1/4 OF NE1/4 OF SW1/4 OF SEC 28; RUN W, 117 FT FOR POB; CONT W, 100 FT; TH S 100 FT; TH E, 100 FT; TH N 100 FT TO POB; ALSO FOL DESC EASMT FOR INGRESS & EGRESS; BEING AT NE COR OF SE1/4 OF NE1/4 OF SW1/4 OF SEC 28; TH S 90 FT FOR POB; TH CONT S, 10 FT; TH W 117 FT; TH N 10 FT; TH E 117 FT TO POB, DESC OR 205 P 618; LESS THAT PART TO MANATEE COUNTY FOR LOCKWOOD RIDGE RD R/W DESC IN OR 1014 P 2657 Pl#19429.0000/0

2023 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	29,750	29,750	29,750	
Improvement Value:	41,597	41,597	41,597	
Total Market Value:	71,347	71,347	71,347	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	71,347	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	71,347	0	71,347	
10% Cap Savings:	18,832	0	18,832	
Ineligible for SOH Cap:	71,347	71,347	71,347	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	52,515	71,347	52,515	
Exempt Value:	0	0	0	
Taxable Value:	52,515	71,347	52,515	

2024 SPECIAL ASSESSMENTS

FD03 SOUTHERN MANATEE FIRE & RESCUE DISTRICT	164.83
--	--------

ADDRESSES ASSIGNED TO THE PROPERTY

7412 LOCKWOOD RIDGE RD, SARASOTA, FL 34243-4529

PROPERTY APPRAISER INSPECTIONS

08/03/2020	MLK	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
03/23/2016	RAR	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW

LAND INFORMATION

-----Frontage ----- Depth -----															
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences
1	U	108	No	0%	9,932	0	70,000	29,750					1.0		A-1

SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2267528	8/9/2019	2798 / 6568	PERS REP DEED	I	05	\$120,000	SPASOVSKI, CEDO	POLYAK, JUDITH
2266629	10/15/2016	2797 / 1504	ORDER OF DET HM	I	11	\$	POLYAK, JUDITH	HENDERSON, MARY A
2086544	3/11/2013	UNRECORDED	MISCELLANEOUS	I	19	\$	HENDERSON, MARY A	HENDERSON, MARY A
1451824	1/1/1931	UNRECORDED	UNKNOWN	V	37		HENDERSON, MARY A	

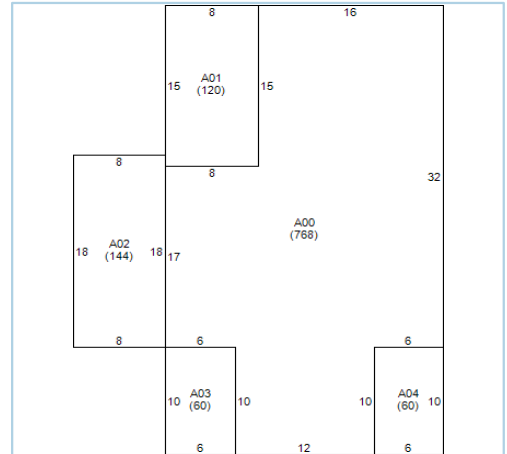


BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Occ Date
COBLD2001-1862	09/01/2020	RES ALTERATION OR EXTENTION	NCRQD:**PP R&S** wire lath w/stucco over existing wo...	marcio munoz	\$75,400	CLOSED	01/12/2024	

RESIDENTIAL DWELLING #1

override model:		class:	RESIDENTIAL
dwelling type:	Dwelling Valuation	grade:	LOW QUALITY
stories:	1	c&d:	
construction:	WOOD FRAME	c&d factor:	0%
building style:		functional depr:	0%
year built:	1940	funct. depr. reason:	
effective year:	1967	economic depr:	0%
lower level:	NONE	econ. depr. reason:	
heating:	NON CENTRAL	cost model:	1
attic:	NONE	area factor:	0.448
electric:	AVERAGE/TYPICAL	adjusted area:	768
exterior wall:	ASBESTOS	story height factor:	1.000
floors:	GOOD	construction factor:	0.980
interior:	AVERAGE/TYPICAL	grade factor:	0.85
plumbing:	AVERAGE/TYPICAL	percent good:	30%
roof material:	SHINGLES COMP	additional area:	0
roof type:	HIP AND/OR GABLE	total living area:	768
garage type:		total under roof:	1152
condo complex:		adj. base value:	137929
condo floor:	1	plumbing value:	0
condo unit #:		lower level value:	0
condo view:		hvac value:	-5391
condo type:		attic value:	0
condo notes:		dwelling subtotal:	132538
add'l condo notes:		user factor:	0.980
condo extra value:	0	user amount:	0
bedrooms:	2	base rcn:	129887
full baths:	1	local multiplier:	1.000
half baths:		subtotal rcn:	129887
additional fixtures:	2	base rcnld:	38966
total fixtures:	5	additions rcnld:	9452
wood burn fp stacks:		total rcnld:	48418
wb fireplace openings:		override rcnld:	
wb fp add'l stories stack:		adjustment factor:	0.85000
prefabricated fireplaces:		dwelling value:	41155
prefab add'l stories stack:		eligible for exem:	0.00%
total fireplace value:	0		



ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					768	1	100%		70%	0	0%
1	R6	ENCL. PORCH (60%)		R6			120	1	100%	11,251	70%	3,375	0%
2	S4	SCREEN PORCH 40		S4			144	1	100%	9,002	70%	2,701	0%
3	R6	ENCL. PORCH (60%)		R6			60	1	100%	5,626	70%	1,688	0%
4	R6	ENCL. PORCH (60%)		R6			60	1	100%	5,626	70%	1,688	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
1	SHA	SHED-AVERAGE		1977	268	0	1	9.24	2,475	79%	1	1	442	100%



Parcel ID: 1943200004

Ownership: SPASOVSKI, CEDO; SPASOVSKI, MARY JANE

Owner Type: HUSBAND OR WIFE; SPOUSE

Mailing Address: SPASOVSKI, CEDO, SPASOVSKI, MARY JANE, 7412
LOCKWOOD RIDGE RD, SARASOTA FL 34243-4529

Situs Address: LOCKWOOD RIDGE RD, SARASOTA, FL 34243-4529

Jurisdiction: UNINCORPORATED MANATEE COUNTY

Tax District: 0303; SOUTHERN MANATEE FIRE & RESCUE DISTRICT

Market Area: 16; UNIVERSITY PKWY AREA

Sec/Twp/Rge: 28-35S-18E

Neighborhood: 3500; PTS OF SECS 21,22,27,28,24 T35S,R18E

Parcel Type: REAL PROPERTY

Parcel Created: 09/05/1987

Map Number: 5CS2

Land Use: 0010; VAC UNPLATTED <10 AC

Land Size: 0.2040 Acres or 8,886 Square Feet



DESCRIPTION

BEG AT NE COR OF SE1/4 OF NE1/4 OF SW1/4 SEC 28, TH W 117 FT, TH S 90 FT, TH E 117 FT, TH N 90 FT TO POB, DESC OR 551 P 580; LESS THAT PART TO MANATEE COUNTY FOR LOCKWOOD RIDGE RD R/W DESC IN OR 1014 P 2657 ALSO LESS RD R/W AS DESC IN O.R. 1534 PG 6275 DESC AS FOLLOWS: COM AT THE NE COR OF THE SE1/4 OF THE NE1/4 OF THE SW1/4 OF SD SEC 28; TH N 89 DEG 34 MIN 05 SEC W ALG THE NLY LN OF SD SE1/4 A DIST OF 23.20 FT TO A POINT ON THE WLY EXISTING R/W/L OF LOCKWOOD RIDGE RD PER O.R. BK 1014 PG 2657 OF THE PRMCF FOR A POB; TH S 01 DEG 28 MIN 50 SEC W ALG SD WLY EXISTING R/W/L A DIST OF 90.02 FT TO A POINT ON THE EXTENSION OF THE NLY LN OF A 10 FT ING/EGR EASEMENT PER O.R. BOOK 205 PG 618 OF SAID PUBLIC RECORDS; TH N 89 DEG 34 MIN 05 SEC W ALG SD NLY EXT LN, A DIST OF 17.18 FT; TH N 00 DEG 26 MIN 57 SEC E PARALLEL TO AND 42 FT WLY OF THE ELY LN OF SD SE1/4 A DIST OF 90 FT TO A POINT ON THE AFOREMENTIONED NLY LN OF SD SE1/4; TH S 89 DEG 34 MIN 05 SEC E ALG SD NLY LN A DIST OF 18.80 FT TO THE POB. PI#19432.0000/4

2023 FINAL CERTIFIED VALUES

	County	School	IndSpcDist	Municipality
Land Value:	29,750	29,750	29,750	
Improvement Value:	0	0	0	
Total Market Value:	29,750	29,750	29,750	
Land Classified Agricultural:	0	0	0	
Classified Use Value:	0	0	0	
Classified Use Savings:	0	0	0	
Ineligible for 10% Cap:	0	29,750	0	
Eligible for 10% Cap Next Year:	0	0	0	
Eligible for 10% Cap This Year:	29,750	0	29,750	
10% Cap Savings:	16,000	0	16,000	
Ineligible for SOH Cap:	29,750	29,750	29,750	
Eligible for SOH Cap Next Year:	0	0	0	
Eligible for SOH Cap This Year:	0	0	0	
SOH Cap Savings:	0	0	0	
Assessed Value:	13,750	29,750	13,750	
Exempt Value:	0	0	0	
Taxable Value:	13,750	29,750	13,750	

2024 SPECIAL ASSESSMENTS

FD03 SOUTHERN MANATEE FIRE & RESCUE DISTRICT	5.28
--	------

PROPERTY APPRAISER INSPECTIONS

07/21/2021	SAB	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
09/07/2016	JAG	OFF SITE INSPECTION	5 YEAR STATUTORY REVIEW

LAND INFORMATION

-----Frontage ----- Depth -----																
#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	U	108	No	0%	8,886	0	70,000	29,750					1.0			A-1



SALES INFORMATION

Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2267529	8/9/2019	2798 / 6568	PERS REP DEED	I	05	\$120,000	SPASOVSKI, CEDO	HENDERSON, MARY A
2267523	3/11/2013	UNRECORDED	MISCELLANEOUS	V	11	\$	HENDERSON, MARY A	HENDERSON, MARY A
1451826	1/1/1931	UNRECORDED	UNKNOWN	V	37		HENDERSON, MARY A	

Single-Family Detached Housing (210)

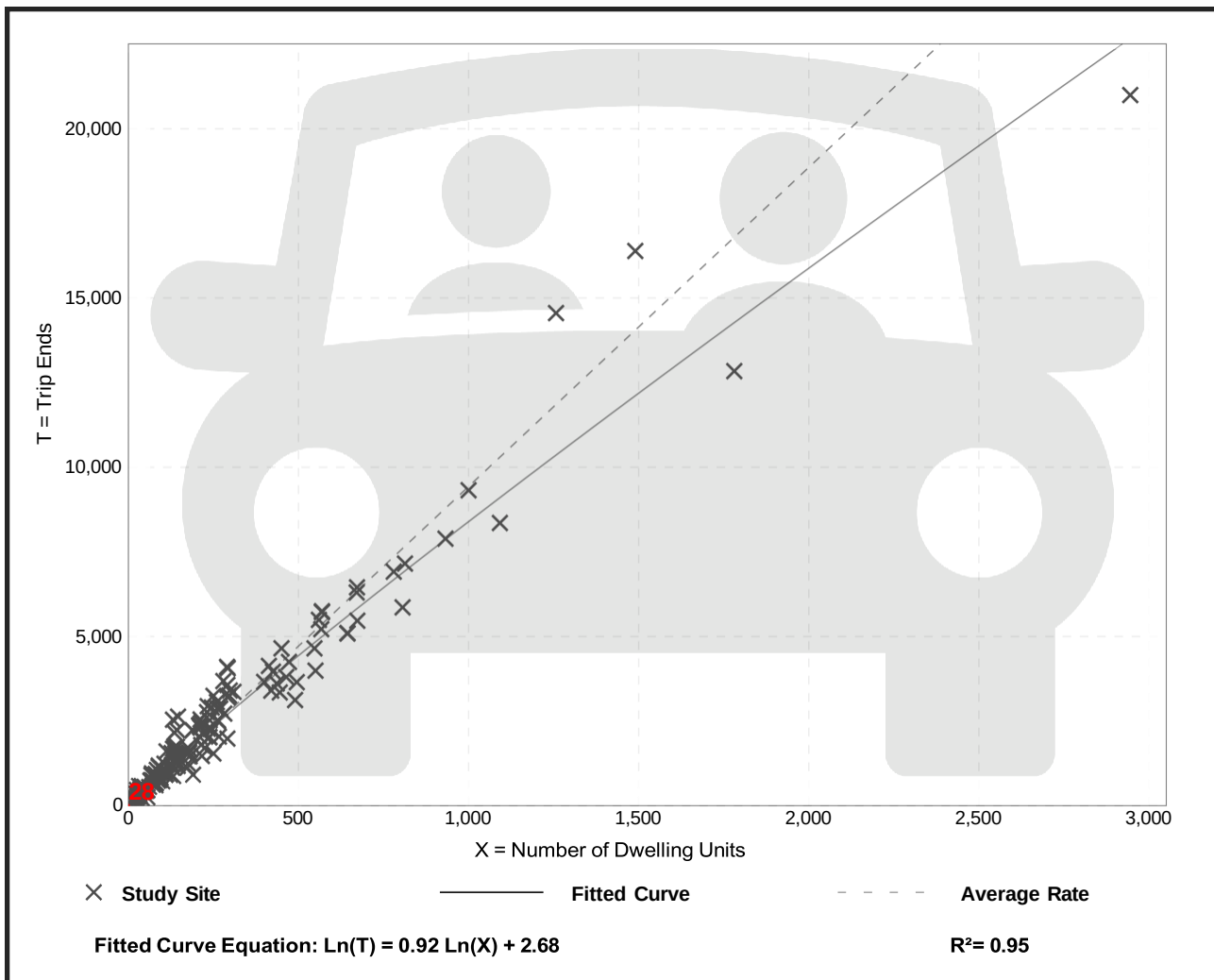
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

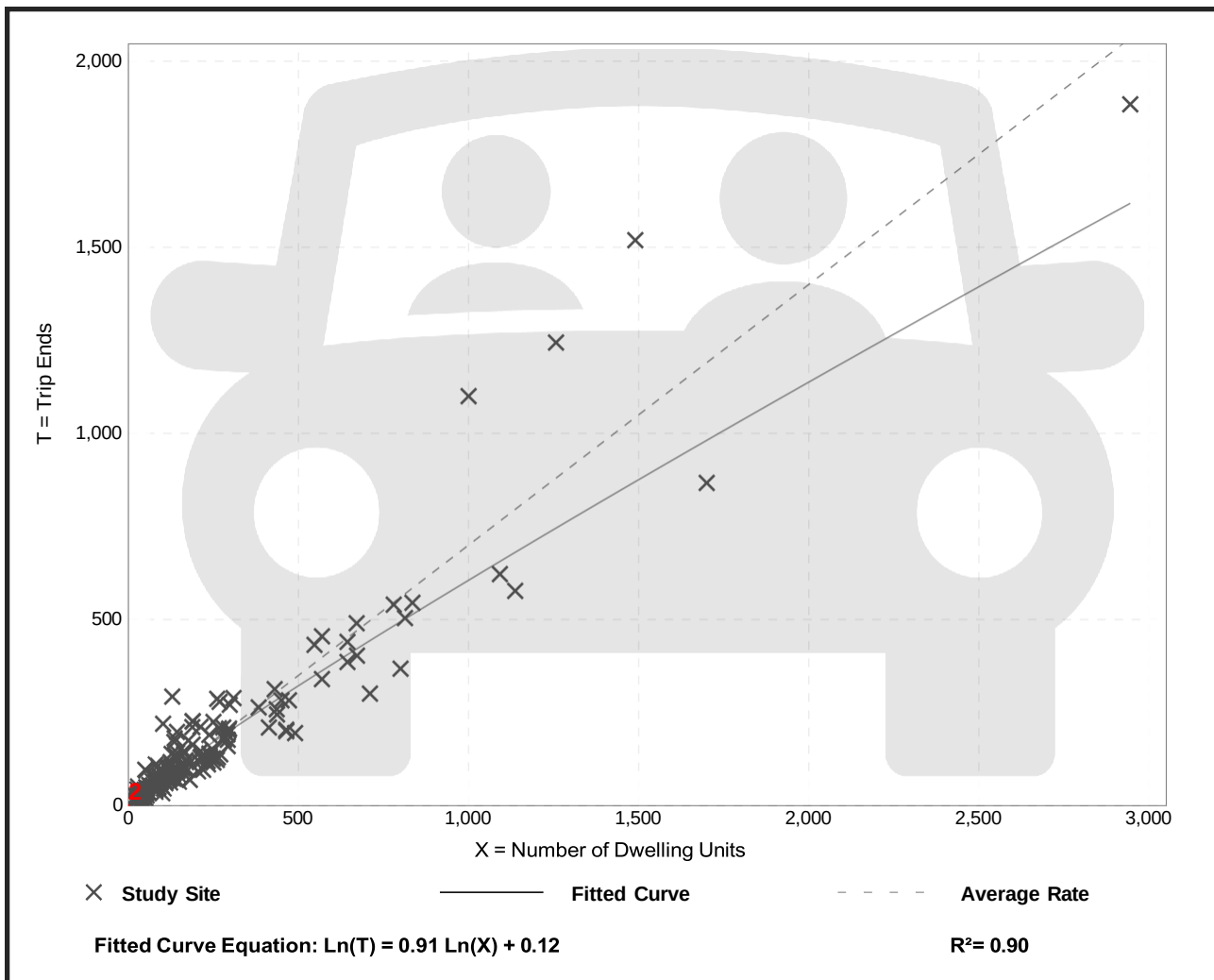
Avg. Num. of Dwelling Units: 226

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

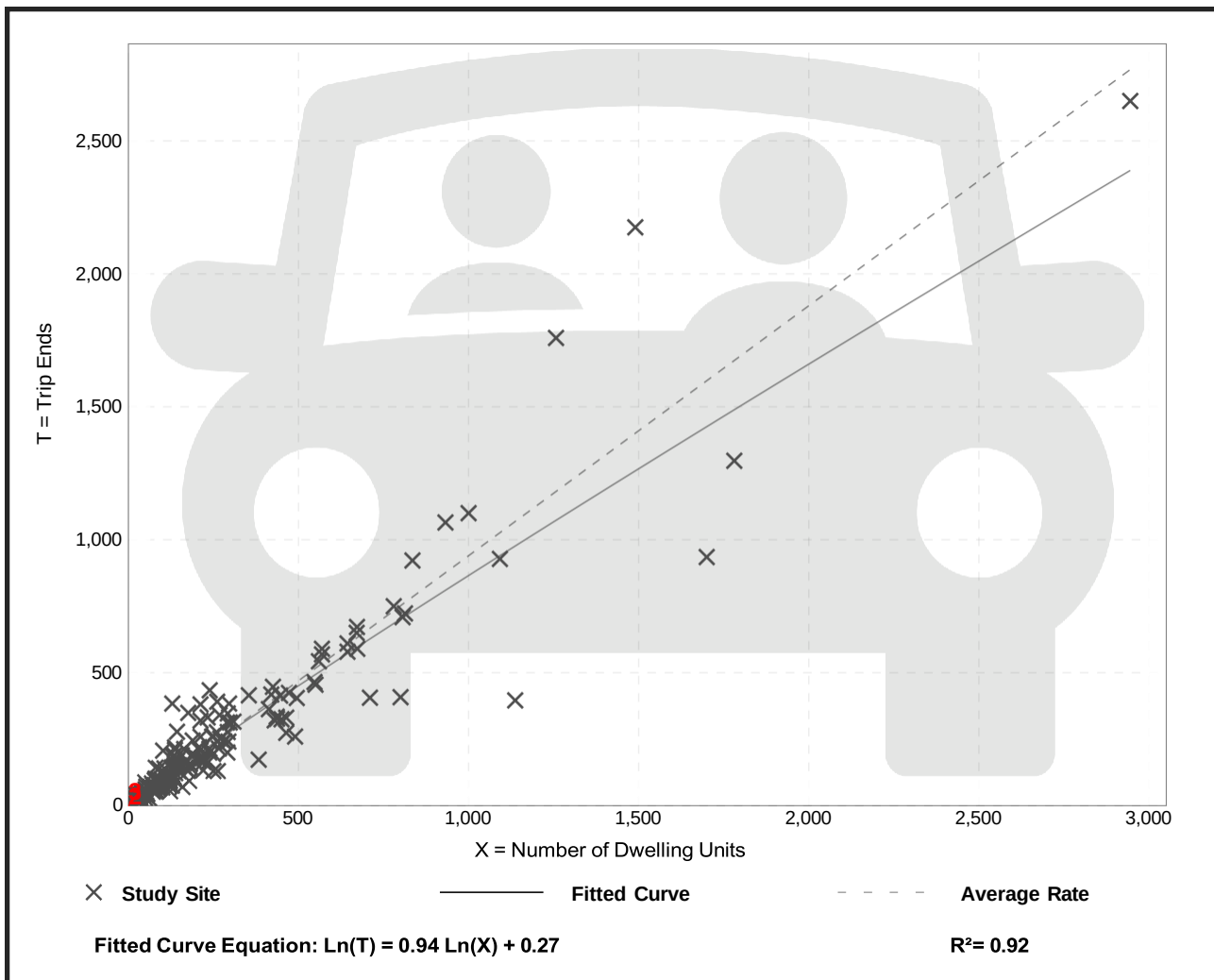
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Manatee County Planning Department
Concurrency Transportation Link Sheet

Report run on: May 1, 2024 9:47 AM

Page 11

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U T R	(#1) Cls	Sig/ Mile	Nu Cnt	Le Gr p	5% Peak Hour LOS	Los Std	Los Existed	Proj Art	Trf Plan	Exist AADT	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Pend	Peak Hour Total	Peak LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	De Con Typ	Sm Num	
2560	I-75	US 301	I-275	ST	F/PA	U 6D	0.26	1	G1	Y	418.5	C	E	F	22	115000	0.090	O	10,350	1,185	0	11,535	8,370	-3,165	0.000	0	0042	0
2570	I-75	I-275	MOCCASIN WALLOW RD	ST	F/PA	U 6D	0.75	1	G1	Y	418.5	C	D	D	22	95000	0.090	O	8,550	1,481	0	10,031	8,370	-1,661	0.000	0	0043	0
2580	I-75	MOCCASIN WALLOW R	HILLSBOROUGH CO	ST	F/PA	R 6D	0.23	1	US	Y	448.5	C	C	C	22	85000	0.095	O	8,075	586	0	8,661	8,970	309	0.000	0	0044	0
2590	I-275	I-75	US 41	ST	F/PA	U 4D	0.63	1	G1	Y	277	C	C	D	22	61500	0.090	O	5,535	330	0	5,865	5,540	-325	0.000	0	0058	0
2600	I-275	US 41	US 19	ST	F/PA	U 4D	0.41	1	Y	Y	277	C	C	C	22	47000	0.090	O	4,230	0	0	4,230	5,540	1,310	0.000	0	0059	0
2610	I-275	US 19	HILLSBOROUGH CO	ST	F/PA	R 4D	0.21	1	Y	Y	225.5	C	F	F	22	70500	0.095	O	6,698	0	0	6,698	4,510	-2,188	0.000	0	1000	0
2620	CYPRESS CREEK BLVD	1ST AV E	SR 64	MC	UC	U 4D	4.55	1	US	Y	131	D	D	D	22	17395	0.090	O	1,566	172	0	1,738	2,620	882	0.000	0	11-11	0
2625	KAY RD	1 AV E	PORT HARBOUR PKY	MC	UC	U 2U	1.43	1	Y	Y	62.5	D	D	D	22	10854	0.090	Y	977	0	0	977	1,250	273	0.000	0	11-32	11-32
2630	LINGER LODGE RD	BRADEN RIVER RD	I-75	MC	UC	U 2U	1.09	1	US	Y	62.5	D	C	C	22	2154	0.090	O	194	195	0	389	1,250	861	0.000	0	07-46	0
2635	LINGER LODGE RD	I-75	85 ST CT E	MC	UC	U 2U	1.85	1	N	Y	47.5	D	C	C	22	1750	0.090	Y	158	6	0	164	950	786	0.000	0	4179	4179
2640	LOCKWOOD RIDGE RD	UNIVERSITY PKY	TALLEVAST RD	MC	MA	U 4D	1.01	1	Y	Y	137.5	D	D	D	22	20493	0.090	O	1,844	9	10	1,863	2,750	887	0.000	0	07-12	0
2641	LOCKWOOD RIDGE RD	TALLEVAST RD	WHITFIELD AV E	MC	MA	U 4D	0.99	1	US	Y	161	D	C	C	22	20288	0.090	Y	1,826	0	0	1,826	3,220	1,394	0.000	0	07-50	07-50
2642	LOCKWOOD RIDGE RD/45TH ST E	WHITFIELD AV E	63 AV/SAUNDERS	MC	MA	U 4D	1.32	1	US	Y	169	D	C	C	22	17778	0.090	Y	1,600	93	0	1,693	3,380	1,687	0.000	0	06-03	06-03
2643	LOCKWOOD RIDGE RD/45T ST E	63 AV/SAUNDERS	SR 70	MC	MA	U 4D	0.85	1	US	Y	169	D	C	C	22	25760	0.090	Y	2,318	284	0	2,602	3,380	778	0.000	0	07-49	07-49
2646	LORRAINE RD	44TH AV E	SR 64	MC	MA	T 2U	0.71	1	Y	Y	109.5	D	C	C	22	12467	0.090	Y	1,122	311	35	1,468	2,190	722	0.000	0	11-26	11-26
2648	LORRAINE RD	RANGELAND PKY	44TH AV E	MC	MA	T 2U	0.00	0	Y	Y	109.5	D	C	D	22	12467	0.090	Y	1,122	641	0	1,763	2,190	427	0.000	0	11-26	11-26
2650	LORRAINE RD	SR 70	RANGELAND PKY	MC	MA	T 2U	1.67	1	US	Y	114.5	D	C	D	22	12467	0.090	O	1,122	1,060	0	2,182	2,290	108	0.000	0	11-26	0
2651	LORRAINE RD	SR 70	UNIVERSITY PKY	MC	MA	U 4D	0.32	1	Y	Y	137.5	D	D	D	22	15405	0.090	Y	1,386	140	0	1,526	2,750	1,224	0.000	0	07-52	07-52
2655	M & J RD	SR 70	CLAY GULLEY RD	MC	MIC	R 2U	5.00	1	Y	Y	77.5	C	B	B	22	619	0.095	Y	59	0	0	59	1,550	1,491	0.000	0	12-04	12-04
2660	17 ST E/ MEMPHIS RD	BUS US 41	US 41	MC	UC	U 2U	1.32	1	Y	Y	62.5	D	D	D	22	10069	0.090	O	906	0	0	906	1,250	344	0.000	0	09-01	0

Cash Fare and Bus Passes
Pases de Autobús y Tarifa en Efectivo

Table with 3 columns: Card Type, Regular Card Tarjeta Regular, Discount Card Tarjeta de Descuento. Rows include Single Ride Cash Fare, 1-day M Card, 7-day M Card, 31-day M Card, and 30-Day R Card.

Riders aged 5 years and under, or aged 80 years and older, ride free on all MCAT routes. All ride free on the Anna Maria Island Trolley/Route 5

Los pasajeros de 5 años o menos, o de 80 años o más, viajan gratis en todas las rutas MCAT.

* M Cards are valid on MCAT vehicles. R Cards are valid on MCAT and SCAT vehicles.

* Las tarjetas M son válidas en vehículos MCAT. Las tarjetas R son válidas en vehículos MCAT y SCAT.



Discount Eligibility

Upon proof of qualification, the following riders are eligible for discounted fares: aged 60–79 years, Mobility Card holder (medical condition), Medicare Card holder, active duty or military veteran, or enrolled student.

Elegibilidad de Descuento

Con la prueba de calificación, los siguientes pasajeros son elegibles para tarifas con descuento: de 60 a 79 años, titular de la tarjeta de movilidad (condición médica), titular de la tarjeta de Medicare, miembro militar en servicio activo o veterano, o estudiante matriculado.

Tips for Riders
Consejos para pasajeros

- Arrive 10 minutes prior to the scheduled time
- Ensure the driver can see you at the bus stop
- Have exact cash fare, bus pass or mobile ticket ready before boarding
- Let the operator know if you require additional assistance
- Llegue 10 minutos antes de la hora programada
- Asegúrese de que el conductor pueda verlo en la parada del autobús
- Tenga lista su tarifa en efectivo exacto, pase para el bus, o boleto en su móvil, antes de abordar.
- Informe al operador si necesita asistencia adicional

Bus Passes and Services
Pases y Servicios de Autobús

M Cards and R Cards are available by mail order or as listed at the following locations:

Las tarjetas M y las tarjetas R están disponibles por pedido por correo o como se enumeran en las siguientes ubicaciones:

Downtown Bradenton Transfer Station

601 13th St West, Bradenton
On 13th St W between 8th Ave and 6th Ave
Customer Service Hours: Monday – Friday, 7am to 6pm
Purchase regular & discounted bus passes (no bills over \$20).
Compre pases de autobús regulares y con descuento (no se aceptan billetes de más de \$20).

DeSoto Transfer Station

820 301 Boulevard West, Bradenton
On the corner of 301 Blvd W and 9th St W
Customer Service Hours: Monday – Friday, 7am – 11:30am and 12:30pm – 4pm
Purchase regular & discounted bus passes (no bills over \$20). Park and Ride spaces available.
Compre pases de autobús regulares y con descuento (no se aceptan billetes de más de \$20).

Palmetto Transfer Station

1802 8th Ave West, Palmetto
On the corner of Business 41 and 19th St
Bus information displays, schedules, and park and ride lot available.
Pantallas de información de autobuses, horarios y estacionamiento disponible.

Goodwill Stores*

- 3465 Cortez Rd West, Bradenton
- 2715 51st Ave East, Bradenton
- 8750 State Road 70, Bradenton

*Discounted tickets are not available at Goodwill Stores.
*Los boletos con descuento no están disponibles en las tiendas Goodwill.

Buy Tickets with Your Mobile Phone/
Compre boletos con su teléfono móvil

Token Transit Mobile App and Moovit Mobile App
Proof of qualification must be presented to the bus operator to use a discounted fare.
Se debe presentar prueba de calificación al operador del autobús para usar una tarifa con descuento.

Where's My Bus?/
¿Dónde está mi Autobús?
MyStop App
Use the MyStop Mobile App to check real-time bus arrival estimates.
Use la aplicación móvil mystop para verificar las estimaciones de llegada de autobuses en tiempo real.

CONTACT US:
Rider information 941-749-7116
Text Telephone (TDD) 941-747-7868
Email mcat@mymanatee.org
Website www.mymanatee.org/mcat
Manatee County Transit Fleet Facility Administration Offices 941-747-8621
2411 Tallevast Road Sarasota, FL 34243
Social media handles for @manatee.county.fl, manateegov, @PW_ManateeGov, and ManateeCountyFla

MCAT MANATEE COUNTY AREA TRANSIT
TRANSIT/TROLLEY SYSTEM MAP
Local Fixed Route Bus Monday - Saturday
Anna Maria Island Trolley 7 days a week/365 days a year
Effective Date: December 4, 2021
SERVING Anna Maria Island, Bradenton, Cortez, Longboat Key, Manatee County, Palmetto, Pinellas County, Port Manatee, Sarasota County

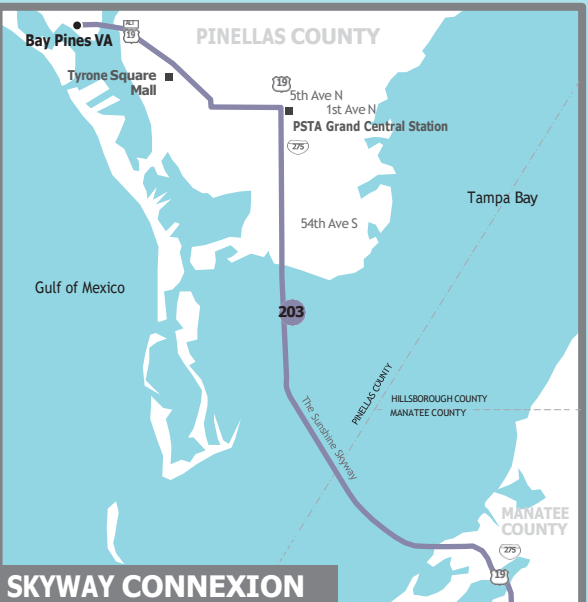
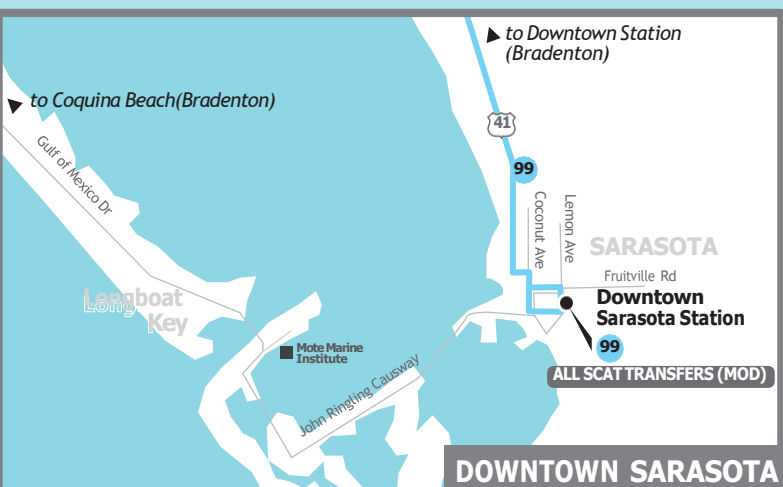
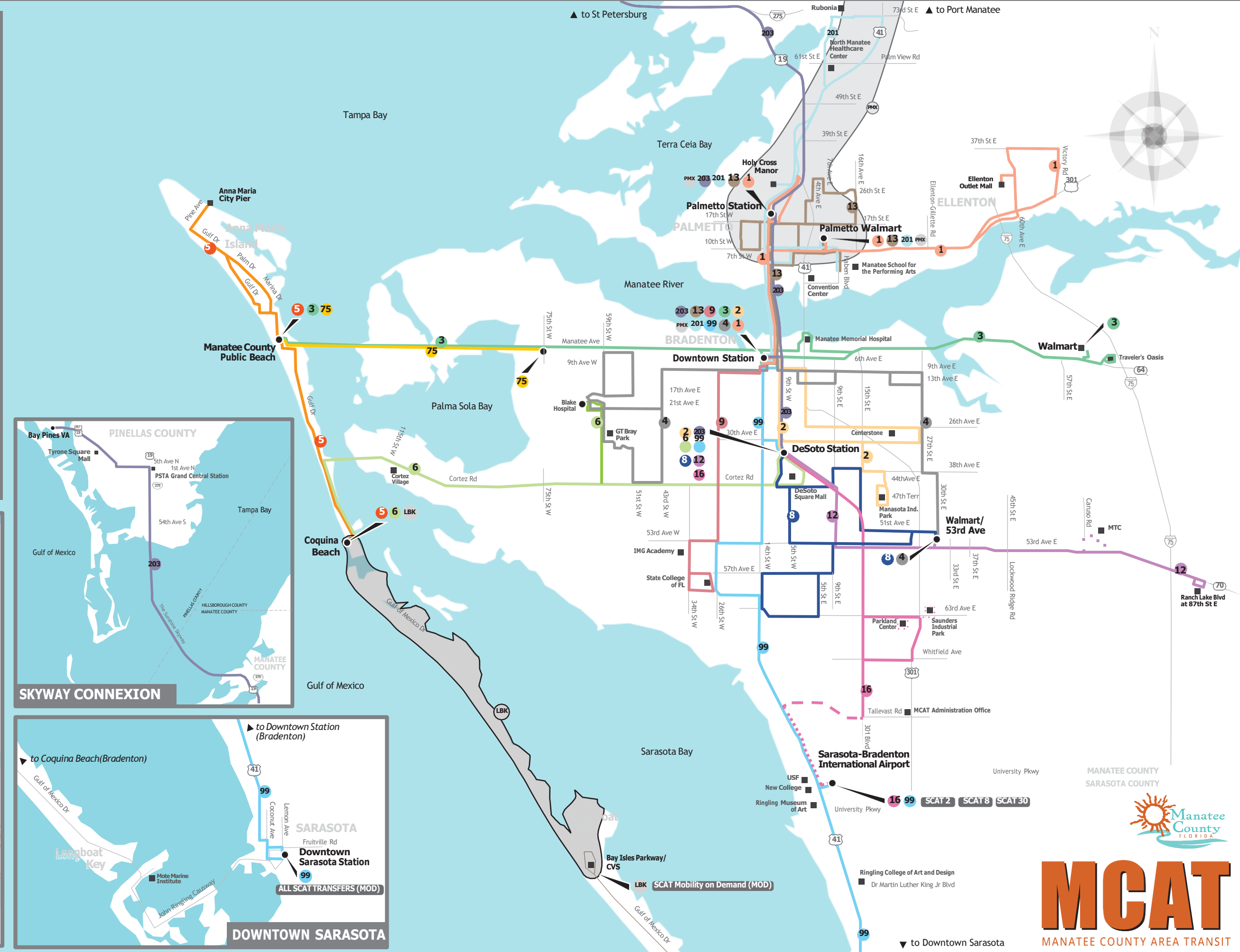
LEGEND

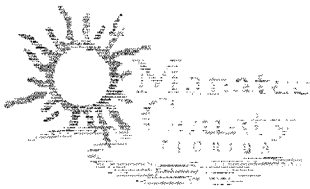
- 1 Ellenton Outlet Mall
- 2 East Bradenton
- 3 Manatee Avenue
- 4 9th Avenue East and West
- 5 Anna Maria Island Trolley
- 6 Cortez Road
- 8 Oneco-Bayshore
- 9 9th Avenue W/26th Street
- 12 State Road 70
- 13 Palmetto
- 16 15th Street East
- 75 Beach ConneXion
- 99 Bradenton-Sarasota
- 201 North County ConneXion
- 203 Skyway ConneXion
- LBK Longboat Key Shuttle
- PMX Port Manatee ConneXion
- Intermittent Service
- Transfer Points
- Points of Interest

LONGBOAT KEY SHUTTLE
PORT MANATEE CONNEXION

- ON DEMAND, CURB-TO-CURB SERVICE
- CALL TO SCHEDULE A RIDE
- PHONE: 941-748-2317

PORT MANATEE CONNEXION





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

Form D2 - Zoning Disclosure Affidavit

Project name: 7412 Lockwood Ridge Road Rezoning

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

Cedo Spasovski _____

50% _____

Mary Jane Spasovski _____

50% _____

Click or tap here to enter textL _____

Click or tap here to enter text _____

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

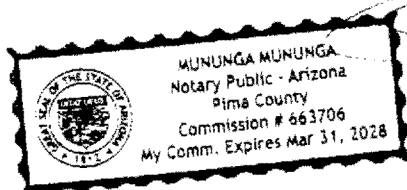
Signature: Mary Jane Spasovski

(Applicant): Cedo Spasovski & Mary Jane Spasovski

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of SEPTEMBER (month), 2014 (year), by CEDO KENNETH SPASOVSKI (name of person acknowledging) who is personally known to me or who has produced FLORIDA DRIVER LICENSE (type of identification) as identification.

NUMBERS 3121-100-56-449-0
3121-59-61-530-0



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



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: 1942900109

Property Size (acres or sq. ft.): 0.432 +/- acres

Section: 28

Township: 35S

Range: 18ETAZ: NA

Print Name(s) of all Property Owners:

Cedo Spasovski and Mary Jane Spasovski

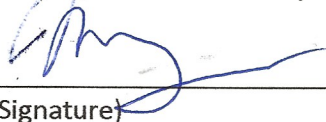
Being first duly sworn, depose(s) and say(s):

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)
See Attached Exhibit "A"
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)

6/26/2026

(Date)

(Signature)

Click or tap to enter a date.

(Date)

STATE OF FLORIDA

COUNTY OF ~~MANATEE~~ Desoto

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June (month), 2026 (year), by Richard Utley (name of person acknowledging) who is personally known to me or who has produced Florida Driver's License (type of identification) as identification.



JOY E. TUCKER

Notary Public

State of Florida

Comm# HH508324

Expires 3/26/2028



Signature of Notary Public – State of Florida

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

EXHIBIT "A"

Property Appraiser Parcel Identification Number: 1942900109

LEGAL DESCRIPTION

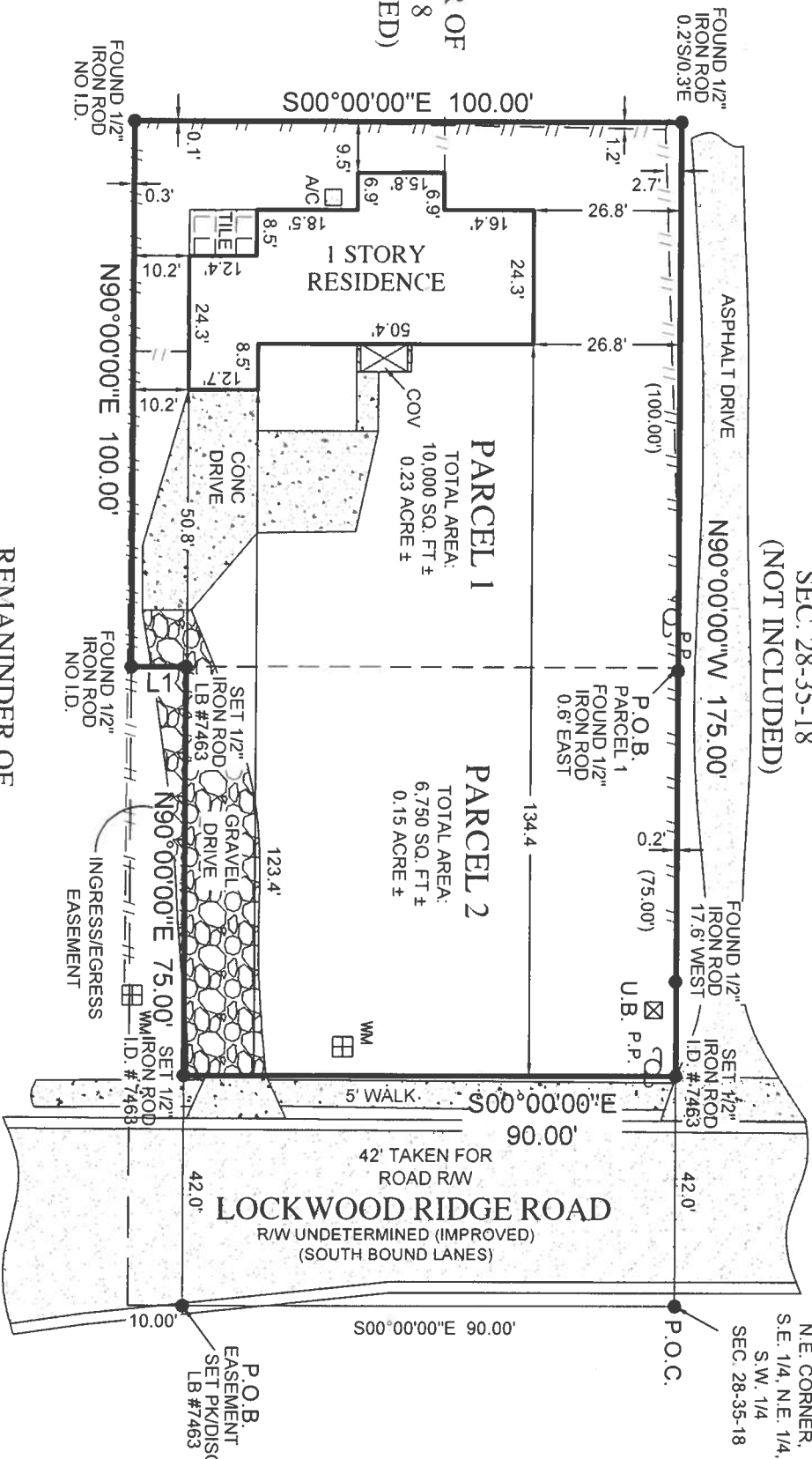
BEG AT NE COR OF SE1/4 OF NE1/4 OF SW1/4 OF SEC 28; RUN W, 117 FT FOR POB; CONT W, 100 FT; TH S 100 FT; TH E, 100 FT; TH N 100 FT TO POB; ALSO FOL DESC EASMT FOR INGRESS & EGRESS; BEING AT NE COR OF SE1/4 OF NE1/4 OF SW1/4 OF SEC 28; TH S 90 FT FOR POB; TH CONT S, 10 FT; TH W 117 FT; TH N 10 FT; TH E 117 FT TO POB, DESC OR 205 P 618; TOGETHER WITH THE FOLLOWING DESC PARCEL: BEG AT NE COR OF SE1/4 OF NE1/4 OF SW1/4 SEC 28, TH W 117 FT, TH S 90 FT, TH E 117 FT, TH N 90 FT TO POB, DESC OR 551 P 580; LESS THAT PART TO MANATEE COUNTY FOR LOCKWOOD RIDGE RD R/W DESC IN OR 1014 P 2657 ALSO LESS RD R/W AS DESC IN O.R. 1534 PG 6275 DESC AS FOLLOWS: COM AT THE NE COR OF THE SE1/4 OF THE NE1/4 OF THE SW1/4 OF SD SEC 28; TH N 89 DEG 34 MIN 05 SEC W ALG THE NLY LN OF SD SE1/4 A DIST OF 23.20 FT TO A POINT ON THE WLY EXISTING R/W/L OF LOCKWOOD RIDGE RD PER O.R. BK 1014 PG 2657 OF THE PRMCF FOR A POB; TH S 01 DEG 28 MIN 50 SEC W ALG SD WLY EXISTING R/W/L A DIST OF 90.02 FT TO A POINT ON THE EXTENSION OF THE NLY LN OF A 10 FT ING/EGR EASEMENT PER O.R. BOOK 205 PG 618 OF SAID PUBLIC RECORDS; TH N 89 DEG 34 MIN 05 SEC W ALG SD NLY EXT LN, A DIST OF 17.18 FT; TH N 00 DEG 26 MIN 57 SEC E PARALLEL TO AND 42 FT WLY OF THE ELY LN OF SD SE1/4 A DIST OF 90 FT TO A POINT ON THE AFOREMENTIONED NLY LN OF SD SE1/4; TH S 89 DEG 34 MIN 05 SEC E ALG SD NLY LN A DIST OF 18.80 FT TO THE POB.

LEGAL DESCRIPTION

PARCEL 1:
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; RUN THENCE WEST, 117 FEET FOR POINT OF BEGINNING; THENCE CONTINUE WEST, 100 FEET; THENCE SOUTH 100 FEET; THENCE EAST 100 FEET; THENCE NORTH 100 FEET TO POINT OF BEGINNING; ALSO THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS AND EGRESS BEING AT NORTHEAST CORNER OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST; THENCE SOUTH 90 FEET FOR POINT OF BEGINNING; THENCE CONTINUE SOUTH, 10 FEET; THENCE WEST, 117 FEET; THENCE NORTH 10 FEET; THENCE EAST 117 FEET OF POINT OF BEGINNING.
PARCEL 2:
BEGIN AT THE NORTHEAST COENR OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; RUN THENCE WEST 117 FEET; TEHENCE SOUTH 90 FET; THENCE EAST 117 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION CONTAINED IN ROAD RIGHT OF WAY.

FLOOD ZONE: X
COMMUNITY NUMBER: 120153
PANEL: 12081C0317
SUFFIX: E
FIRM DATE: 3/17/2014

REMANINDER OF
SEC. 28-35-18
(NOT INCLUDED)



SCALE: 1"=30'

REMANINDER OF
SEC. 28-35-18
(NOT INCLUDED)

REVISIONS:
1. ADDED TOTAL AREA...9/23/24
2. REVISED DWG 6/2/25

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N00°00'00"E

- NOTES:
- LEGAL DESCRIPTION PROVIDE BY CLIENT
 - NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 - NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 - ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
 - SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE, HAVING A BEARING OF N90°00'00"E



VICINITY MAP
NOT TO SCALE

LEGEND

- A/C AIR CONDITIONER
- B.F.P. BACKFLOW PREVENTER
- C.B.S. CONCRETE BLOCK STRUCTURE
- E.L. ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L. LENGTH
- L.B. LICENSED BUSINESS
- M. MEASURED
- N.A.V. NORTH AMERICAN VERTICAL DATUM
- N.G.V. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P. PLAT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.G. PAGE
- P.B. PLAT BOOK
- P.K. PARKER KYLON NAIL
- R. RADIUS
- R.W. RIGHT OF WAY
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- C. CENTERLINE
- # & NUMBER
- Δ DELTA OR CENTRAL ANGLE
- CONCRETE
- X-X- CHAIN LINK FENCE
- //-- WOOD FENCE
- O- MISCELLANEOUS FENCE



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED) *David G. Cutler*
DAVID G. CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593



LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassssurveying.net

BOUNDARY SURVEY OF
7412 AND XXX LOCKWOOD RIDGE RD
SARASOTA, FL 34243
PREPARED FOR
CEDO SPASOVSKI

Project	C-644949	Sheet	1 OF 1
Date	7/31/24		
Scale	1"=30'		

Neighborhood Workshop Summary – 7412 Lockwood Ridge Road PLN2409-0131 (Rezone)

Workshop Time and Location

- Thursday, August 20, 2026, started at 5:30pm, ended at 6:30pm
- Zoom meeting ID **814 8739 7698**

Labels were provided by the Manatee County Property Appraiser's Office. Per direction from Manatee County Development Staff, notice was mailed to property owners located within 1,400 feet of the subject property. 251 notices were mailed. Two neighbors contacted the Applicant prior to the neighborhood workshop. The neighbors were as follows: 1) Darren L. Nolen – 7386 Lockwood Ridge Road (Wanted to know if Manatee County was requiring the Applicant to submit a rezoning petition). 2) Bernard Wagg and Maria V. Wagg – 4421 Avenue E (Wanted to know what was being requested).

Workshop Elements

At the workshop, on the Applicant and the Agent attended. The Agent waited one full hour, and no one joined the meeting. The Agent's slide show is attached to this correspondence.

Workshop Summary

At the workshop, on the Applicant and the Agent attended. The Agent waited one full hour, and no one joined the meeting.

Participants - 2 (by Name/Zoom ID and their questions/concerns):

1. Cedo Spasovski – Applicant/Property Owner
2. Jason Utley - Agent

Author

Minutes prepared by Jason Utley, AICP, Planning Analytics, LLC

Jason Utley, AICP

Date: 8/20/2026

Attachments:

- Copy of the mailed notice sent to property owners
- Slideshow

Copy of the Mailed Notice Sent to Property Owners

Dear Resident:

You are invited to attend a virtual Neighborhood Workshop, to be held via Zoom on **August 20, 2026, at 5:30 p.m.**, to discuss a proposed rezoning application for property located at **7412 Lockwood Ridge Road, Sarasota, Florida 34243**. **Please refer to the attached Location Map on the reverse side of this letter for the location of the subject property.**

The purpose of the Neighborhood Workshop is to provide information regarding the proposed rezoning application and provide an opportunity for nearby property owners and interested members of the public to ask questions and provide comments. The Applicant is pursuing the rezoning of this parcel in order to bring the parcel into compliance for dimensional and setback requirements.

The Applicant is requesting to rezone the property from **A-1 (Agricultural Suburban)** to **RSF-4.5 (Residential Single-Family 4.5)**. Application materials are available for public review through **Manatee County's Accela Citizen Access** system under **Case No. PLN2407-0131**.

The subject property is surrounded primarily by residential development. The requested zoning designation is intended to be compatible with the surrounding development pattern and is consistent with the property's adopted Future Land Use designation.

The virtual Neighborhood Workshop will include an overview of the proposed rezoning, aerial photography, zoning and Future Land Use maps.

Neighborhood Workshop Information

Date: August 20, 2026

Time: 5:30 p.m.

Location: Zoom Meeting

Meeting ID: 814 8739 7698

Passcode: 771531

How to Join the Meeting

1. Visit **www.zoom.us**.
2. Select **Join**.
3. Enter the Meeting ID listed above.
4. Enter the Passcode listed above when prompted.
5. Click **Join** to enter the meeting.

We encourage you to attend the Neighborhood Workshop and look forward to discussing the proposed rezoning with you.

Sincerely,

Planning Analytics, LLC

Exhibit A
Location Map
Proposed Rezoning – 7412 Lockwood Ridge Road
Manatee County, Florida

Please see the bold black outlined parcel.



Neighborhood Workshop
Lockwood Ridge Rd Rezone
Project No. 2-24-16
PLN2487-0111
This is a standard rezone for 7412 Lockwood
Ridge Rd from A-1 (Suburban Agricultural) to
RSF 4.5 (Residential Single-Family) to bring the
parcel into compliance for dimensional
requirements.
MYMANATEE.ORG/NEUPROJECTS
Neighborhood Workshop, Virtual
August 26, 2026 2:30PM
Zoom.com
<https://us02nc.zoom.us/j/818072576082>
p9d-1Z3v9nG-KPGTY;5sk-J6L3n7DxKtHfLAmj.1
Meeting ID: 818 0725 7608
Dial-in: 774 531
Contact: carly@manatee.org hotmail.com



Copy of Neighborhood Workshop Presentation

Rezoning Petition Z-24-16

PLN2407-0131

Lockwood Ridge Rezoning

7412 Lockwood Ridge, Sarasota, FL

Neighborhood Workshop

August 20, 2026

Applicant – Mr. Cedo Spasovski

Project Agent

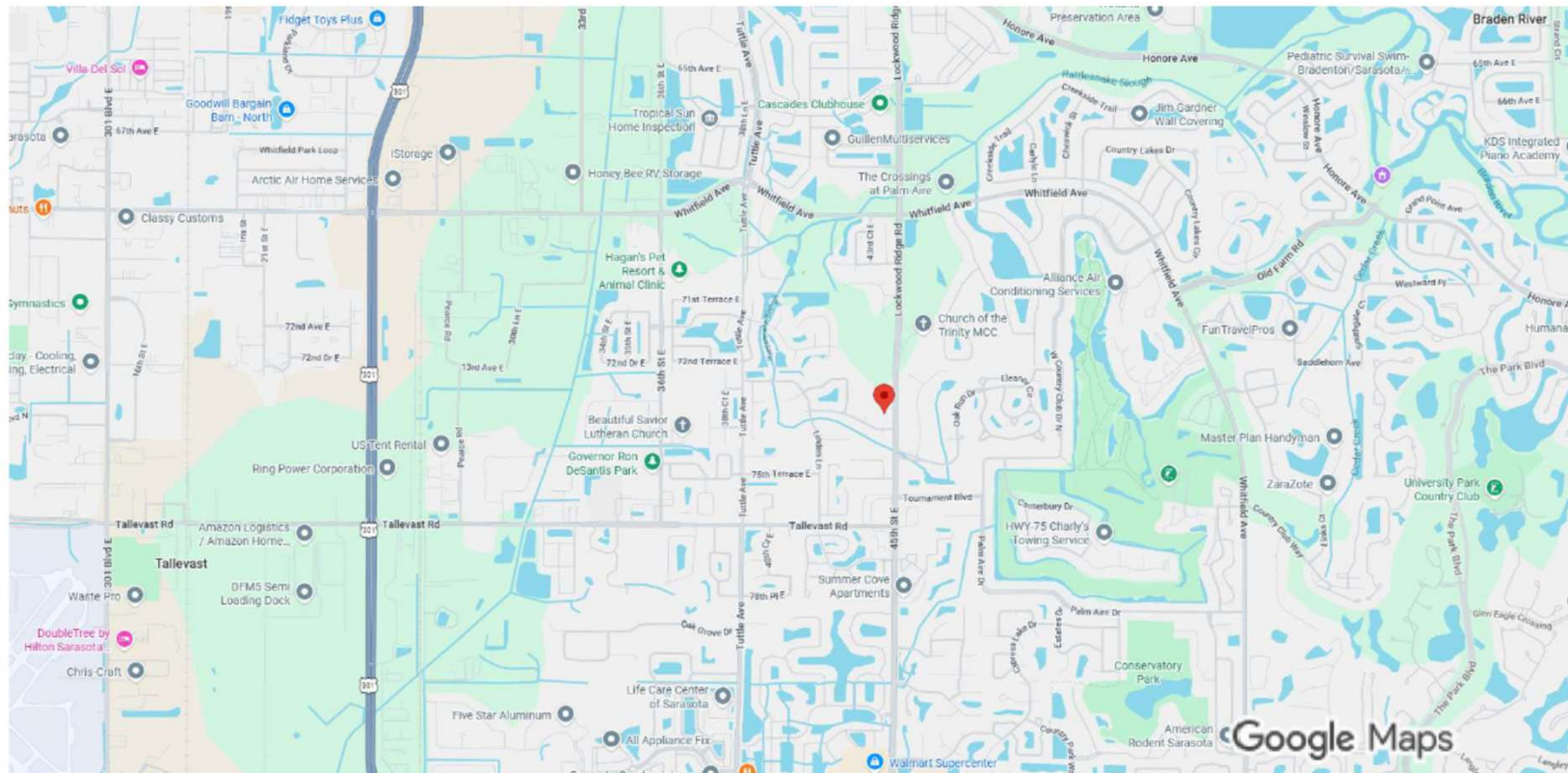
Planning Analytics, LLC - Jason Utley, AICP

Project Location

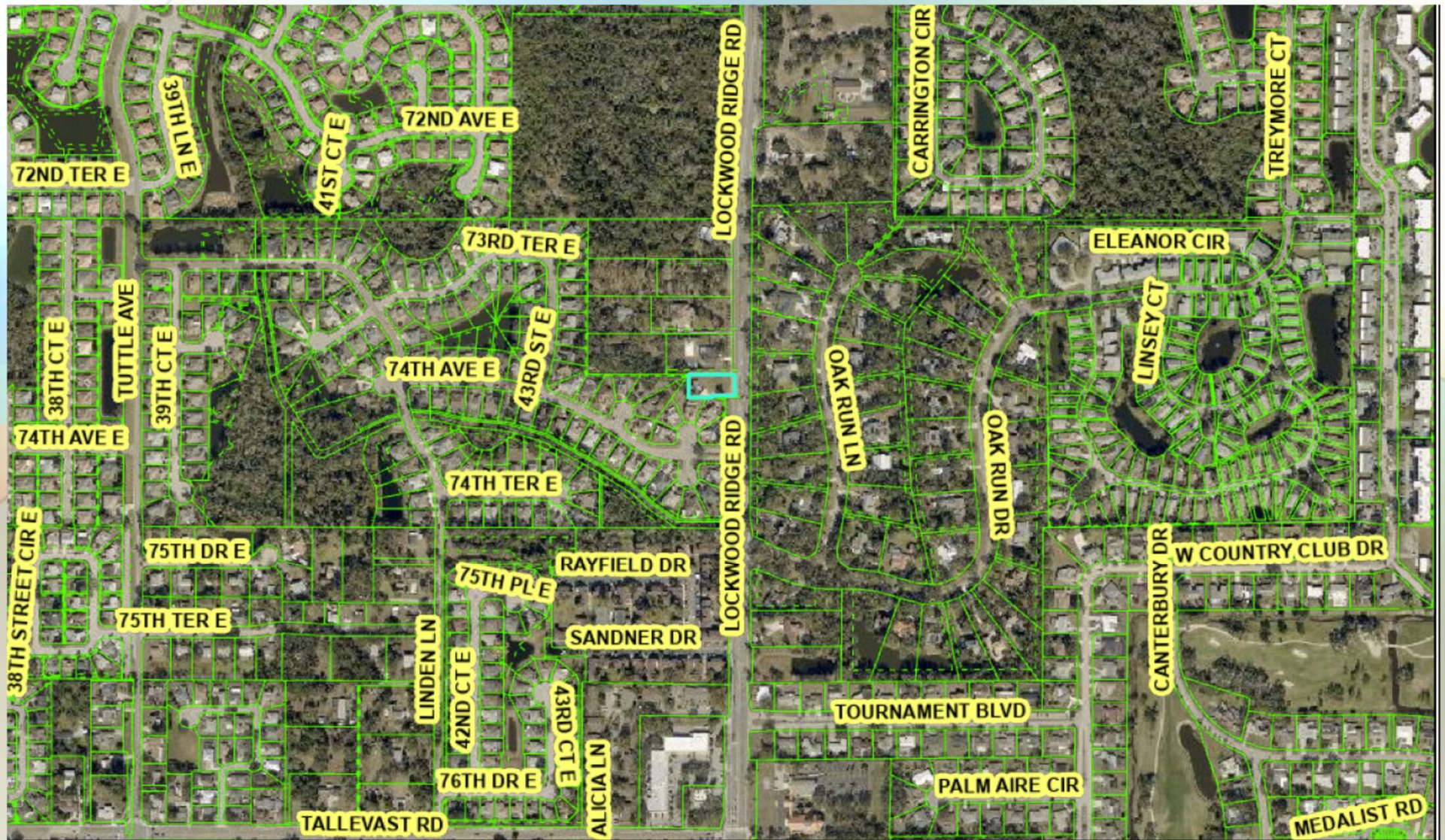
7412 Lockwood Ridge Rd

Project Location

Google Maps



Site Aerial – Roadway Network



Site Aerial – Access Scale



Why is the Rezoning Requested

Existing

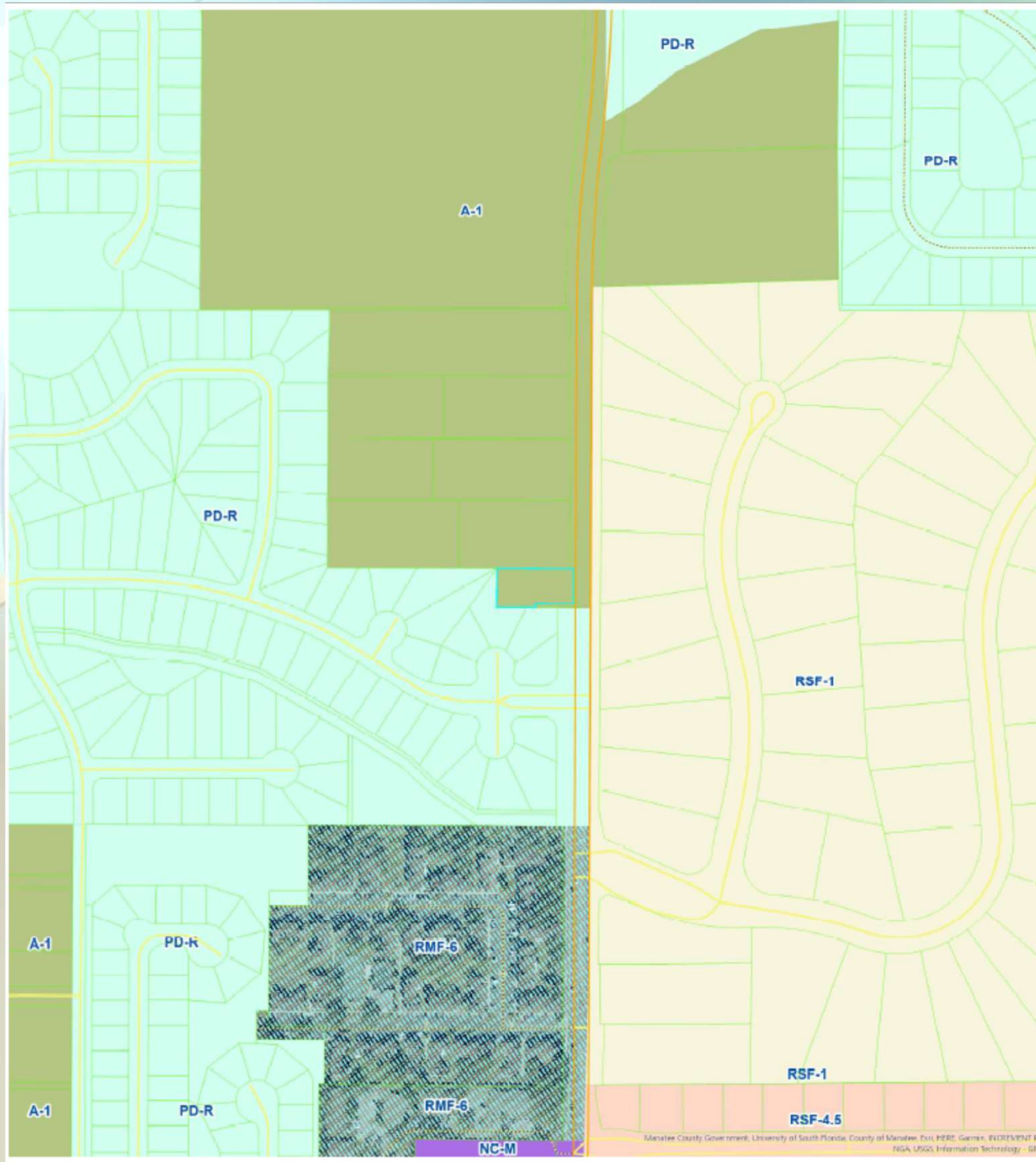
- A-1 zoning
- Minimum parcel size: 1 acre
- Subject parcel: 0.432 acre

Proposed

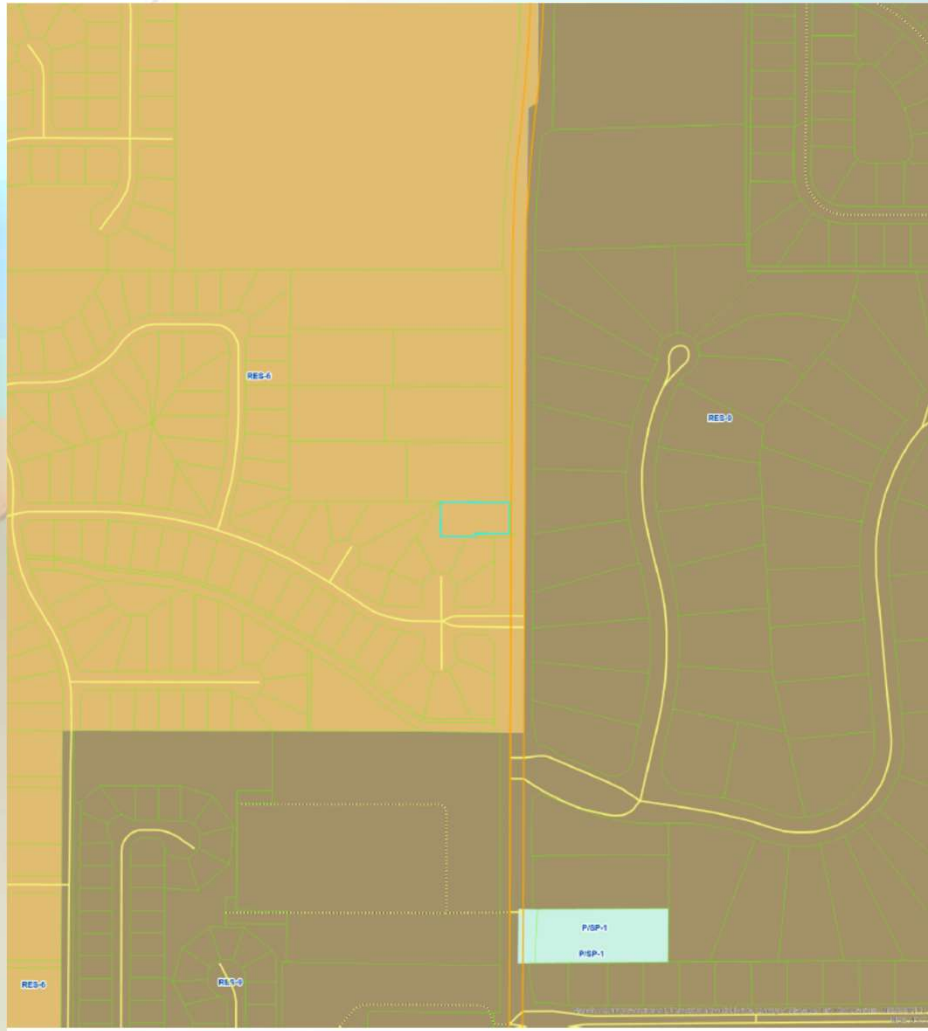
- RSF-4.5 zoning
- Residential zoning consistent with the established development patterns

No commercial or industrial use is proposed.

Manatee County Zoning Map

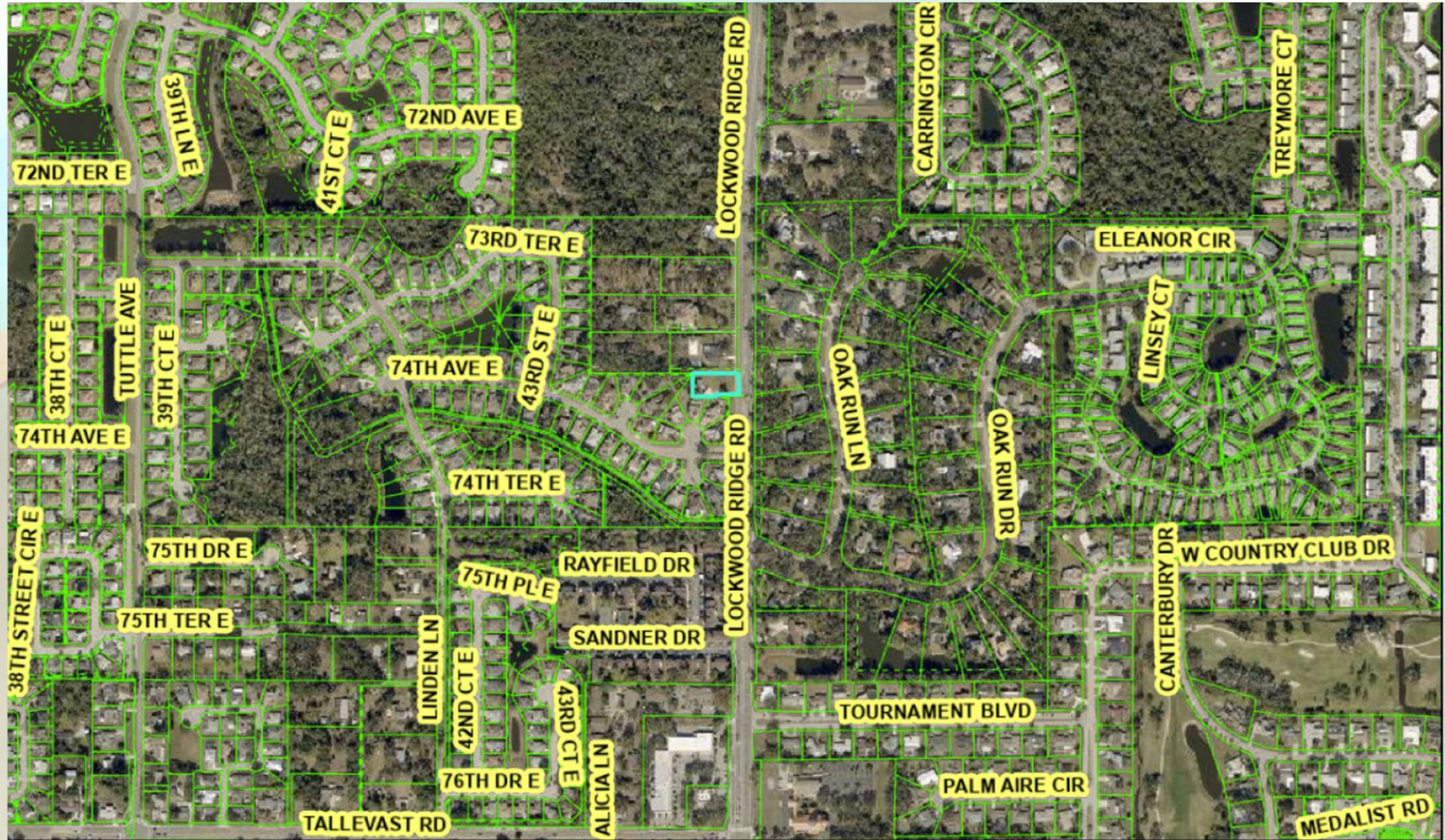


Future Land Use



- Subject Parcel is surrounded by either RES-6 or RES-9 Future Land Use designations. Agricultural Future Land Use is not located within the vicinity of the subject parcel.
- RSF 4.5 implements the established residential Future Land Use pattern.

Compatibility with Surrounding Uses



Why We Believe the Request is Compatible

- ✓ Parcel size is inconsistent with the existing A-1 minimum lot requirement
- ✓ Property is within an established residential Future Land Use area
- ✓ Property setbacks become conforming with the proposed zoning district.
- ✓ This change enhances the compliance with County standards.
- ✓ Requested zoning is compatible with the surrounding residential development pattern
- ✓ Existing public infrastructure and roadway access are available
- ✓ The rezoning is not anticipated to create significant or adverse impacts to surrounding properties

Rezoning Request

- The existing A-1 zoning requires a one-acre minimum, but this parcel contains only 0.432 acre. The requested RSF-4.5 zoning is intended to establish a residential zoning classification more consistent with the parcel's size, Future Land Use designation, and surrounding development pattern.
- We ask for your support of this zoning petition.

What Does This Mean for the Neighborhood

- **0.432-acre parcel**
- **Residential zoning requested**
- **No commercial or industrial development proposed**
- **Existing access from Lockwood Ridge Road**
- **Existing surrounding residential land-use pattern maintained**

Questions



Thank you for your time.

We are available if you have any questions.

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

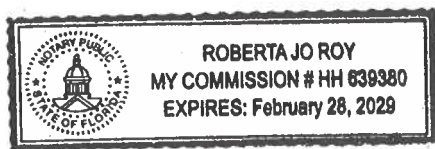
COUNTY OF MANATEE

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**

Rezoning Petition Z-24-16

PLN2407-0131

Lockwood Ridge Rezoning

7412 Lockwood Ridge, Sarasota, FL

Planning Commission

October 15, 2026



Applicant

Cedo Spasovski

Project Agent

Jason Utley, AICP

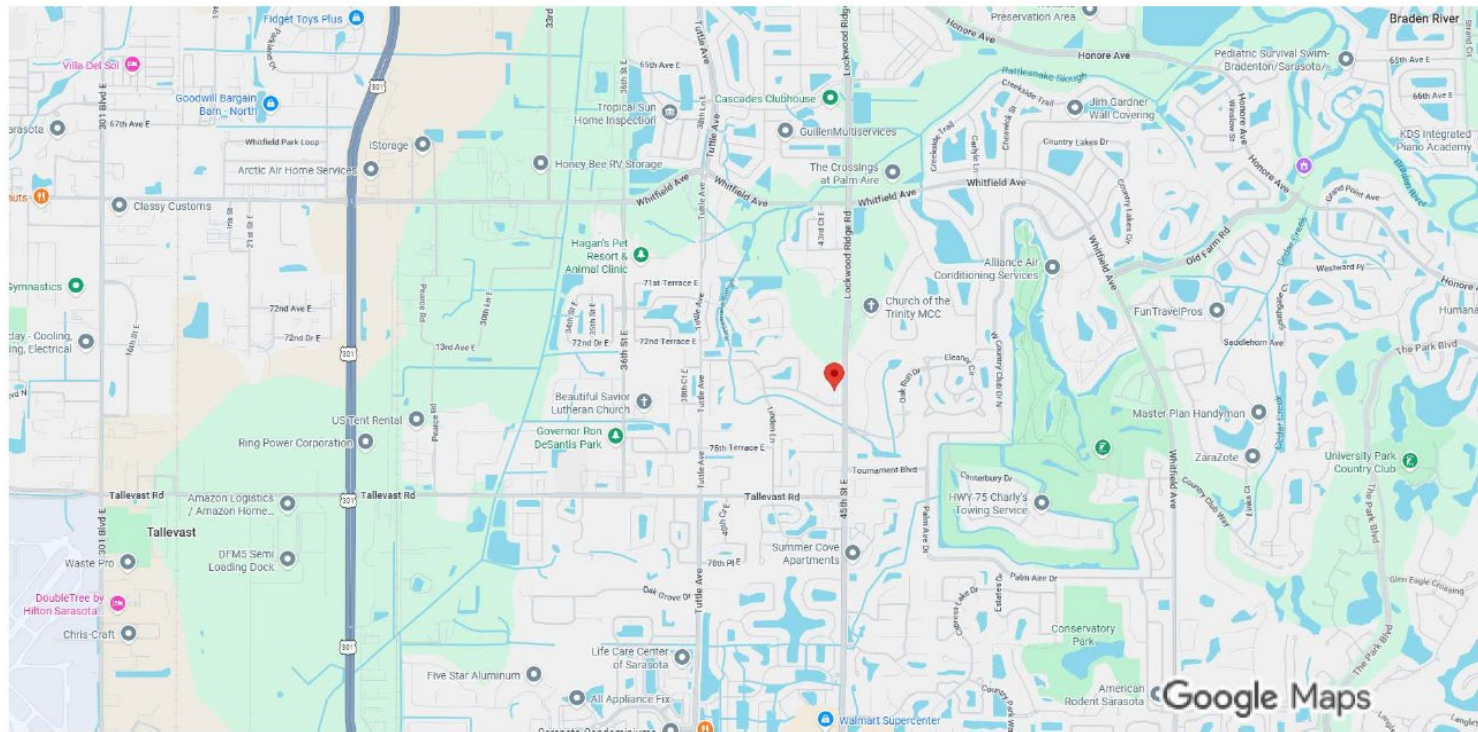
Planning Analytics, LLC

Project Location

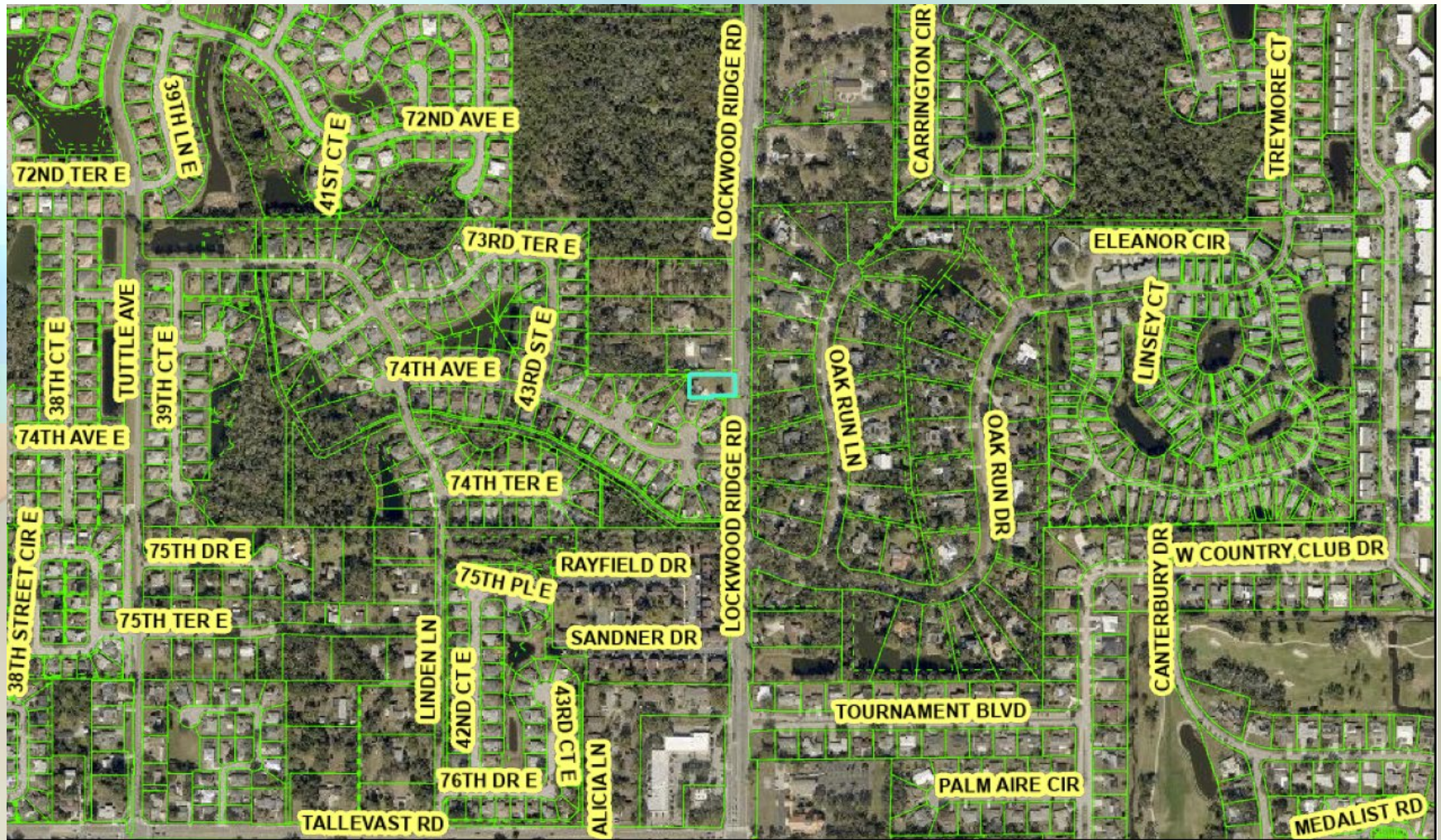
7412 Lockwood Ridge Rd

Project Location

Google Maps



Site Aerial – Roadway Network



Site Aerial – Access Scale



Why is the Rezoning Requested?

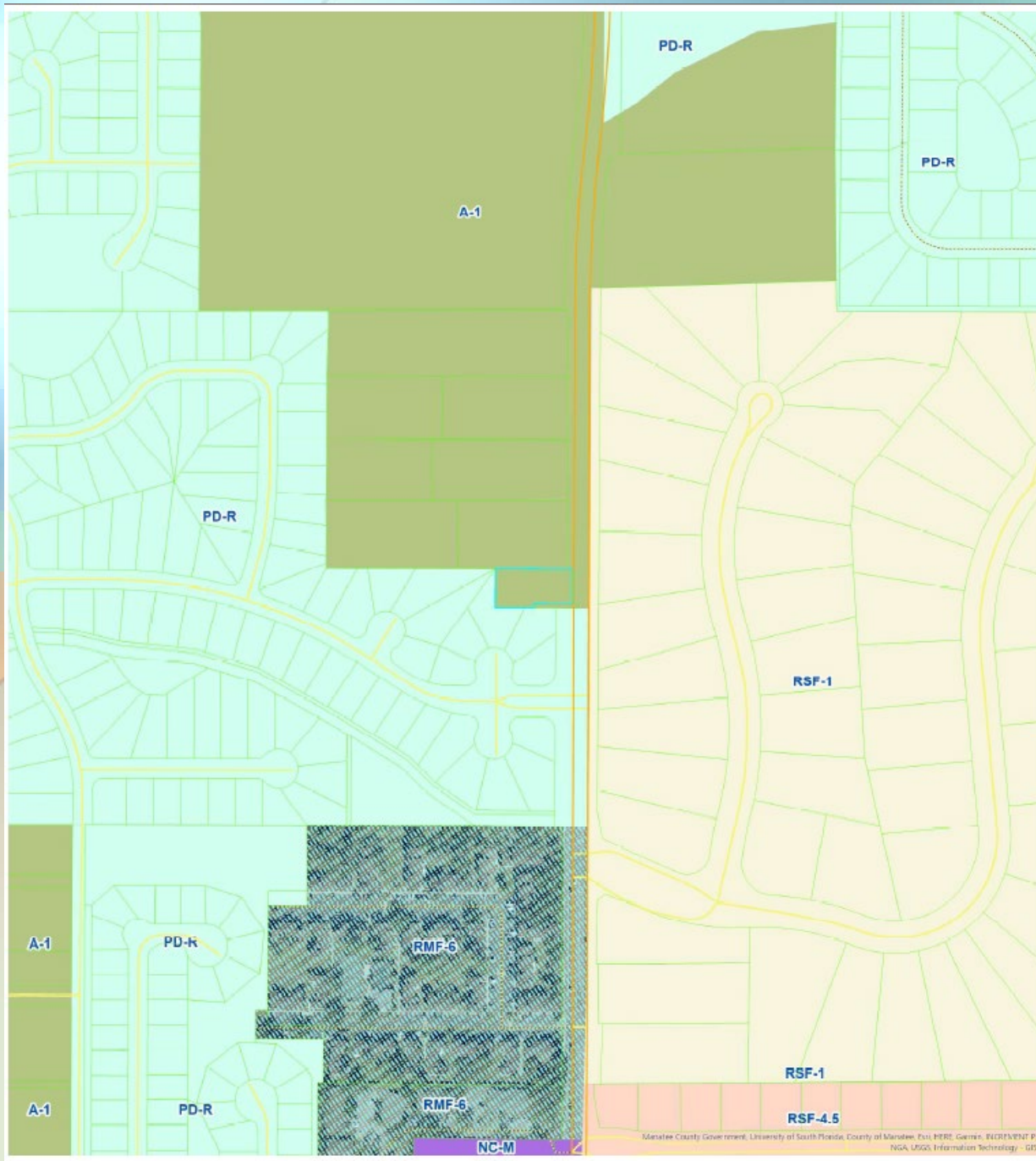
Existing

- A-1 zoning
- Minimum parcel size: 1 acre
- Subject parcel: 0.432 acre

Proposed

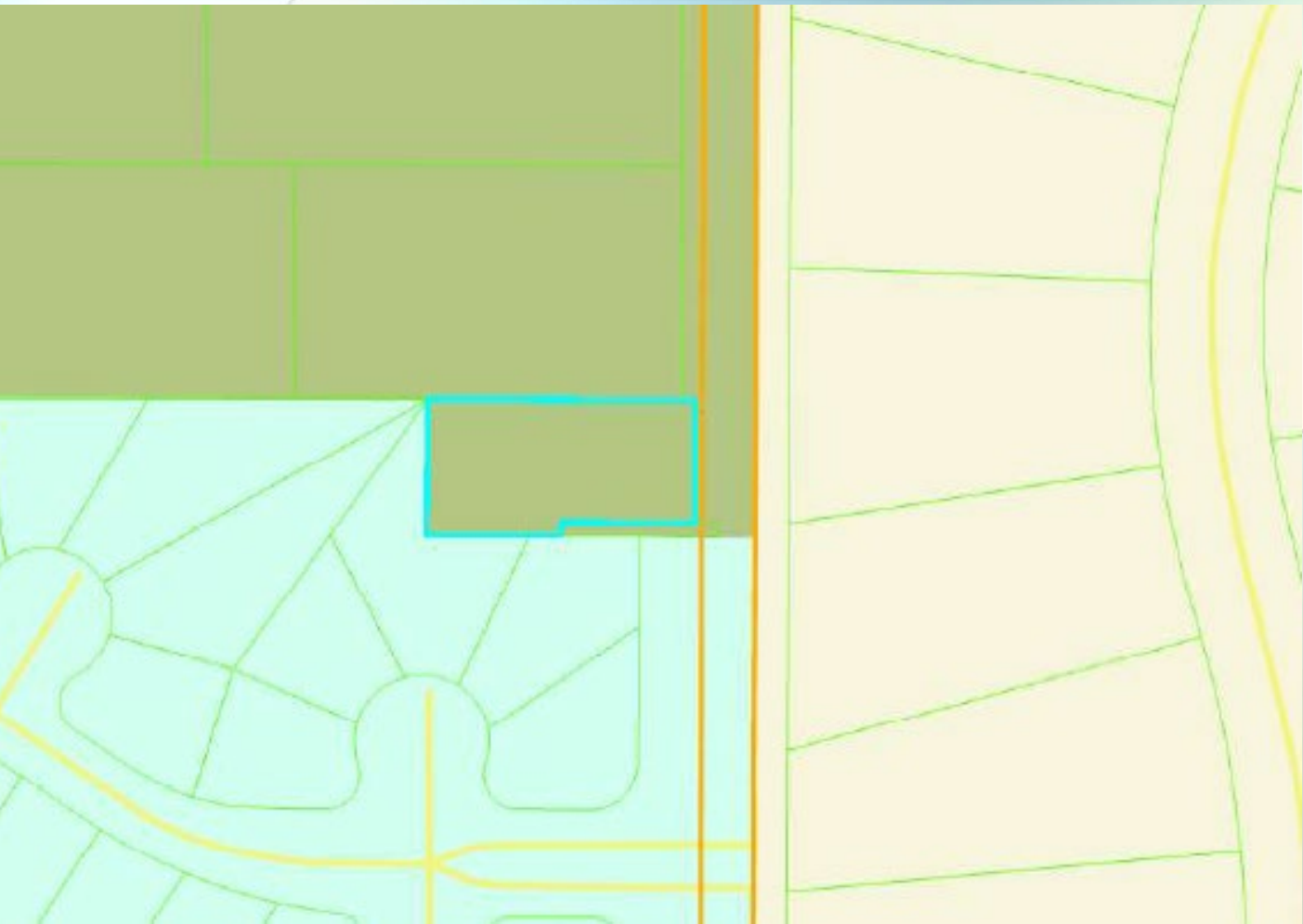
- RSF-4.5 zoning
- Residential zoning consistent with the established residential development pattern

No commercial or industrial use is proposed.



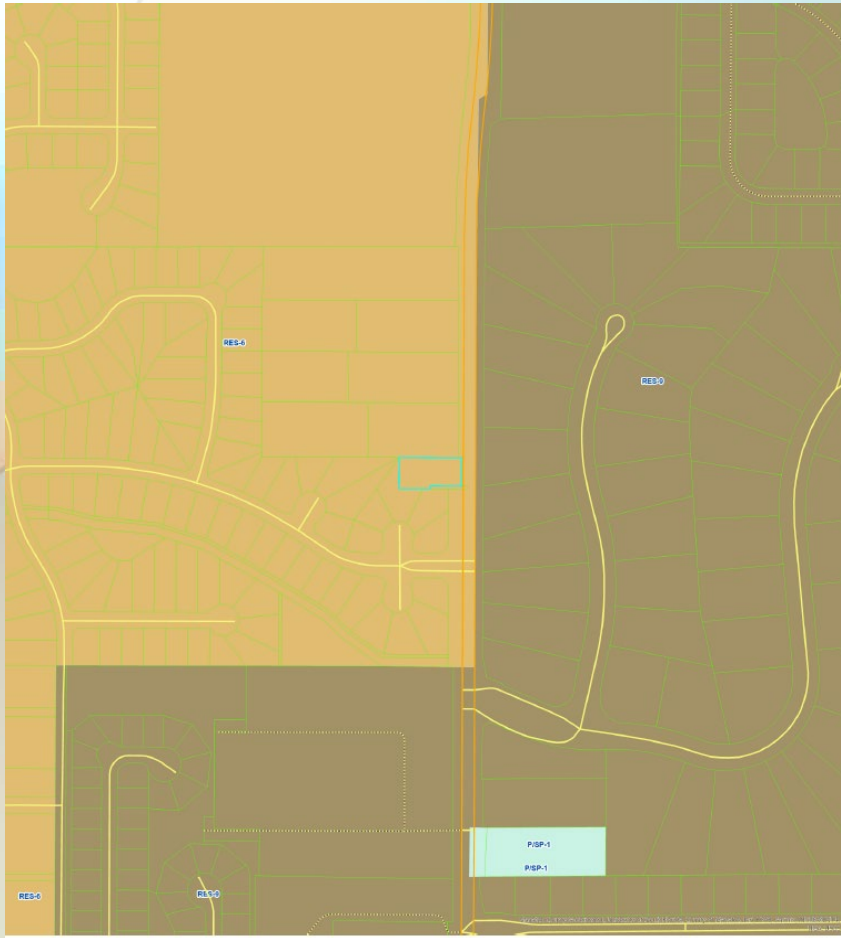
- A-1 zoning (dark green)
- PD-R (cyan/light blue)

Manatee County Zoning Map – Area Context

- 
- A-1 zoning
(dark green)
 - PD-R
(cyan/light blue)

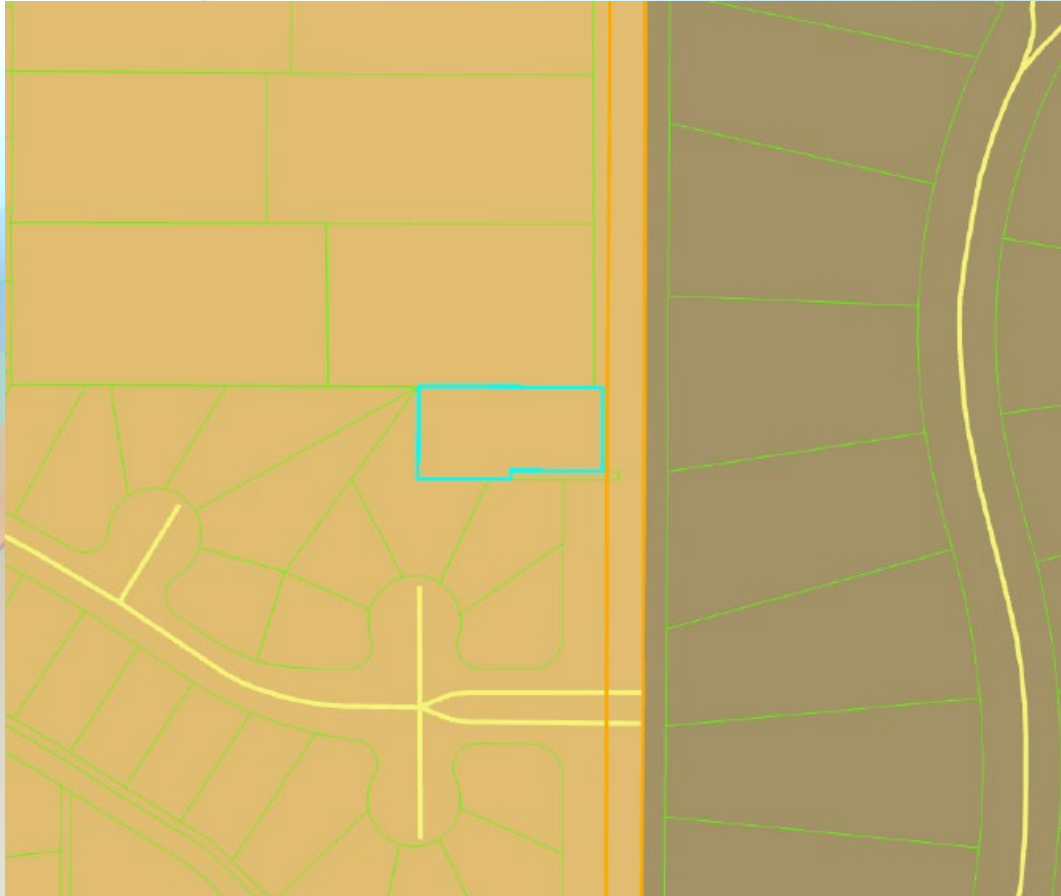
Manatee
County Zoning
Map – Subject
Property

Future Land Use – Area Context



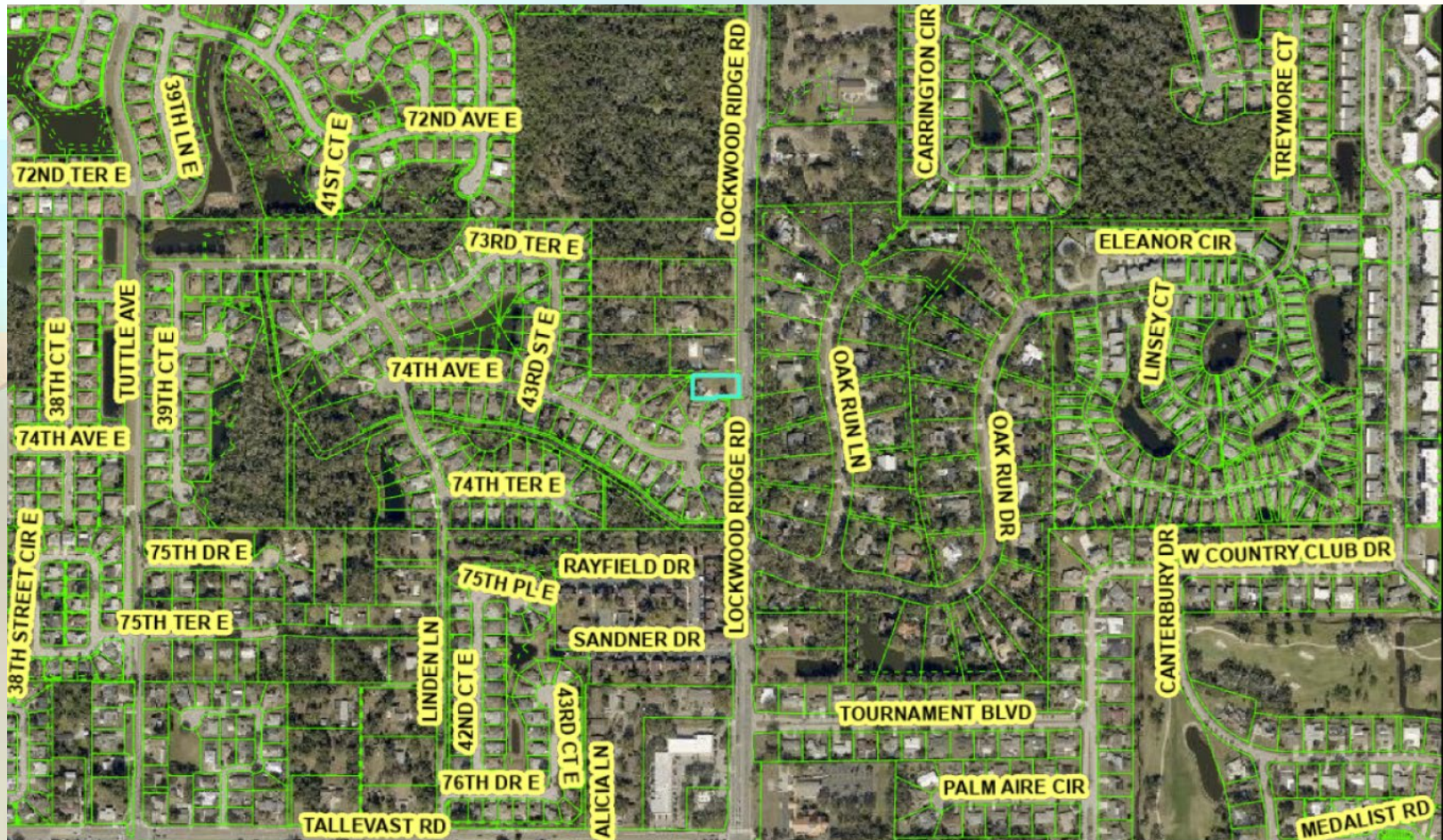
- Subject property surrounded by RES-6 (light brown) and RES-9 (dark brown)
- No Agricultural FLU in the immediate vicinity.
- RSF-4.5 implements the established residential FLU pattern.

Future Land Use – Subject Property



- Subject property surrounded by RES-6 (light brown) and RES-9 (dark brown)
- No Agricultural FLU in the immediate vicinity.
- RSF-4.5 implements the established residential FLU pattern.

Compatibility with Surrounding Uses



Why We Believe the Request is Compatible

- Existing parcel does not meet A-1 minimum lot size
- Site is located within an established residential FLU pattern
- RSF-4.5 is more consistent with the existing parcel dimensions and setbacks
- Requested zoning is compatible with surrounding residential development
- Existing roadway access and public infrastructure are available

What Does This Mean for the Neighborhood?

- 0.432-acre parcel
- Residential zoning requested
- No commercial or industrial development proposed
- Existing access from Lockwood Ridge Road
- Maintains the established surrounding residential development pattern

Rezoning Request

A-1 → RSF-4.5

0.432-acre residential parcel

Consistent with established residential
development pattern

**The Applicant respectfully requests approval
of Z-24-16**

Questions



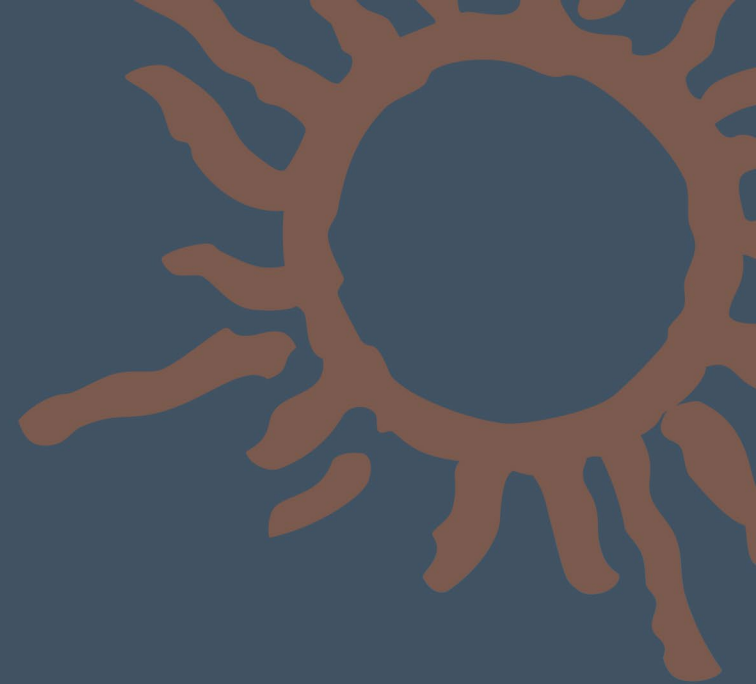
Thank you for your time.

We are available if you have any questions.



Lockwood Ridge Road Rezone

**Z-24-16
PLN2407-0131**



**Loretta Merrill
Planning Section Manager
Planning Commission
October 15, 2026**

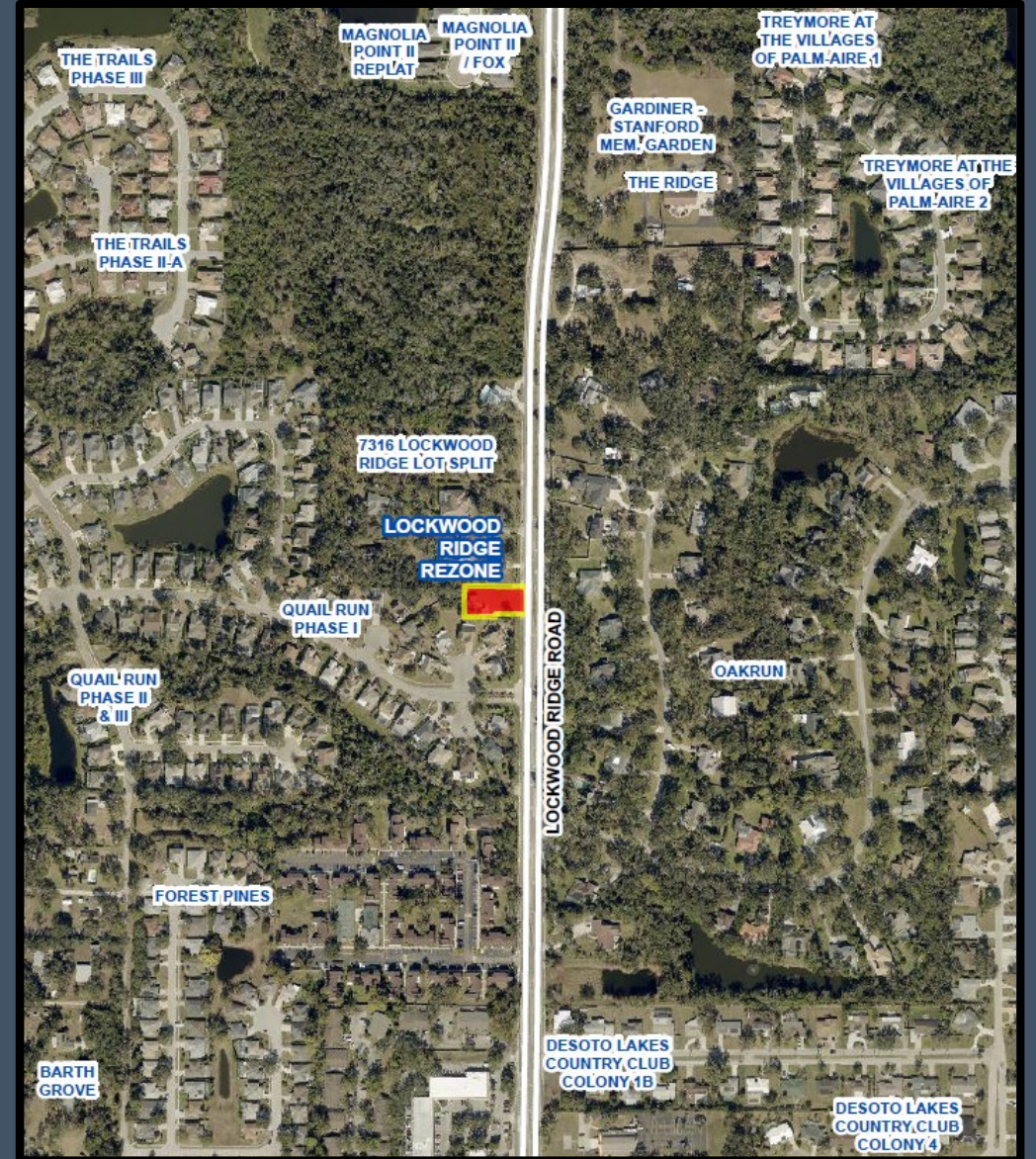
Site Location

General Location:

Located at 7412 Lockwood Ridge Road, along Lockwood Ridge between Whitfield Avenue and Tallevast Road, just north of 74th Avenue East in Sarasota (unincorporated Manatee County).

Project Area:

0.38 acres



Source: Manatee County

Request

- **Current Zoning:** Suburban Agriculture (A-1)
- **Proposed Zoning:** Residential Single Family 4.5 (RSF 4.5)
- **Maximum Density:** Per FLUC 6 dwelling units per acre (2 dwelling units)
- **Maximum Intensity:** Per FLUC 0.35 (5,793 square feet)
- **Access:** Existing access on Lockwood Ridge Rd



Source: GIS

History

- The property was originally designated with the RES-6 FLUC and A-1 Zoning District with the establishment of the Comprehensive Plan and Land Development Code, respectively.
- According to the Manatee County Property Appraiser, the property has had a residential land use since 1940.



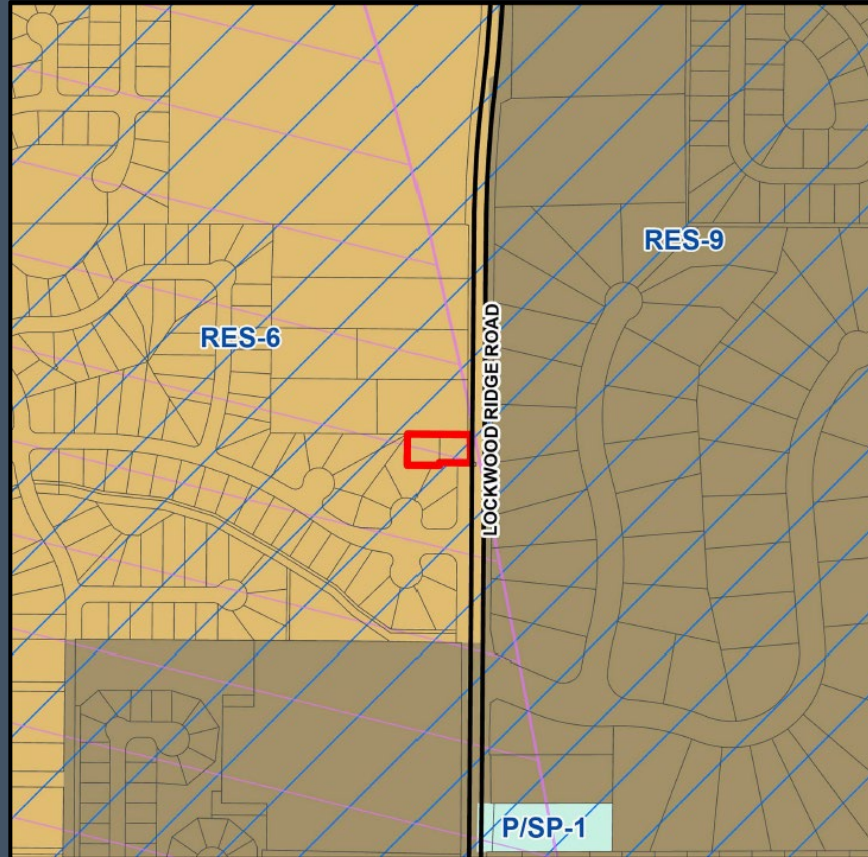
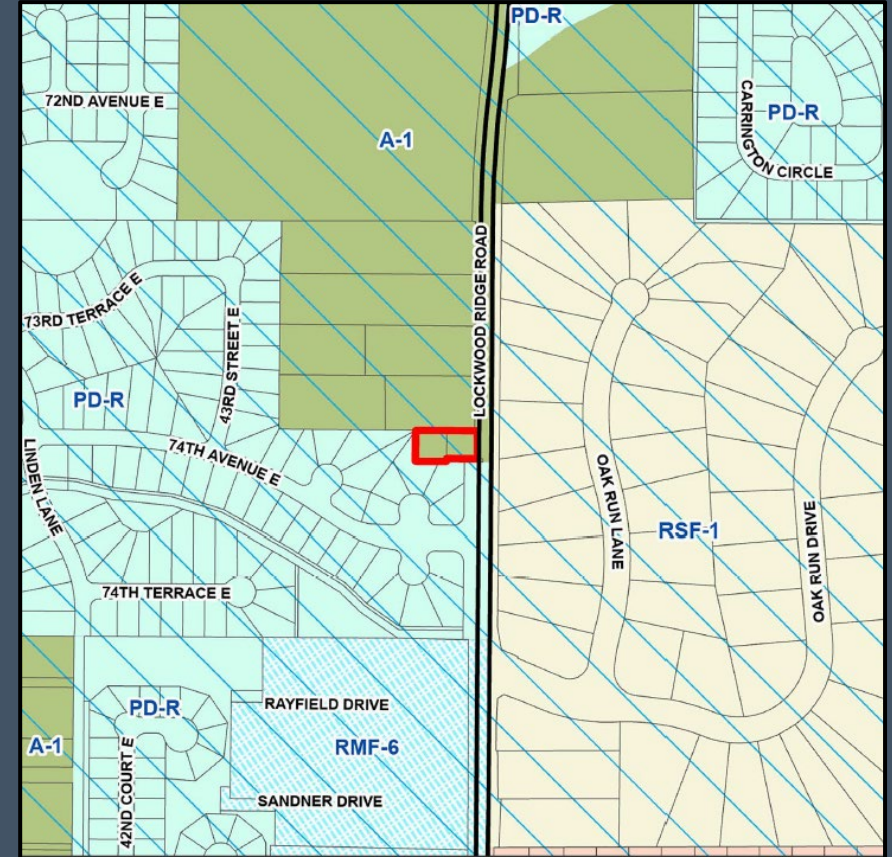
Neighborhood Workshop

- **Location:** Virtual
- **Date:** August 20, 2026
- **Mail Notice:** 1,400 foot radius, 251 properties
- **Signage:** Two signs on Lockwood Ridge Road
- **Summary of Issues and Concerns**
 - No members of the public attended



Future Land Use Category and Zoning District

- FLUC:
RES-6
- Zoning:
A-1



Source: Manatee County

Overlays & Special Areas

Overlays	Impact on Development
Special Treatment Overlay (ST)	<ul style="list-style-type: none">▪ Intended to protect county resources against specific intensive uses<ul style="list-style-type: none">○ These standards are not applicable for a rezone to a residential zoning district.
Airport Impact Overlays (AI)	<ul style="list-style-type: none">▪ Intended to support airport operation and safety.▪ Currently, standards are not applicable for a residential zoning district rezone on the periphery of the overlay.<ul style="list-style-type: none">○ Structure heights will be evaluated at the time of any future site plan or building permit reviews.
Watershed Protection Overlay (Evers)	<ul style="list-style-type: none">▪ Intended to protect watershed resources<ul style="list-style-type: none">○ Not applicable for a rezone to a residential zoning district○ Will be evaluated at time of any future site plan or building permit reviews



Public Facilities

- **Potable Water Infrastructure**

- There are existing County facilities near the project.

- **Wastewater Infrastructure**

- There are existing County facilities near the project.

- **Reclaimed Water Infrastructure**

- There are no existing County facilities near the project.
 - If needed in the future, the applicant will be responsible for extending facilities to the site.



Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (WITH PROJECT)
Lockwood Ridge Road	2641	D	C	C	C

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



Positive Aspects

- The proposed rezone corrects a previous lot size nonconformity requiring lots in A-1 be at least 1 acre in size. In the proposed rezone to RSF 4.5 the lot size will become conforming. (Planning)
- The proposed project is compatible with the surrounding area and similar land uses of primarily residential single family detached uses. The project adds 2 new net PM Peak Hour trips to Link 2641, which has ample capacity at time of study. The proposed project is a low trip generator. (Transportation)

Negative Aspects and Proposed Mitigating Measures

- The proposed rezone creates a zoning district designation that is not contiguous to any other of the same designation.
 - **Mitigating Measure:** The permitted density will be similar to the existing subdivision adjacent to the south side of the subject property.

Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan and the applicable standards of the Land Development Code.
- Staff will conduct additional analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.



Thank you!



Compliance with the Land Development Code

- **Section 312.6** (Neighborhood Workshop)
- **Section 342.4** (Review Criteria for all Zoning Map Amendments)



Consistency with Comprehensive Plan

- **Policy 2.2.1.12.** (Establish the Residential-6 FLUC)



Residential Compatibility

- Definition of Compatibility in Section 163.3164(9), Florida Statutes:
 - *“Compatibility” means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*
- Manatee County's Comprehensive Plan Goal 2.6 requires that developments utilize appropriate buffers, screening, setbacks, and other mitigative techniques to achieve compatibility with adjacent properties and uses.



