October 15, 2026 - Planning Commission

Subject

PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC- DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160- Quasi-Judicial- Jay Stearman, Planner I - District 2

Amending Zoning Ordinance No. PDMU-23-27(Z)(G) by requesting approval of a modification to the previously approved a General Development Plan: 1) adding approximately 192,649 square feet to the maximum allowable intensity of nonresidential uses of approximately 768,398 square feet for the entire proposed development; 2) reducing 100,000 square feet from the previously approved addition of 150,000 square feet in the approximately School area (Area B – approximately 11 acres) and allocating the 100,000 square feet to the Commercial/RV (Area C – approximately 20 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/RV (Area C – approximately 20 acres) for a maximum of 624,899 square feet should development on overall site not reach the maximum intensity of nonresidential uses; 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A); and 5) limiting possible warehouse and outdoor storage uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C), the total property being approximately 35.28 acres and generally located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, and commonly known as 202 13th Avenue E, Bradenton (Manatee County).

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Jay Stearman, Planner I, (941) 748-4501 Ext. 3477, Jay.Stearman@mymanatee.org
Contact: Bianca Brooksbank, Planning and Zoning Technician I, (941) 748-4501 Ext. 1274, bianca.brooksbank@mymanatee.org

Action Requested
Alternative Motions

APPROVAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-23-27(G)(R); and APPROVAL of the requested amendment to the General Development Plan with Conditions of Approval A.1-A.11; B.1-B.4; C.1-C.5; D.1; and E1-E.3.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to recommend DENIAL of Manatee County Zoning Ordinance PDMU-23-27(G)(R); and DENIAL of the requested amendment to the General Development Plan.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On September 17, 2026, by a vote of 6-0, the Planning Commission voted to continue the public hearing for PDMU-23-27(G)(R), to the October 15, 2026, Planning Commission with Member Bower absent.

PUBLIC COMMENT AND CORRESPONDENCE:
September 17, 2026– Planning Commission

- There were no public comments.
- Added public comment and request for continuance entered into the record.

Background Discussion

- **Request**
  The current request is to amend Ordinance PDMU-23-27(Z)(G) to 1) add 192,649 square feet to the maximum allowable intensity of nonresidential uses for a total of 768,389 square feet for the entire proposed development; 2) reduce 100,000 square feet from the previously approved addition of 150,000 square feet in a School area (Area B) currently used by a charter school; this 100,000 square feet be allocated to a Commercial/Retail/Office area (Area A), 3) to allocate the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/Retail/Office area (Area A) and the rest to Commercial/RV (Area C) should development on overall site not reach the maximum intensity of nonresidential uses, 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A), and 5) limiting possible warehouse and outdoor

storage uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C).

Specific Approval:

1. No new specific approvals are proposed. Two previously approved specific approvals carry forward with this application: 1) the reduction of the perimeter buffer along the streets abutting the RV park from 50 to 20 feet when adjacent to the parking lot and community center and 2) the reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence.

- Conditions:
  There are multiple existing conditions from the previously approved GDP, several of which have been updated. Additional conditions the Stormwater Engineering and Transportation sections have been added to the ordinance.

- **General Information**
  - Location:
    Located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, just north of the Red Barn Flea Market
  - Acreage:
    35.28 acres.
  - Density/Intensity:
    - Density: N/A
    - Intensity:
      Permitted: 1.0 FAR (1,536,797 sq. ft.)
      Proposed: 0.5 FAR (768,398 sq. ft.)

- **Neighborhood Workshop**
  A virtual neighborhood workshop was held on March 24, 2026. The applicant provided a summary of the meeting; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

- **Future Land Use Category**
  Retail/Office/Residential (ROR)

- **Land Use History**
  - In 2006, the property was owned by the Manatee County School Board and was subject a county-initiated comprehensive plan amendment which changed only the lands in the IL future land use category to Public-Semi-Public (2) (P/SP(2))
  - In 2009, the property was subject to a county-initiated rezone to Planned Development Public Interest (PDPI) from Light Manufacturing (LM), Neighborhood Commercial – Small (NC-S), and Planned Development Urban Industrial (PDUI), subject to the Ordinance PDPI-06-46 and the companion General Development Plan (GDP) for a number of existing uses and facilities, including two elementary and one middle

charter schools, office facilities for the Coalition for Homeless, a Head Start pre-school (a Federal program), Police Athletic League staff offices and athletic facilities.

- In 2024, a privately-initiated small-scale comprehensive plan amendment was approved (PA-13-13/Ord. 24-09) to change the Future Land Use Category (FLUC) from Major Public/Semi-Public (2) (P/SP(2)) and Industrial Urban (IU) to Retail/Office/Residential (ROR). Concurrently, the property was rezoned to PDMU, subject to ordinance PDMU-23-27(Z)(G) and the companion GDP, for 150,000 square feet to expand the existing charter school on approximately 11 acres, 332,250 square feet of commercial/retail and office uses on approximately 4.42 acres, and a recreational vehicle park on approximately 19.86 acres with a total of 238 units

- **Surrounding Areas**
  - North: Single family residential, offices and vacant / Urban Center, and General Urban Open (City of Bradenton Zoning Districts)
  - South: Commercial (Red Barn Flea Market) and Light Industrial (Tropicana Manufacturing CO) across the CSX Railroad track.
  - East: Bank with drive-thru, one single-family home zoned LM, Offices (BEALLS Inc. and Tropicana Manufacturing Co.) and Industrial (City of Bradenton Zoning District).
  - West: Vacant and residential uses, across US 301/US41 / Urban Center and General Urban Open (City of Bradenton Zoning Districts)

- **Conclusion**
  The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

- On September 17, 2026, by a vote of 6-0, the Planning Commission voted to continue the public hearing for PDMU-23-27(G)(R), to the October 15, 2026, Planning Commission with Member Bower absent.
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PUBLIC COMMENT AND CORRESPONDENCE:
September 17, 2026– Planning Commission

- There were no public comments.
- Added public comment and request for continuance entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On October 8, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to November 19, 2026.

PUBLIC COMMENT AND CORRESPONDENCE:
October 8, 2026 –Board of County Commissioners Land Use

- There were no public comments.
- Nothing was entered into the record.

Attorney Review
Other (Requires explanation in field below) Soto
Camilo Soto reviewed and responded by email to Matter # FY25/26-0363 on June 25 and August 25,2026.

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

October 15, 2026 - Planning Commission

Subject
Updates to Agenda - October 14, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 10/14/2026) for the meeting of 10/15/2026 9:00 AM - October 15, 2026 - Planning Commission

E. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 4. PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC-PETER 74, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160- Quasi-Judicial-Jay Stearman, Planner I - District 2- Revised Staff Report and Agenda memo in strikethrough/underline format.

Attorney Review
Not Reviewed (No apparent legal issues)
Instructions to Board RecordsN/A
Cost and Funds Source Account Number and NameN/A
Amount and Frequency of Recurring CostsN/A

Planning Commission: 10/15/2026

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

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

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

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

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-23-27(G)(R); and APPROVAL of the requested amendment to the General Development Plan with Conditions of Approval A.1-A.11; B.1-B.4; C.1-C.~~5~~4; D.1; and E1-E.3.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to recommend DENIAL of Manatee County Zoning Ordinance PDMU-23-27(G)(R); DENIAL of the requested amendment to the General Development Plan.

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

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

SECTION 2
MAPS & DISCUSSION

History

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

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

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

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

Maps:

Aerial Map

Aerial Map (Magnified)

Future Land Use Map

Zoning Map

Image Source: Manatee County GIS

Request

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

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

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

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

SECTION 3
PROJECT DETAILS

GENERAL DEVELOPMENT PLAN

The site plan shows:

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

SETBACKS REQUIRED	As proposed in the GDP:
	
	Commercial District
	• Front (Required and proposed):
	  ○ Thoroughfare: 30 feet
	  ○ Local Road: 35 feet
	• Side (Required and proposed): 15 feet
	• Rear (Required and proposed): 20 feet
	• Waterfront: 30 feet
	• Minimum building separation: 15 feet
	
	RV District
	• Front: 50 feet (20 feet via specific approval)
	• Side and rear: 15 feet required (10 feet between RV and school via specific approval), 20 feet proposed abutting single-family home.
	
	RV Lots
	• Front (Required and proposed): 5 feet
	• Side (Required and proposed): 5 feet
	• Rear (Required and proposed): 5 feet	

MINIMUM LOT SIZE/WIDTH REQUIRED	**RV Lot**: 1,600 square feet (32 feet x 50 feet)	
MAXIMUM HEIGHT ALLOWED	• Hotel, all uses on Commercial/RV site: 4 stories • Uses on Commercial/Retail/Office site: 3 stories	
OPEN SPACE	**Required:** 20% (7.06 acres)	**Provided:** 20% (7.06 acres)
ACCESS	• One right-in/right-out access to US 41/301 • Six access points on 13th Avenue East	
FLOOD ZONE(S)	Site lies in Flood Zone X, Panels #12081C0302F and #12081C0306F effective 8/10/2021.	
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes **Type of Flooding:** Rainfall **Project Subject to flow reduction:** No **Project subject to OFW:** No **Watershed/Basin:** City of Bradenton Watershed Study/Wares Creek sub-basin **Project located within Floodplain and/or Floodway:** Project is not located in the FEMA FIRM 1% annual chance flood hazard area. Project area is in the 1% annual chance flood hazard area, 24-hour floodplain as delineated ~~per County~~ by the associated watershed study. **Drainage Easements/Access Easements required for existing system(s):** Refer to Final Design Comments. Drainage Flowage and Maintenance Access Easements shall be required for all public runoff conveyances. Manatee County is only responsible for maintaining the free flow of drainage through these systems.	
UTILITIES	All adjacent utilities are owned and maintained by the City of Bradenton. Any new connections will need to be coordinated through the City of Bradenton.	

TRANSPORTATION

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

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

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

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

OTHER CONCURRENCY COMPONENTS
Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of Final Site Plan.

ENVIRONMENTAL INFORMATION

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

Wetlands:

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

Wetland B	0.028	0.028	Herbaceous Wetland (FLUCCS 640)	N/A	Due to size and surrounding environment. Wetland impact considered de minimis

Pursuant to Ch. 3.2.2.1 of Part B, Basis of Review for the Southwest Florida Water Management District. The wetland is too small and isolated to require wetland impact compensation. Due to the low quality, surrounding area, and size of the wetland. Staff does not see the impact as a negative aspect.

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

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

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

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

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

Landscaping will be reviewed with the PSP and FSP submissions, in accordance with LDC section 701.
* The two specific approvals are unchanged from the previous approval – See Ordinance No. PDMU-23-27(Z)(G).

LOCATION OF PROPOSED DEVELOPMENT

SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – REVIEW CRITERIA

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

LDC SECTION 402.9 – PDRV – PLANNED DEVELOPMENT RECREATIONAL VEHICLE

LDC SECTION 402.10 – PDO – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL

LDC SECTION 402.16 – PDMU – PLANNED DEVELOPMENT MIXED USE

LDC SECTION 531.42. – RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS

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

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

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

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

LDC SECTION 321.3 – REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.
Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this Section.

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

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

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

B. Relation to Public Utilities, Facilities and Services.

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

C. Relation to Major Transportation Facilities.

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

D. Compatibility.

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

E. Transitions.

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

F. Design Quality.

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

G. Relationship to Adjacent Property.

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

H. Access.

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

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

I. Streets, Drives, Parking and Service Areas.

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

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

J. Pedestrian Systems.

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

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

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

L. Density/Intensity.

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

M. Height.

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

N. Fences and Screening.

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

O. Yards and Setbacks.

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

P. Trash and Utility Plant Screens.

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

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

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

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

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Although the project is not located within an entranceway, additional scrutiny shall be given to the potential visual impacts of the mixture of uses by the implementation of additional setbacks and screening buffers, where appropriate.

T. Environmental Factors.

- *Water Conservation.*
  Analysis: There are no changes to the approved conditions (fka stipulations) provided in Ordinance PDMU-23-27(Z)(G). The project will use the lowest quality water source available for landscaping irrigation, and it shall be identified on the PSP/FSP. Additionally, if wells are encountered, a well management plan will be submitted to the Environmental Review Section of Development Services for review and approval prior to commencement of construction.
- *Minimum Open Space Requirements.*
  Analysis: There are no changes to the approved 20% open space provided by the previously approved GDP. The proposed plan provides for 7.06 acres of open space in accordance with LDC section 402.16.B.3.
- *Preservation of Existing Plant Communities.*
  Analysis: There are no existing plant communities such as native upland habitat within the boundaries of the subject property.

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

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

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

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

LDC SECTION 402.9 – PDRV – PLANNED DEVELOPMENT RECREATIONAL VEHICLE

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

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

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

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

D. PDRV Standards and Review Criteria.

1. Nature of Surrounding Land Uses.

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

2. Access

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

3. Site Plan Sufficiency

Analysis:

a. Landscaped and pervious area requirement: The amended GDP will be required to comply with the minimum required open space for the whole property.
b. Buffers. Two specific approvals were granted for alternatives to this Section of the Code to allow:
   - The reduction of the perimeter buffer along the streets abutting the RV park from 50 to 20 feet when adjacent to the parking lot and community center.
   - The reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence.
   - These specific approvals are unchanged from the previously approved GDP.

c. Dimensional Regulations (As per LDC Table 4-8)
   - The portion dedicated to the RV Park, 19.86 acres, exceeds the 10-acre minimum project size.
   - The proposed RV lot size, 1,600 square feet, is the minimum site size permitted in the LDC standards.
   - Minimum setbacks: the proposed front, side, and rear setbacks for internal sites meets LDC requirements. At time of the Preliminary/Final Site Plan, the project shall comply with the minimum setbacks to the property boundaries: front: 50 feet and side and rear: 15 feet; and the minimum setbacks for other uses: front: 25 feet and side: 10 feet. When adjacent to the school, in addition to the proposed 6-height fence, other design features can be used to provide additional separation, and additional setback can be required by the Development Services Director, if necessary, to guarantee the proposed use will not interfere with the educational environment.
   - Maximum height: the project will comply with the maximum height of 3 stories for the proposed accessory uses.

E. Required Improvements for All Areas Except Designated Camping Areas

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

F. Required Improvements for Designated Camping Areas

Analysis: Not applicable.

G. Additions and Accessory Structures.

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

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

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

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

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

LDC SECTION 402.10 – PDO – PLANNED DEVELOPMENT OFFICE

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

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

C. Maximum Floor Area Ratio and Project Size
Analysis: Please see analysis provided for LDC Criteria 402.6.L (Density/Intensity).

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

LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL

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

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

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

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

LDC SECTION 402.16 – PDMU – PLANNED DEVELOPMENT MIXED USE

A. Intent

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

B. Site Plans

1. **On exterior boundaries of a PDMU district the uses shall be reviewed in accordance with the guidelines set forth for the specific use in the applicable single use PD district.**
   Analysis: Please refer to the LDC analysis for the following:
   • LDC Section 402.6 – General Design Requirements for all Planned Development Site Plans
   • LDC Section 402.10 – PDO (Planned Development Office)
   • LDC Section 402.11 – PDC (Planned Development Commercial)
   • LDC Section 402.16 – PDMU (Planned Development Mixed-Use)

2. **On exterior boundaries of a PDMU district the uses shall be of a character and so located, designed, and buffered so as to establish a transition of intensities and uses across district boundaries.**
   Analysis: This information has been provided in this report with the analysis of following LDC Criteria:
   • LDC Section 402.6.D (Compatibility)
   • LDC Section 402.6.E (Transitions)
   • LDC Section 402.6.F (Design Quality)
   • LDC Section 402.6.G (Relationships to Adjacent Property)

3. **PDMU districts shall provide landscaped and pervious areas according to the guidelines set forth in the other single use PD districts corresponding to the uses in the PDMU district. In no event shall the landscaped and pervious area be less than twenty (20) percent of the land area of the district.**
   Analysis: There are no changes to the approved open space. The proposed GDP meets the minimum 20% requirement for open space.

C. Permitted Uses

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

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

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

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

LDC SECTION 531.42. - RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS.

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

A. The construction of accessory structures and additions to recreational vehicles (RV) other than open canvas awnings having no walls, rollup screen enclosures, pop-out units and similar attachments that are integral to the recreational unit as originally manufactured shall not be permitted.
Analysis: Condition A.9 requires that any proposed RV Park explicitly meet this requirement.

B. Recreational vehicle sites in the one hundred (100) year floodplain shall comply with all applicable requirements of the Floodplain Management Ordinance.
Analysis: Compliance with the Floodplain Management Ordinance will be reviewed at time of Preliminary/Final Site Plan.

C. Recreational vehicles may not remain in new and expanded parks or subdivisions for more than one hundred eighty (180) days within any three hundred sixty-five (365) day period.
Analysis: Condition A.7 requires that any proposed RV Park explicitly meet this requirement.

D. Each RV Park/subdivision containing twenty-five (25) or more spaces for mobile homes, park trailers, recreational vehicles, and/or camping sites require the provision of an emergency storm shelter building, unless a hurricane evacuation plan for the development has been approved by the County. The emergency storm shelter shall be subject to the requirements of Section 511.4.
Analysis: LDC Section 402.9.E.5 requires the construction of a Recreation/Emergency Storm Shelter Building, which shall comply with LDC Section 511.4. This requirement will be reviewed at the time of Final Site Plan.

SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the Retail/Office/Residential (ROR) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: This project is for infill development in an urban environment with an existing Future Land Use Category designation of ROR.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.
Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: This project is for infill development within an urban environment. The development pattern for this area is anchored by Tropicana Manufacturing establishing an intense urban environment. Other uses in and around the subject property are a contiguous expansion of that intensity.

Policy 2.1.2.4. Limit urban sprawl through consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: The proposed GDP Amendment satisfies this policy. The uses proposed are compatible to the intensities surrounding the subject property, with access to local and functionally classified roadways. This project is infill development, west of the FDAB, that provides nonresidential development in an urban environment.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:
- **Consideration of existing development patterns;**
- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**
- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**
- **Other necessary infrastructure and services;**
- **Limiting urban sprawl;**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

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

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

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

Policy 2.2.1.17.2. Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).
Analysis: The proposed uses are within the range of permitted uses: Neighborhood, community and regional serving commercial uses. This development is located at a major activity node and does not include any industrial uses as defined in the LDC. Any proposed use which jeopardizes development compatibility through the emanation or production of objectional impacts contained in Section 542 of the LDC or by review utilizing the parameters of Comprehensive Plan Policies 2.6.1.1. and 2.6.3.1. shall be classified as an industrial use which is not permitted in the ROR Future Land Use Category. The site is designed such that commercial retail and lodging uses are situated on the west side along US 301, a major commercial corridor, and the commercial uses on the east side of the subject property are more compatible with the industrial character of the adjacent Tropicana campus.

Policy 2.2.1.17.3. Range of Potential Density/Intensity:
Maximum gross residential density:
Nine (9) dwelling units per acre for properties within the CHHA or CEA.
Sixteen (16) dwelling units per acre.
Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).
Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.
Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.
Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:
Twenty (20) dwelling units per acre.
Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.
Maximum "net" densities shall not apply to projects within designated Urban Corridors, and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
0.5.
1.0 in the UIRA.
1.0 for Hotels.
1.0 for mixed-use.
1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.
Analysis: No residential uses are proposed at this time. Any future residential development will require an amendment of the GDP for the approval of density, dwelling types, location, and development standards such as setbacks, buffers, and height (See Condition A.4). The proposed overall intensity (0.5 FAR) is within the maximum allowed in the ROR (FAR 1.0).

Policy 2.2.1.17.4. Other Information:
(a) Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR designated lands that meet the criteria.

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

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

(d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.
Analysis: The property is located adjacent to US 301/US 41, an existing six-lane road with a 45-mph posted speed; and in the Future Traffic Circulation Plan, it is designated as a six-lane arterial roadway with a planned right-of-way (ROW) width of 200 feet, or as determined by FDOT. ROW dedication is shown on the GDP. No industrial/light industrial uses are proposed.

Policy 2.6.1.1 An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:
- **Use of undisturbed or undeveloped and landscaped buffers;**
- **Use of increased size and opacity of screening;**
- **Building setbacks;**
- **Innovative site design (which may include planned development review);**
- **Appropriate building design;**
- **Operational restrictions on the proposed uses;**
- **Noise attenuation techniques; and**
- **A density and/or intensity below the maximum allowed.**

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

Policy 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.
Analysis: As mentioned above, this is an infill project and although the requested ROR is not subject to meet Locational Commercial Criteria, commercial uses are proposed along US 301, a major throughfare, which is a preferred location for business due to its high visibility and accessibility.

Policy 2.10.3.1. Require that access to commercial uses be established on at least one (1) roadway classified as a collector or higher. Access through single family residential neighborhoods shall not be allowed. An exception shall be made for projects on roadways under the State jurisdiction not allowing access from such road, and for projects that are approved with commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher.
Analysis: The project proposes access on US-41/US-301 which is classified as a principal arterial. 13th Avenue East is not classified by Manatee County, but does not propose access through a residential neighborhood.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 2.10.5.2. Maintain land development regulations which:

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

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

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- Commercial uses are proposed at an appropriate location, in the southeast corner of the intersection between US 301/US 41 and 13th Avenue East to serve nearby residents, employees, and passersby. (Planning).
- The project is infill in nature and is anticipated to provide employment opportunities within the Urban Core. (Planning).
- There are no wetland impacts proposed with this project. (Environmental).
- The County staff has approved calculations for a new traffic maximum number of trips with this project, reducing the number of trips by 25% from the previously approved GDP: PDMU-23-27(Z)(G). (Transportation).

NEGATIVE ASPECTS AND MITIGATING MEASURES

- The proposed commercial uses to the west and east and the RV park to the east have the potential to disrupt the educational activities at the existing Charter School via noise and traffic congestion. (Planning)

- Land Use condition of approval A.2 specifically address potential acoustic and visual impacts by requiring that compliance with LDC section 542 relating to adverse impact performance standards be verified with review of all building permits.

SECTION 7
CONDITIONS OF APPROVAL
In strikethrough underlined version, to supersede prior, approved GDPs

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.

2. All roof mounted mechanical equipment (e.g., HVAC) as well as any backup fuel tanks and generators, shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance with this condition and the requirements of LDC section 542 shall be verified with review of the building permit.

3. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

4. Any future residential development will require an amendment of the General Development Plan for the approval of density, dwelling unit type, location, and development standards (such as setbacks, buffers, height).

5. Mobile home sites and/or park trailers are not permitted within this project. Only “ready for highway” recreational vehicles will be allowed within the RV Park. The project is subject to limitations outlined in Section 402.9.J. of the Land Development Code.

6. Recreational vehicles will only be allowed on sites that will be delineated in the Preliminary/Preliminary/Final Site Plan, served with individual sanitary, potable water, and electrical services.

7. Recreational vehicles may remain on the site for a period not to exceed one hundred eighty (180)

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

8. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.

9. No attachments to on-site recreational vehicles are permitted other than the following: open canvas awnings with no walls, roll-up screen enclosures, pop-out units or similar extensions which are integral to the unit as originally manufactured.

10. A recreation/emergency storm shelter building shall be included in the site plan and meet the standards of Land Development Code Section 511.4

11. The uses approved for this project are limited to those voluntary proffered by the Applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit B.

B. ENVIRONMENTAL

~~1.~~ 1. All other applicable state or federal permits shall be obtained prior to commencement of development.

~~2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.~~

~~3.~~ 2. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

~~4.~~ 3. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information

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

~~5.~~ 4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Preliminary/Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Pursuant to Section 801 and 802 of the Land Development Code~~, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended),~~ and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County FEMA 1% annual chance flood hazard are delineated pursuant to the City of Bradenton Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm/Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	~~7 inches~~NOAA Atlas 14	FLMOD
25-year/24-hour	~~8 inches~~NOAA Atlas 14	FLMOD
50-year/24-hour	~~9 inches~~NOAA Atlas 14	FLMOD
100-year/24-hour	~~10 inches~~NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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

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

3. Any fill within the ~~FEMA~~ 1% annual chance ~~flood hazard area~~ ~~100-year~~ floodplain as delineated by the City of Bradenton Watershed Management Plan (WMP) ~~Study~~ shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The ~~FEMA~~ 1% annual chance ~~flood hazard area~~ ~~100-year~~ floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the City of Bradenton Watershed Management Plan ~~Study~~ ~~(submitted for review~~ to the Public Works Department ~~with the Construction Plan submittal)~~ to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

~~4. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.~~

5. A Drainage ~~Flowage~~ Easement shall be dedicated to Manatee County and be shown on the ~~Preliminary/~~Final Site Plan for the existing ditch along the southern and eastern property line within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system ~~(20 feet along the western side of the system)~~. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

D. UTILITIES

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

E. TRANSPORTATION

1. The General Development Plan will generate up to 1,247 net new PM peak hour trips. With each PSP/FSP application a cumulative trip generation including the approved and currently in review projects to determine that the generated trips are lower or equal than 1,247 net PM peak hour trips.

2. Access to US 41/ US 301 (1st Street) will need to be approved by FDOT and access to 13th Avenue East will need to be approved by the City of Bradenton. The applicant shall provide letters of no objection from the City of Bradenton and FDOT for these accesses prior to any Final Site Plan approval.

3. At the time of future site plan submittal, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

ATTACHMENTS
1. **Staff Report Maps and Aerials** 2. **Amended General Development Plan** 3. **Traffic Study Waiver** 4. **Concurrency Deferral Form** 5. **Environmental Narrative** 6. **Schedule of Permitted and Prohibited Uses Exhibit B** 7. **Neighborhood Workshop Summary** 8. **Previous Approved Ordinance PDMU-23-27(Z)(G)** 9. **Affidavit of Publishing**

Planning Commission: 10/15/2026

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

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

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

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

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable standards for review in the Manatee County Land Development Code, as conditioned herein, I move to recommend ADOPTION of Manatee County Zoning Ordinance No. PDMU-23-27(G)(R); and APPROVAL of the requested amendment to the General Development Plan with Conditions of Approval A.1-A.11; B.1-B.4; C.1-C.5; D.1; and E1-E.3.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, as conditioned herein, I move to recommend DENIAL of Manatee County Zoning Ordinance PDMU-23-27(G)(R); DENIAL of the requested amendment to the General Development Plan.

PLANNING COMMISSION ACTION:

- **On September 17, 2026, by a vote of 6-0, the Planning Commission voted to continue the public hearing for PDMU-23-27(G)(R), to the October 15, 2026, Planning Commission with Member Bower absent.**

PUBLIC COMMENT AND CORRESPONDENCE:

September 17, 2026– Planning Commission

- **There were no public comments.**
- **Added public comment and request for continuance entered into the record.**

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- **On October 8, 2026, by a vote of 6-0, the Board of County Commissioners voted to continue the public hearing to November 19, 2026.**

PUBLIC COMMENT AND CORRESPONDENCE:

October 8, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Nothing was entered into the record.**

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

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

SECTION 2
MAPS & DISCUSSION

History

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

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

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

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

Maps:

Aerial Map

Aerial Map (Magnified)

Future Land Use Map

Zoning Map

Image Source: Manatee County GIS

Request

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

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

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

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

SECTION 3
PROJECT DETAILS

GENERAL DEVELOPMENT PLAN

The site plan shows:

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

SETBACKS REQUIRED	As proposed in the GDP:
	
	Commercial District
	• Front (Required and proposed):
	  ○ Thoroughfare: 30 feet
	  ○ Local Road: 35 feet
	• Side (Required and proposed): 15 feet
	• Rear (Required and proposed): 20 feet
	• Waterfront: 30 feet
	• Minimum building separation: 15 feet
	
	RV District
	• Front: 50 feet (20 feet via specific approval)
	• Side and rear: 15 feet required (10 feet between RV and school via specific approval), 20 feet proposed abutting single-family home.
	
	RV Lots
	• Front (Required and proposed): 5 feet
	• Side (Required and proposed): 5 feet
	• Rear (Required and proposed): 5 feet	

MINIMUM LOT SIZE/WIDTH REQUIRED	**RV Lot**: 1,600 square feet (32 feet x 50 feet)	
MAXIMUM HEIGHT ALLOWED	• Hotel, all uses on Commercial/RV site: 4 stories • Uses on Commercial/Retail/Office site: 3 stories	
OPEN SPACE	**Required:** 20% (7.06 acres)	**Provided:** 20% (7.06 acres)
ACCESS	• One right-in/right-out access to US 41/301 • Six access points on 13th Avenue East	
FLOOD ZONE(S)	Site lies in Flood Zone X, Panels #12081C0302F and #12081C0306F effective 8/10/2021.	
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area:** Yes **Type of Flooding:** Rainfall **Project Subject to flow reduction:** No **Project subject to OFW:** No **Watershed/Basin:** City of Bradenton Watershed Study/Wares Creek sub-basin **Project located within Floodplain and/or Floodway:** Project is not located in the FEMA FIRM 1% annual chance flood hazard area. Project area is in the 1% annual chance floodplain delineated per County watershed study. **Drainage Easements/Access Easements required for existing system(s):** Refer to Final Design Comments. Drainage Flowage and Maintenance Access Easements shall be required for all public runoff conveyances. Manatee County is only responsible for maintaining the free flow of drainage through these systems.	
UTILITIES	All adjacent utilities are owned and maintained by the City of Bradenton. Any new connections will need to be coordinated through the City of Bradenton.	

TRANSPORTATION

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

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

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

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

OTHER CONCURRENCY COMPONENTS
Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of Final Site Plan.

ENVIRONMENTAL INFORMATION

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

Wetlands:

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

Wetland B	0.028	0.028	Herbaceous Wetland (FLUCCS 640)	N/A	Due to size and surrounding environment. Wetland impact considered de minimis

Pursuant to Ch. 3.2.2.1 of Part B, Basis of Review for the Southwest Florida Water Management District. The wetland is too small and isolated to require wetland impact compensation. Due to the low quality, surrounding area, and size of the wetland. Staff does not see the impact as a negative aspect.

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

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

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

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

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

Landscaping will be reviewed with the PSP and FSP submissions, in accordance with LDC section 701.
* The two specific approvals are unchanged from the previous approval – See Ordinance No. PDMU-23-27(Z)(G).

LOCATION OF PROPOSED DEVELOPMENT

SECTION 4
COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – REVIEW CRITERIA

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

LDC SECTION 402.9 – PDRV – PLANNED DEVELOPMENT RECREATIONAL VEHICLE

LDC SECTION 402.10 – PDO – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL

LDC SECTION 402.16 – PDMU – PLANNED DEVELOPMENT MIXED USE

LDC SECTION 531.42. – RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS

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

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

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

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

LDC SECTION 321.3 – REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.
Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this Section.

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

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

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

B. Relation to Public Utilities, Facilities and Services.

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

C. Relation to Major Transportation Facilities.

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

D. Compatibility.

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

E. Transitions.

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

F. Design Quality.

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

G. Relationship to Adjacent Property.

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

H. Access.

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

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

I. Streets, Drives, Parking and Service Areas.

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

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

J. Pedestrian Systems.

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

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

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

L. Density/Intensity.

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

M. Height.

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

N. Fences and Screening.

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

O. Yards and Setbacks.

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

P. Trash and Utility Plant Screens.

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

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

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

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

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: Although the project is not located within an entranceway, additional scrutiny shall be given to the potential visual impacts of the mixture of uses by the implementation of additional setbacks and screening buffers, where appropriate.

T. Environmental Factors.

- *Water Conservation.*
  Analysis: There are no changes to the approved conditions (fka stipulations) provided in Ordinance PDMU-23-27(Z)(G). The project will use the lowest quality water source available for landscaping irrigation, and it shall be identified on the PSP/FSP. Additionally, if wells are encountered, a well management plan will be submitted to the Environmental Review Section of Development Services for review and approval prior to commencement of construction.
- *Minimum Open Space Requirements.*
  Analysis: There are no changes to the approved 20% open space provided by the previously approved GDP. The proposed plan provides for 7.06 acres of open space in accordance with LDC section 402.16.B.3.
- *Preservation of Existing Plant Communities.*
  Analysis: There are no existing plant communities such as native upland habitat within the boundaries of the subject property.

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

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

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

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

LDC SECTION 402.9 – PDRV – PLANNED DEVELOPMENT RECREATIONAL VEHICLE

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

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

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

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

D. PDRV Standards and Review Criteria.

1. Nature of Surrounding Land Uses.

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

2. Access

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

3. Site Plan Sufficiency

Analysis:

a. Landscaped and pervious area requirement: The amended GDP will be required to comply with the minimum required open space for the whole property.
b. Buffers. Two specific approvals were granted for alternatives to this Section of the Code to allow:
   - The reduction of the perimeter buffer along the streets abutting the RV park from 50 to 20 feet when adjacent to the parking lot and community center.
   - The reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence.
   - These specific approvals are unchanged from the previously approved GDP.

c. Dimensional Regulations (As per LDC Table 4-8)
   - The portion dedicated to the RV Park, 19.86 acres, exceeds the 10-acre minimum project size.
   - The proposed RV lot size, 1,600 square feet, is the minimum site size permitted in the LDC standards.
   - Minimum setbacks: the proposed front, side, and rear setbacks for internal sites meets LDC requirements. At time of the Preliminary/Final Site Plan, the project shall comply with the minimum setbacks to the property boundaries: front: 50 feet and side and rear: 15 feet; and the minimum setbacks for other uses: front: 25 feet and side: 10 feet. When adjacent to the school, in addition to the proposed 6-height fence, other design features can be used to provide additional separation, and additional setback can be required by the Development Services Director, if necessary, to guarantee the proposed use will not interfere with the educational environment.
   - Maximum height: the project will comply with the maximum height of 3 stories for the proposed accessory uses.

E. Required Improvements for All Areas Except Designated Camping Areas

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

F. Required Improvements for Designated Camping Areas

Analysis: Not applicable.

G. Additions and Accessory Structures.

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

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

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

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

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

LDC SECTION 402.10 – PDO – PLANNED DEVELOPMENT OFFICE

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

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

C. Maximum Floor Area Ratio and Project Size
Analysis: Please see analysis provided for LDC Criteria 402.6.L (Density/Intensity).

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

LDC SECTION 402.11 – PDC – PLANNED DEVELOPMENT COMMERCIAL

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

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

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

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

LDC SECTION 402.16 – PDMU – PLANNED DEVELOPMENT MIXED USE

A. Intent

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

B. Site Plans

1. **On exterior boundaries of a PDMU district the uses shall be reviewed in accordance with the guidelines set forth for the specific use in the applicable single use PD district.**
   Analysis: Please refer to the LDC analysis for the following:
   • LDC Section 402.6 – General Design Requirements for all Planned Development Site Plans
   • LDC Section 402.10 – PDO (Planned Development Office)
   • LDC Section 402.11 – PDC (Planned Development Commercial)
   • LDC Section 402.16 – PDMU (Planned Development Mixed-Use)

2. **On exterior boundaries of a PDMU district the uses shall be of a character and so located, designed, and buffered so as to establish a transition of intensities and uses across district boundaries.**
   Analysis: This information has been provided in this report with the analysis of following LDC Criteria:
   • LDC Section 402.6.D (Compatibility)
   • LDC Section 402.6.E (Transitions)
   • LDC Section 402.6.F (Design Quality)
   • LDC Section 402.6.G (Relationships to Adjacent Property)

3. **PDMU districts shall provide landscaped and pervious areas according to the guidelines set forth in the other single use PD districts corresponding to the uses in the PDMU district. In no event shall the landscaped and pervious area be less than twenty (20) percent of the land area of the district.**
   Analysis: There are no changes to the approved open space. The proposed GDP meets the minimum 20% requirement for open space.

C. Permitted Uses

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

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

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

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

LDC SECTION 531.42. - RECREATIONAL VEHICLE PARKS AND SUBDIVISIONS.

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

A. The construction of accessory structures and additions to recreational vehicles (RV) other than open canvas awnings having no walls, rollup screen enclosures, pop-out units and similar attachments that are integral to the recreational unit as originally manufactured shall not be permitted.
Analysis: Condition A.9 requires that any proposed RV Park explicitly meet this requirement.

B. Recreational vehicle sites in the one hundred (100) year floodplain shall comply with all applicable requirements of the Floodplain Management Ordinance.
Analysis: Compliance with the Floodplain Management Ordinance will be reviewed at time of Preliminary/Final Site Plan.

C. Recreational vehicles may not remain in new and expanded parks or subdivisions for more than one hundred eighty (180) days within any three hundred sixty-five (365) day period.
Analysis: Condition A.7 requires that any proposed RV Park explicitly meet this requirement.

D. Each RV Park/subdivision containing twenty-five (25) or more spaces for mobile homes, park trailers, recreational vehicles, and/or camping sites require the provision of an emergency storm shelter building, unless a hurricane evacuation plan for the development has been approved by the County. The emergency storm shelter shall be subject to the requirements of Section 511.4.
Analysis: LDC Section 402.9.E.5 requires the construction of a Recreation/Emergency Storm Shelter Building, which shall comply with LDC Section 511.4. This requirement will be reviewed at the time of Final Site Plan.

SECTION 5
CONSISTENCY WITH THE COMPREHENSIVE PLAN

The site is in the Retail/Office/Residential (ROR) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: This project is for infill development in an urban environment with an existing Future Land Use Category designation of ROR.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.
Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: This project is for infill development within an urban environment. The development pattern for this area is anchored by Tropicana Manufacturing establishing an intense urban environment. Other uses in and around the subject property are a contiguous expansion of that intensity.

Policy 2.1.2.4. Limit urban sprawl through consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: The proposed GDP Amendment satisfies this policy. The uses proposed are compatible to the intensities surrounding the subject property, with access to local and functionally classified roadways. This project is infill development, west of the FDAB, that provides nonresidential development in an urban environment.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:
- **Consideration of existing development patterns;**
- **Types of land uses;**
- **Transition between land uses;**
- **Density and intensity of land uses;**
- **Natural features;**
- **Approved development in the area;**
- **Availability of adequate roadways;**
- **Adequate centralized water and sewer facilities;**
- **Other necessary infrastructure and services;**
- **Limiting urban sprawl;**
- **Applicable specific area plans;**
- **(See also policies under Objectives 2.6.1—2.6.3).**

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

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

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

Policy 2.2.1.17.2. Range of Potential Uses (see Policy 2.2.1.5): Neighborhood, community and regional serving commercial uses, mixed with medium and high density residential, lodging, office, public/semi-public, schools, and recreational uses (see also Objective 4.2.1).
Analysis: The proposed uses are within the range of permitted uses: Neighborhood, community and regional serving commercial uses. This development is located at a major activity node and does not include any industrial uses as defined in the LDC. Any proposed use which jeopardizes development compatibility through the emanation or production of objectional impacts contained in Section 542 of the LDC or by review utilizing the parameters of Comprehensive Plan Policies 2.6.1.1. and 2.6.3.1. shall be classified as an industrial use which is not permitted in the ROR Future Land Use Category. The site is designed such that commercial retail and lodging uses are situated on the west side along US 301, a major commercial corridor, and the commercial uses on the east side of the subject property are more compatible with the industrial character of the adjacent Tropicana campus.

Policy 2.2.1.17.3. Range of Potential Density/Intensity:
Maximum gross residential density:
Nine (9) dwelling units per acre for properties within the CHHA or CEA.
Sixteen (16) dwelling units per acre.
Thirty-two (32) dwelling units per acre along designated Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).
Thirty-two (32) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-two (32) dwelling units per acre for mixed-use development that includes a commercial or office component.
Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, mixed-use development, and/or affordable housing.
Minimum gross residential density: 7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing".

Maximum net residential density:
Twenty (20) dwelling units per acre.
Thirty-six (36) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-six (36) dwelling units per acre for mixed-use developments that include a commercial or office component.
Maximum "net" densities shall not apply to projects within designated Urban Corridors, and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
0.5.
1.0 in the UIRA.
1.0 for Hotels.
1.0 for mixed-use.
1.0 along designated Urban Corridors; 2.0 along Urban Corridors if an FAR bonus is approved.
Analysis: No residential uses are proposed at this time. Any future residential development will require an amendment of the GDP for the approval of density, dwelling types, location, and development standards such as setbacks, buffers, and height (See Condition A.4). The proposed overall intensity (0.5 FAR) is within the maximum allowed in the ROR (FAR 1.0).

Policy 2.2.1.17.4. Other Information:
(a) Generally, limit the use of the ROR future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to ROR designated lands that meet the criteria.

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

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

(d) Expansion of legally established light industrial uses may be approved within the same parcel if there are no additional impacts to adjoining properties. The Land Development Code shall provide for a process to approve the expansion.
Analysis: The property is located adjacent to US 301/US 41, an existing six-lane road with a 45-mph posted speed; and in the Future Traffic Circulation Plan, it is designated as a six-lane arterial roadway with a planned right-of-way (ROW) width of 200 feet, or as determined by FDOT. ROW dedication is shown on the GDP. No industrial/light industrial uses are proposed.

Policy 2.6.1.1 An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:
- **Use of undisturbed or undeveloped and landscaped buffers;**
- **Use of increased size and opacity of screening;**
- **Building setbacks;**
- **Innovative site design (which may include planned development review);**
- **Appropriate building design;**
- **Operational restrictions on the proposed uses;**
- **Noise attenuation techniques; and**
- **A density and/or intensity below the maximum allowed.**

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

Policy 2.10.1.1 Encourage the development of new commercial uses as "infill" development and discourage the "expansion" of existing commercial areas not meeting commercial locational criteria contained in Objective 2.10.4.
Analysis: As mentioned above, this is an infill project and although the requested ROR is not subject to meet Locational Commercial Criteria, commercial uses are proposed along US 301, a major throughfare, which is a preferred location for business due to its high visibility and accessibility.

Policy 2.10.3.1. Require that access to commercial uses be established on at least one (1) roadway classified as a collector or higher. Access through single family residential neighborhoods shall not be allowed. An exception shall be made for projects on roadways under the State jurisdiction not allowing access from such road, and for projects that are approved with commercial uses located internally to the project and whose main project access is located on a road designated as a collector or higher.
Analysis: The project proposes access on US-41/US-301 which is classified as a principal arterial. 13th Avenue East is not classified by Manatee County, but does not propose access through a residential neighborhood.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 2.10.5.2. Maintain land development regulations which:

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

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

SECTION 6
POSITIVE / NEGATIVE ASPECTS AND MITIGATING MEASURES

POSITIVE ASPECTS

- Commercial uses are proposed at an appropriate location, in the southeast corner of the intersection between US 301/US 41 and 13th Avenue East to serve nearby residents, employees, and passersby. (Planning).
- The project is infill in nature and is anticipated to provide employment opportunities within the Urban Core. (Planning).
- There are no wetland impacts proposed with this project. (Environmental).
- The County staff has approved calculations for a new traffic maximum number of trips with this project, reducing the number of trips by 25% from the previously approved GDP: PDMU-23-27(Z)(G). (Transportation).

NEGATIVE ASPECTS AND MITIGATING MEASURES

- The proposed commercial uses to the west and east and the RV park to the east have the potential to disrupt the educational activities at the existing Charter School via noise and traffic congestion. (Planning)

- Land Use condition of approval A.2 specifically address potential acoustic and visual impacts by requiring that compliance with LDC section 542 relating to adverse impact performance standards be verified with review of all building permits.

SECTION 7
CONDITIONS OF APPROVAL
In strikethrough underlined version, to supersede prior, approved GDPs

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.

2. All roof mounted mechanical equipment (e.g., HVAC) as well as any backup fuel tanks and generators, shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance with this condition and the requirements of LDC section 542 shall be verified with review of the building permit.

3. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

4. Any future residential development will require an amendment of the General Development Plan for the approval of density, dwelling unit type, location, and development standards (such as setbacks, buffers, height).

5. Mobile home sites and/or park trailers are not permitted within this project. Only “ready for highway” recreational vehicles will be allowed within the RV Park. The project is subject to limitations outlined in Section 402.9.J. of the Land Development Code.

6. Recreational vehicles will only be allowed on sites that will be delineated in the Preliminary/Preliminary/Final Site Plan, served with individual sanitary, potable water, and electrical services.

7. Recreational vehicles may remain on the site for a period not to exceed one hundred eighty (180)

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

8. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.

9. No attachments to on-site recreational vehicles are permitted other than the following: open canvas awnings with no walls, roll-up screen enclosures, pop-out units or similar extensions which are integral to the unit as originally manufactured.

10. A recreation/emergency storm shelter building shall be included in the site plan and meet the standards of Land Development Code Section 511.4

11. The uses approved for this project are limited to those voluntary proffered by the Applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit B.

B. ENVIRONMENTAL

~~1.~~ 1. All other applicable state or federal permits shall be obtained prior to commencement of development.

~~2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.~~

~~3.~~ 2. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

~~4.~~ 3. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the EPS for review and approval prior to recommencing construction activities. The Well Management Plan shall include the following information

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

~~5.~~ 4. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Preliminary/Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. STORMWATER

1. Pursuant to Section 801 and 802 of the Land Development Code~~, Manatee County Floodplain Ordinance (Ordinance #20-22, or as amended),~~ and Code of Federal Regulations (CFR), Title 44, Section 60.3, the subsequent Final Site Plan and Construction Plan submittal(s) and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect to proposed impacts to the County FEMA 1% annual chance flood hazard are delineated pursuant to the City of Bradenton Watershed Management Plan, and post-development discharge of runoff.

2. Pursuant to Section 801 Land Development Code, Manatee County Floodplain Ordinance (Chapter 2-10 - Drainage and Flood Control, or as amended), and Code of Federal Regulations (CFR), Title 44, Section 60.3, the Construction Plan and associated Drainage Modeling shall demonstrate that no adverse impacts will be created to neighboring properties surrounding the site with respect post-development discharge of runoff. The following storm frequency events, corresponding cumulative rainfall, and rainfall distribution shall be provided as a comparison of the existing pre-development condition versus the proposed post-development development condition:

   NOAA Atlas 14 rainfall data shall be used for stormwater modeling

Storm/Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	7 inches	NOAA Atlas 14 FLMOD
25-year/24-hour	8 inches	NOAA Atlas 14 FLMOD
50-year/24-hour	9 inches	NOAA Atlas 14 FLMOD
100-year/24-hour	10 inches	NOAA Atlas 14 FLMOD
100-year/72-hour	18 inches	FDOT-72

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

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

3. Any fill within the FEMA 1% annual chance flood hazard area ~~100-year floodplain~~ as delineated by the City of Bradenton Watershed Management Plan (WMP) ~~Study~~ shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area ~~100-year floodplain~~ compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the City of Bradenton Watershed Management Plan ~~Study~~ (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

4. Any fill within the FEMA 1% annual chance flood hazard area derived from the FEMA FIRM shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The FEMA 1% annual chance flood hazard area shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can utilize drainage modeling (submitted for review to the Public Works Department with the Construction Plan submittal) to demonstrate no adverse drainage impacts to a no-rise condition.

5. A Drainage ~~Flowage~~ Easement shall be dedicated to Manatee County and be shown on the ~~Preliminary/~~Final Site Plan for the existing ditch along the eastern property line within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system ~~(20 feet along the western side of the system)~~. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

D. UTILITIES

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

E. TRANSPORTATION

1. The General Development Plan will generate up to 1,247 net new PM peak hour trips. With each PSP/FSP application a cumulative trip generation including the approved and currently in review projects to determine that the generated trips are lower or equal than 1,247 net PM peak hour trips.

2. Access to US 41/ US 301 (1st Street) will need to be approved by FDOT and access to 13th Avenue East will need to be approved by the City of Bradenton. The applicant shall provide letters of no objection from the City of Bradenton and FDOT for these accesses prior to any Final Site Plan approval.

3. At the time of future site plan submittal, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site.

ATTACHMENTS
1. Staff Report Maps and Aerials **2. Amended General Development Plan** **3. Traffic Study Waiver** **4. Concurrency Deferral Form** **5. Environmental Narrative** **6. Schedule of Permitted and Prohibited Uses Exhibit B** **7. Neighborhood Workshop Summary** **8. Previous Approved Ordinance PDMU-23-27(Z)(G)** **9. Affidavit of Publishing** **10. Public Comment**

AERIAL

Parcel ID #(s) 4633200003

Project Name: Bradenton Crossings
Project #: PDMU-23-27 (G)(R)
Accela #: PLN2510-0160

S/T/R: 26 33S 18E
Acreage: 35.28
Existing Zoning: PD-MU
Existing FLU: ROR
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

AERIAL

Parcel ID #(s) 4633200003

Project Name: Bradenton Crossings
Project #: PDMU-23-27 (G)(R)
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S/T/R: 26 33S 18E
Acreage: 35.28
Existing Zoning: PD-MU
Existing FLU: ROR
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

FUTURE LAND USE

Parcel ID #(s) 4633200003

Project Name: Bradenton Crossings
Project #: PDMU-23-27 (G)(R)
Accela #: PLN2510-0160

CITY OF BRADENTON FLU

S/T/R: 26 33S 18E
Acreage: 35.28
Existing Zoning: PD-MU
Existing FLU: ROR
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

ZONING

Parcel ID #(s) 4633200003

Project Name: Bradenton Crossings
Project #: PDMU-23-27 (G)(R)
Accela #: PLN2510-0160

CITY OF BRADENTON ZONING

S/T/R: 26 33S 18E
Acreage: 35.28
Existing Zoning: PD-MU
Existing FLU: ROR
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Dwg. No.	Drawing Title
GDP-1	Cover Sheet
GDP-2	Existing Site Conditions Aerial
GDP-3	General Development Plan
GDP-4	Unit and Setback Details

Modification
To
General Development Plan
For
Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

Site Location Map

Notes

EXISTING CONDITIONS:

1. THE SITE IS CURRENTLY A DEVELOPED SCHOOL SITE & ZONED PDMU.
2. THE TOTAL PROJECT SITE AREA IS 35.28 ACRES.
3. PARCEL ID NUMBER IS 4633200003.
4. THE SITE IS DESIGNATED AS FLOOD ZONE X ON F.I.R.M. PANEL #FM12081C0306F (8/10/21).
3. THERE ARE NO KNOWN EXISTING EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN WITHIN THE SITE.
5. THERE ARE EXISTING ON-SITE WELLS LOCATED WITHIN THIS PROJECT. ANY WELLS NOT BEING UTILIZED MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR, IN ACCORDANCE WITH SWFWMD REQUIREMENTS, PRIOR TO START OF CONSTRUCTION.
6. EXISTING FUTURE LAND USE CATEGORIES ARE ROR (35.28 ACRES).
7. APPROXIMATE ACREAGE OF ONSITE OSW IS 0.75 ACRES. THERE ARE NO KNOWN ONSITE WETLANDS.
8. THERE ARE AGRICULTURAL IMPOUNDS, UNDER THE JURISTDICTION OF ACOE, WITHIN THE BOUNDARIES OF THIS PROJECT.
9. SURROUNDING ADJACENT ZONING DISTRICTS ARE PD-UI, PD-C, LM and CITY.

DEVELOPMENT DATA:

10. NO RESIDENTIAL PROPOSED. MAXIMUM OF 50,000 SF TO EXPAN EXISTING 93,499 SF SCHOOL (143,499 SF TOTAL) ON 11 ACRES; EXPAND LIST OF PERMITTED USES FOR REMAINING 24.28 ACRES (COMMERCIAL SITE + WAREHOUSE SITE) WHERE A MAXIMUM ALLOWABLE INTENSITY OF 624,899 SF MAY BE CONSTRUCTED, OF WHICH A MAXIMUM OF 432,250 SF PERMITTED WITHIN THE 4.42-ACRE COMMERCIAL SITE
11. PARKING SHALL BE CALCUATED USING LDC SECTON 1005.5, COOPERATIVE PARKING FACILTIES FOR MULTIPLE USES ON A PROJECT SITE. WHERE FEASIBLE, PARKING SHALL BE LOCATED BEHIND BUILDINGS OR AS PARALLEL SPACES WITHIN PRIVATE RIGHTS OF WAYS.
12. PEDESTRIAN WALKWAYS AND CONNECTIVITY SHALL BE DESIGNED AT THE TIME OF PSP/FSP SUBMITTAL AND SHALL COMPLY WITH COUNTY REQUIREMENTS.
13. STORMWATER MANAGEMENT SHALL BE CONSIST OF PIPES AND SWALES TO STORMWATER FACILITIES FOR WATER QUALITY TREATMENT. DRAINAGE SHALL BE PRIVATE AND MAINTAINED BY EITHER A HOMEOWNERS ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT..
14. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL DUMPSTER PICK-UP, COMPACTOR, AND CANS.
15. FIRE HYDRANTS SHALL BE INSTALLED TO BE SPACED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. FIRE FLOW WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY COMPREHENSIVE PLAN REQUIREMENTS.
16. DEVELOPER RESERVES THE RIGHT TO CREATE EASEMENTS TO THE PASSIVE/ACTIVE RECREATION AREAS WITHIN THE SITE.
17. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 700.
18. CONSTRUCTION TO COMMENCE UPON APPROVAL & RECEIPT OF ALL NECESSARY PERMITS & IS DEPENDENT UPON MARKET CONDITIONS, BUT SHALL NOT EXCEED THE AMOUNT OF TIME APPROVED BY CERTIFICATE OF LEVEL OF SERVICE.
19. LANDSCAPING BUFFER AREAS SHALL HAVE 100% COVERAGE BY AUTOMATIC IRRIGATION.
20. LANDSCAPE AND SCREENING SHALL COMPLY WITH SECTION 701 AND LDC SECTION 402 FOR PLANNED DEVELOPMENT (PD) DISTRICT, UNLESS OTHERWISE DEFINED BY SPECIFIC APPROVAL.
21. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER FACILITIES, RECLAIMED WATER, GREY WATER IRRIGATION AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER, FOR IRRIGATION, IS NOT ALLOWED.
22. ALL SECTIONS OF THE LDC WILL BE ADHERED TO, UNLESS AN ALTERNATE HAS BEEN GRANTED BY THE BOCC OR AS OTHERWISE MAY BE GRANTED ADMINISTRATIVELY.
23. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC AND MANATEE COUNTY PUBLIC WORKS STANDARDS PART 1 UTILITIES STANDARDS MANUAL.THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
24. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
25. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
26. GROUND MOUNTED SOLAR PANELS OR "ALTERNATIVE ENERGY GENERATION FACILITY" MAY BE INCLUDED AS AN ACCESSORY USE TO THE THE PROPOSED SCHOOL AND COMMERCIAL USES.
27. THIS PROJECT IS NOT LOCATED WITHIN ANY SPECIAL AREA OR OVERLAY.
28. ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC 806.
29. ANY RACK-MOUNTED ALTERNATIVE ENERGY GENERATION FACILITY WILL COMPLY WITH LDC 531.54 AT TIME OF FINAL SITE PLAN SUBMITTAL.

Proposed Site Data

TOTAL PROJECT ACREAGE:	±35.28 AC.
PROPOSED ZONING:	PD-MU
EXISTING ZONING:	PD-MU
EXIST FLUC:	ROR
EXISTING FAR	113,075 SF/(35.28*43,560) 0.074
MAXIMUM ALLOWABLE FAR	(768,398 SF) 0.50
TOTAL OPEN SPACE REQUIRED:	7.06 AC. (20%)
MINIMUM OPEN SPACE PROPOSED:	7.06 AC. (20%)
– PERIMETER BUFFER UPLAND =	2.07 AC
– LANDSCAPING & OPEN SPACE =	4.99 AC
FLOOD ZONE:	ZONE X, PANEL# FM12081C0167F (8/10/21)

Site Legal Descriptions As Furnished:

A PORTION OF LOTS 2, 3, 4, 6, 7, 8, 9 AND 10 OF THE PLAT OF PROPERTY OF A. P. AND J. P. CURRY, A SUBDIVISION IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN DEED BOOK F, PAGE 405, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AND THE EAST RIGHT OF WAY OF U.S. 301/U.S. 41 (SECTION 13120-2506); THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING TWO COURSES: N 00°35'12" W, A DISTANCE OF 544.84 FEET AND N 44°59'22" E, A DISTANCE OF 13.97 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF 13TH STREET EAST; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY S 89°26'04" E, A DISTANCE OF 1407.87 FEET TO A POINT ON
* THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1331,
** PAGE 2031, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, S 00°14'09" W, A DISTANCE OF 445.13 FEET; THENCE S 89°26'04" E, A DISTANCE OF 146.54 FEET; THENCE S 11°42'36" W, A DISTANCE OF 1112.45 FEET TO THE INTERSECTION WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: (1) THENCE N 53°13'22" W, A DISTANCE OF 186.61 FEET; (2) THENCE S 89°03'22" E, A DISTANCE OF 21.81 FEET; (3) THENCE N 00°33'56" E, A DISTANCE OF 33.49 FEET; (4) THENCE N 53°13'22" W, A DISTANCE OF 397.99 FEET; (5) THENCE S 00°24'47" W, A DISTANCE OF 49.23 FEET; (6) THENCE N 53°13'22" W, A DISTANCE OF 1104.35 FEET TO THE POINT OF BEGINNING.

NOTE:
IT IS THIS SURVEYORS BELIEF THAT THE DESCRIPTION FURNISHED IN THE TITLE COMMITMENT CONTAINS SCRIVENERS ERRORS:

* – THE NOTATION OF THE "EAST" LINE OF THE PARCEL, SHOULD HAVE BEEN THE WEST LINE.
** –THE REFERENCE TO OFFICIAL RECORDS BOOK 1331, PAGE 2031 IN THE DESCRIPTION SHOULD HAVE BEEN OFFICIAL RECORDS BOOK 1336, PAGE 2031.

Existing School

SIZE:	11.00± ACRES
ALLOWED FAR:	0.50
EXISTING FAR:	(EXIST SCHOOL ONLY: 93,499 SF) 0.195
TOTAL PROPOSED FLOOR AREA:	143,499 SF/0.299
(EXIST SCHOOL + FUTURE EXPANSION = 93,499 + 50,000)	

Commercial/Retail/Office

TOTAL SIZE:	4.42± AC.
–USES:	COMMERCIAL/RETAIL, MEDICAL OFFICE, PROFESSIONAL OFFICE, WAREHOUSE, OUTDOOR STORAGE, SCHOOL, EV CHARGING STATION, HOTEL (SEE EXHIBIT "B" FOR RESTRICTED USES)

* –INTENSITY: HOTEL –125 ROOMS; MAXIMUM –332,250 SF

–MAXIMUM BUILDING HEIGHT: HOTEL: 4–STORIES; ALL OTHER USES: 3–STORIES

Commercial/RV

TOTAL SIZE:	19.86± AC.
–USES:	WAREHOUSE, OUTDOOR STORAGE, SCHOOL, EV CHARGING STATION, RV (238 SPACES) (SEE EXHIBIT "B" FOR SCHEDULE OF USES)

* –INTENSITY: –MAXIMUM 624,899 SF

–MAXIMUM BUILDING HEIGHT: 4–STORIES

* AMENDED GDP TO REDUCE THE PREVIOUSLY APPROVED 1,663 NET NEW PM PEAK HOUR TRIP ENDS TRIPS FROM PLN2305-0094 BY 25%, RESULTING IN THE GDP MODIFICATION WILL STAY AT OR BELOW 1,247 NET NEW PM PEAK HOUR TRIP ENDS.

Construction Schedule

START DATE:	DECEMBER 2026
END DATE:	DECEMBER 2027

Proposed Wetland Impact Summary		
Overall OSW Acreage:	1.99 Acres	
Wetland I.D.	Wetland Acreage	Wetland Impacts
A-1	0.028	0.028
Total Wetland Impacts:		0.028
Total Wetland To Remain :		0.000

Proposed OSW Impact Summary		
Overall OSW Acreage:	1.99 Acres	
OSW I.D.	OSW Acreage	OSW Impacts
1	0.21	0.21
2	0.12	0.12
3	0.58	0.58
Total OSW Impacts:		0.91

Owner/Applicants:

James Tucker
Jack 95, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Bruce Tucker
TCG BT, LLC
93 Jim Daws Road
Monroe, GA 30655

Rosa Tucker
Rosy 95, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Harry Senopoulos
DSHC Enterprises, LLC
PO Box 524
Plainsboro, NJ 08536

Peter Tucker
Peter 74 Oak, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Harry Senopoulos
DSHC Transitions 006, LLC
PO Box 524
Plainsboro, NJ 08536

Mark Streiter
Schoolofhardknocks, LLC
1141 Westminster Terrace
Watkinsville, GA 30677

Design Team:

Planner: Marshall Robinson
Grimes Hawkins Gladfelter & Galvano, P.L.
1023 Manatee Avenue West
Bradenton, Florida 34205
Phone (941) 748-0151

Engineer: Steve Shroyer, P.E.
Shroyer Drapala Engineering, LLC
1111 3rd Ave. W., Suite 210
Bradenton, Florida 34205
Phone (941) 746-4000

Environmental: Robert Gause
Gause and Associates, Inc.
323 10th Ave. W., Suite 102
Palmetto, Florida 34221
Phone: (941) 981-3089

Traffic Engineer: Michael Yates
Palm Traffic
400 North Tampa Street, Suite 1500
Tampa, FL 33602
Phone: (813) 296-2595

Surveyor:
ZNS Engineering, LLC
1023 Manatee Ave W
Bradenton, FL 34205
Phone: (941) 748-8080

Shroyer Drapala Engineering, LLC
608 6TH ST W, PALMETTO, FL 34221

Bradenton Crossings
Submitted For:

Rezone & General Development Plan

STEVEN J. SHROYER
LICENSE No. 32081
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:46:19-04'00'

C:\Users\JasonCoates\Shroyer Drapala\Projects – Documents\29400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\001-29400-COV.dwg July 17, 2026 – 10:34am

Legend

- Existing School Buildings To Remain (93,499 sf)
- Existing Commercial Accessory Buildings To Remain (7,250 sf)
- Existing Accessory Buildings To Be Removed (11,946 sf)
- Site Boundary (35.28 Acres)
- Existing OSW Impacts (0.91± Acres)
- Exist. City of Bradenton ICPR Model 100 Yr Floodplain Limits (El 16.31)

NOTES:

ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.

EXISTING TOPOGRAPHIC CONTOURS ARE PROVIDED IN NGVD 1929 VERTICAL DATUM, MANATEE COUNTY DFIRM BECAME EFFECTIVE MARCH 17, 2014 AND IS BASED ON VERTICAL DATUM NAVD 1988. CONVERSION FROM NGVD29 TO NAVD88 IS -0.978', FOR THIS SITE.

Proposed Wetland Impact Summary

Overall OSW Acreage:	1.99 Acres	
Wetland I.D.	Wetland Acreage	Wetland Impacts
A-1	0.028	0.028
Total Wetland Impacts:		0.028
Total Wetland To Remain :		0.000

Proposed OSW Impact Summary

Overall OSW Acreage:	1.99 Acres	
OSW I.D.	OSW Acreage	OSW Impacts
1	0.21	0.21
2	0.12	0.12
3	0.58	0.58
Total OSW Impacts:		0.91

Shroyer Drapala Engineering, LLC
608 6th Street West
Palmetto, FL 34221
Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
1"= 80'	March 3, 2023	

MODIFIED GENERAL DEVELOPMENT PLAN

Existing Conditions For Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-2

STEVE J. SHROYER, P.E. No. 32058 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:46:44-04'00'

C:\Users\JasonCoates\Shroyer Drapala\Projects - Documents\28400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\003-29400-GDP.DWG May 14, 2026 - 12:38pm

Shroyer Drapala Engineering, LLC
608 6th Street West
Palmetto, FL 34221
Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

REV		
2	REV BUFFER WIDTHS ENHANCE DRAINAGE EASEMENT	11/25/25
1	REV ACCESS IDENTIFICATION ADD DRAINAGE DATA	8/15/23

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
1"= 80'	March 3, 2023	

MODIFIED GENERAL DEVELOPMENT PLAN

Master Development Plan For Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-3

STEVE J. SHROYER LICENSE No. 32052 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:47:11-04'00'

C:\Users\JasonCostes\Shroyer Drapala\Projects - Documents\29400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\003-29400-GDP.DWG May 14, 2026 - 12:36pm

Proposed Bulk and Dimensional Standards By Use

Use Type	Minimum Lot Width (Ft)	Minimum Lot Area (Sq Ft)	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)	Waterfront Setback (Ft)	Min. Bldg. Separation (Ft)	Max Bldg Height (Ft)
Commercial/Retail/Office	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	3-Story
[1]RV Lots	32	1,600	5	5	5	30	15	1-Story
[2]Hotel	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	4-Story
[4]Warehouse	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	4-Story

1. RV Lots are not requested for approval. A 238 -Unit RV Park was approved with PDMU-23-27(Z)(G) - If an RV Park is proposed for development, compliance with LDC Section 531.42 shall be demonstrated at teh time of PSP/FSP submittal.
2. If a hotel use is proposed for development, compliance with LDC Section 531.28, and if applicable LDC 401.5, shall be demonstrated at time of PSP/FSP submittal.
3. Landscape material and quantity to be provided in accordance with applicable regulations of the land development code, section 701.
4. Warehouse uses greater than 3-Stories shall have a minimum 100 foot setback from property lines and school boundary.

Note: No changes from previous approval.

Standard Lot Layout

N.T.S.

NOTES:

1. LOTS MAY DEVIATE FROM THE STANDARD SIZE SHOWN, AT THE DEVELOPER'S DISCRETION.

Standard Lot Drive Cross Section

N.T.S.

Note: No changes from previous approval.

Note: Alternate for 19.86-acre warehouse and storage parcel only.

Alternate Internal Drive Cross Section

N.T.S.

Standard Commercial Drive Cross Section

N.T.S.

10 FT Internal Buffer

N.T.S.

NOTE:

1. SHALL INCLUDE A 6' OPAQUE FENCE, TWO (2) CANOPY TREES AND THREE AND ONE THIRD (3 1/3) UNDERSTORY TREES PER ONE HUNDRED (100) LF.

15 FT Internal Buffer

N.T.S.

NOTE:

1. SHALL INCLUDE A 6' OPAQUE FENCE, TWO (2) CANOPY TREES AND THREE AND ONE THIRD (3 1/3) UNDERSTORY TREES PER ONE HUNDRED (100) LF.

15' Perimeter Buffer

N.T.S.

NOTES:

1. SHALL INCLUDE NO FEWER THAN TWO AND ONE HALF (2 1/2) CANOPY TREES AND THIRTY THREE (33) SHRUBS PER ONE HUNDRED (100) LF.

20' Perimeter Buffer

N.T.S.

NOTES:

1. SHALL INCLUDE NO FEWER THAN TWO AND ONE HALF (2 1/2) CANOPY TREES AND THIRTY THREE (33) SHRUBS PER ONE HUNDRED (100) LF.

MODIFIED
GENERAL DEVELOPMENT PLAN

Unit and Setback Details

For

Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-4

Shroyer Drapala Engineering, LLC

608 6th Street West
Palmetto, FL 34221

Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

REV		
1	ADD ADDITIONAL BUFFER SECT	11/25/25

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
NTS	March 3, 2023	

STEVE J. SHROYER LICENSE No. 32084 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:47:41-04'00'

C:\Users\JasonCostes\Shroyer Drapala\Projects - Documents\29400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\004-29400-DET.dwg July 14, 2026 - 11:55am

APPROVED

Palm Traffic
Engineering + Planning

Revised December 5, 2025
October 21, 2025

Mr. Nafis Anwari, PhD, EIT
Transportation Planner
Manatee County Government
Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

RE: Bradenton Crossings GDP Modification
Palm Traffic Project No. T23023

Dear Mr. Anwari:

The purpose of this letter is to request a traffic study waiver for the proposed General Development Plan (GDP) modification to the Bradenton Crossings GDP. The proposed GDP modification will remain trip neutral with the previous approved GDP (PLN2305-0094). The previous GDP allowed for 1,663 net NEW PM peak hour trip ends and the applicant is committing to a stipulation for the amended GDP to reduce the approved trips from PLN2305-0094 by 25%, resulting in the GDP modification will stay at or below 1,247 net NEW PM peak hour trip ends. Attached with this letter is the approved TIS from the hearing that confirms the trip generation previously approved.

Given the applicant has committed to a reduction in trips associated with the proposed modification, a traffic study waiver is requested. However, it is understood at the time of PSP and/or FSP application, additional analysis will be required to evaluate the impact of the project.

Sincerely,

PALM TRAFFIC

Vicki L Castro

Digitally signed by Vicki L Castro
Date: 2025.12.05 17:26:55 -05'00'

Vicki L. Castro, P.E.
Principal

VICKI L CASTRO
LICENSE
No 47128
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Vicki L Castro on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Transportation Planning and Traffic Engineering Division
Manatee County Government Development Services
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
www.mymanatee.org

June 18, 2024

Memo for Bradenton Crossings Rezone

Project # PDMU-23-27(Z)(G) **Record # PLN2305-0094** **Version 2**

Manatee County Transportation Planning and Traffic Engineering Division staff have reviewed and accepted the Traffic Impact Statement (TIS) for Bradenton Crossings Rezone, dated June 12, 2024. The TIS is in support of rezoning a 35.28± acre parcel from Planned Development Public Interest (PD-PI) to Planned Development Mixed Use (PD-MU) with a General Development Plan (GDP). The proposed GDP will include the existing school and school facilities which comprises approximately 11± acres, and commercial use on the remaining 24.28± acres. The commercial use will include a recreational vehicle park on the east end of the property and commercial development to the west.
The site is located at the southeast corner of the intersection of US 41/1st Street East and 13th Avenue East. The applicant has addressed the Comprehensive Plan requirements and provided appropriate traffic-related information to substantiate the findings.

Concurrency may not be granted with a General Development Plan application; therefore, a Certificate of Level of Service Compliance (CLOS) will not be issued until the PSP/FSP application. With a request for a CLOS, a Traffic Study for concurrency purposes with an Operational Analysis at intersections and access indicating access location will be required to establish any required mitigation and access improvements, if applicable.

Sincerely,

Nafis Anwari
Transportation Planner
Manatee County Development Services
Transportation Planning and Traffic Engineering Division

CC: Laura Gonzalez
Prony BonnaireFils

VACANT *District 1* | AMANDA BALLARD *District 2* | KEVIN VAN OSTENBRIDGE *District 3* | MIKE RAHN *District 4* | RAYMOND TURNER *District 5* | JASON BEARDEN *At Large* | GEORGE W. KRUSE *At Large*

Shroyer Drapala Engineering, LLC
Bradenton Crossings/SAGE DEVELOPMENT LLC

APPROVED

06/18/2024

TRAFFIC IMPACT STATEMENT – GDP
Draft May 01, 2023
Revised June 07, 2023
Revised October 5, 2023
Revised November 9, 2023
Revised June 12, 2024

Project #: PDMU-23-27(Z)(G) Record #: PLN 2305-0094

Narrative

This project is located south of 13th Avenue East and east of US 41. The property is occupied by an existing K-12 charter school. The proposed Comprehensive Plan Amendment will change the entire properties (35.28 acres) future land use designation from P/SP-2 to ROR. Concurrently, the proposed GDP application is to rezone the entire property from PD-PI to PD-MU with a GDP, which is intended to allow for up to 325,000 square feet of commercial, an expansion of the existing school to allow for a maximum of 3,125 students and 238 RV spaces.

Trip Generation – Existing Conditions

Table 1a below indicates the estimated trips using ITE Trip Generation 11th Edition for the existing site conditions.

TABLE 1a. Trip Generation – Existing Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
532	Private School (K-12)	1200 Students	88	116	204

Trip Generation – Proposed Conditions

Table 1b below indicates the estimated trips using ITE Trip Generation 11th Edition for the "worst case scenario" of maximum development under the proposed zoning.

TABLE 1b. Trip Generation – Proposed Zoning

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips	New PM Peak-Hour Trips In	New PM Peak-Hour Trip Out	New PM Peak-Hour Total Trips
820	Retail	325,000 SF	633	686	1,319	513	555	1,068
532	School	3,125 Students	228	303	531	228	303	531
416	RV	238 Spaces	42	22	64	42	22	64
		Total	903	1,011	1,914	783	880	1,663

Pass-by trips assumed for the project would not exceed 10% of the adjacent street traffic.

Based on the trip generation calculations, the proposed development would add 1,459 new PM Peak Hour trips to the adjacent thoroughfare network.

Impact Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS). 13th Avenue E, 3rd Street E, US 41, US 301 and 9th Street E are the first-impacted thoroughfares and are included in the analysis. Table 2 below indicates the impacted roadway links and the project traffic impacts on the impacted links and the capacity of those facilities. Distribution of the project traffic was based on FDOT D1 Regional Planning Model V2 as distributed by FDOT.

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	% Project Traffic	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
N/A	13th Ave E	Project	9th St E	2U	D	1,310	16.8	245	18.70%
N/A	3rd St E	9th Ave E	13th St E	2U	D	1,310	15.3	223	17.02%
N/A	US 41	9th Ave E	13th Ave E	6D	D	5,650	39.0	569	10.07%
3320	US 41	13th Ave E	26th Ave E	6D	D	5,390	21.5	314	5.83%
3310	US 41	301 Blvd	26th Ave E	6D	D	5,650	13.5	197	3.49%
2820	US 301	US 41	9th St	4D	D	3,750	0.00	0.00	0.00%
2820	US 301	9th St E	13th Ave E	4D	D	3,750	10.7	156	4.16%
1090	9th St E	9th Ave E	13th Ave E	4D	D	2,750	2.3	34	1.24%
1100	9th St E	13th Ave E	US 301	4D	D	2,750	12.6	184	6.69%
1110	9th St E	US 301	26th Ave E	2U	D	1,310	1.9	28	2.14%

As shown in Table 2, the development's traffic exceeds the five percent threshold on the following segments, and therefore those segments within the Manatee County link sheets will be evaluated:

- US 41 from 13th Avenue E to 26th Avenue E
- 9th Street E from 13th Avenue E to US 301.

Level of Service Analysis

Table 3 below summarizes the generalized level of service analysis on the impacted roadways.

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	Peak Hour Reserved	Estimated Project Traffic	Peak Hour Total Traffic	Projected LOS
US 41	13th Ave E	26th Ave E	3,375	0	314	3,689	C
9th St E	13th Ave E	US 301	793	278	184	1,255	C

Based on the analysis, the impacted segments of US 41 and 9th Street E are expected to operate at or above the adopted LOS D standard.

Access

The project is proposing five (5) access points on 13th Avenue E and one (1) right-in/right-out access to US 41/301 and will be coordinating with FDOT and City of Bradenton. Design and location of the accesses subject to review at the time of a Final Site Plan application.

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County, City of Bradenton and/or FDOT regarding right of way needs.

Multi-Modal Transportation

There are sidewalks on both sides of US 41/301 and 13th Avenue E. There are no bicycle lanes along either roadway. Bus routes 2 and 4 have stops adjacent to the project. The proposed development will consider pedestrian and bicycle mobility when preparing the Final Site Plan.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The summary of new trips per link are as follows:

- Link 3320 (US 41) from 13th Avenue E to 26th Avenue E – 314 new PM trips
- Link 1100 (9th Street E) from 13th Avenue E to US 301 – 184 new PM trips.

Site Location

Vicki L Castro, PE
Palm Traffic

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 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: 4633200003 Property Size (acres or sq. ft.): 35.28 sf

Section: 36 Township: 34S Range: 17ETAZ: NA

Print Name(s) of all Property Owners:

1) School of Hardknocks, LLC, 2) Rosy 95, LLC, 3) Peter 74 Oak, LLC, 4) Jack 95, LLC, 5) TCG BT, LLC

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)

A PORTION OF LOTS 2, 3, 4, 6, 7, 8, 9 AND 10 OF THE PLAT OF PROPERTY OF A P AND J P CURRY SUBD AS REC IN DEED BOOK F PAGE 405 PRMCF BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE INT OF THE NELY R/W/L OF THE CSX RAILROAD AND THE E R/W OF US 301/US 41 (SECTION 13120-2506); TH ALG SD E R/W THE FOLLOWING TWO COURSES: N 00 DEG 35 MIN 12 SEC W A DIST OF 544.84 FT AND N 44 DEG 59 MIN 22 SEC E A DIST OF 13.97 FT TO THE S MAINTAINED R/W/L OF 13TH ST E; TH ALG SD S MAINTAINED R/W S 89 DEG 26 MIN 04 SEC E A DIST OF 1407.87 FT TO A POINT ON THE E LN OF THAT PARCEL OF LAND DESC IN O.R. 1331 PG. 2031 AS REC IN PRMCF; TH ALG SD E LN AND THE SLY EXT THEREOF S 00 DEG 14 MIN 09 SEC W A DIST OF 445.13 FT; TH S 89 DEG 26 MIN 04 SEC E A DIST OF 146.54 FT; TH S 11 DEG 42 MIN 36 SEC W A DIST OF 1112.45 FT TO THE INT WITH SD NELY R/W/L OF THE CSX RAILRAOD; TH ALG SD NELY R/W/L THE FOLLOWING SIX COURSES: (1) THE N 53 DEG 13 MIN 22 SEC W A DIST OF 186.61 FT; (2) TH S 89 DEG 03 MIN 22 SEC E A DIST OF 21.81 FT; (3) THE N 00 DEG 33 MIN 56 SEC E A DIST OF 33.49 FT; (4)TH N 53 DEG 13 MIN 22 SEC W A DIST OF 397.99 FT; (5)TH S 00 DEG 24 MIN 47 SEC W A DIST OF 49.23 FT; (6) TH N 53 DEG 13 MIN 22 SEC W A DIST OF 1104.35 FT TO THE POB. (1552/5908) PI#46332.0000/3

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.

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

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):

Marshall J Robi
(Signature)

10/21/2025
(Date)

(Signature)

Click or tap to enter a date.
(Date)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21 day of October (month), 2025 (year), by Marshall Robinson (name of person acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

JASMINE VICTORIA GARRIDO
Notary Public - State of Florida
Commission # HH 622116
My Comm. Expires Dec 27, 2028
Bonded through National Notary Assn.

Jasmine Garrido
Signature of Notary Public – State of Florida

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

Gause and Associates, Inc.

Landscape Architecture

Land Planning

Project Management

Environmental

Irrigation Design

Consulting Arborist

ENVIRONMENTAL NARRATIVE

FOR

Bradenton Crossings

January 2026
Revised March 2026
Revised May 2026

Prepared for:

Shroyer Drapala Engineering, LLC

Prepared by:

Gause and Associates, Inc.
323 10th Avenue West, Suite 102
Palmetto, Fl. 34221

Robert C. Gause

Robert C. Gause
President

INTRODUCTION

The subject property is an existing educational facility known as Team Success A School of Excellence, identified by Parcel Identification Number 4633200003. The site is located at 202 13th Avenue East in Bradenton, Florida, within Section 36, Township 34 South, Range 17 East. The property encompasses approximately 35.28 acres and is currently zoned Planned Development Mixed Use (PDMU).

The subject site was visited April 29, 2025 by Robert Gause who has 42 years experience conducting wetland and wildlife assessment along with a SWFWMD Environmental Scientist John Clarke and Jason Coates of Shroyer-Drapala Engineering, LLC. It was revisited on January 12, 2026 by Robert Gause.

EXISTING CONDITIONS

The subject property is currently developed and operated as an educational campus. Along the eastern boundary of the site, there is an existing discharge point associated with the Robinson Canal, with adjacent office buildings and a large surface parking area located on the opposite side of the canal. There is also an existing ditch running in the middle of the site from East to West (OSW #1 and 2).

The southern boundary of the property is defined by an active railroad corridor, which constitutes a significant existing infrastructure feature within the surrounding area. The western edge of the site abuts U.S. Highway 41 (also known as 1st Street West), while the northern boundary fronts 13th Avenue East. Both roadway corridors currently provide established vehicular access points to the property.

Overall, the site is characterized by maintained and regularly mowed lawn areas, including active athletic and sports fields that support the existing school use. Due to the site's long-standing history of development and continuous human activity, the property does not contain native upland habitat and does not provide suitable habitat for native wildlife species. As a result, no wildlife presence was observed and none is anticipated. No adverse impacts to wildlife resources are expected to occur because of future development activities. Historic aerials, photos and the soil survey are all included in this report to document existing conditions.

WETLANDS

A small .028 ac. remnant wetland remains on the subject site. It is impacted hydrologically by the historic ditching on all sides. The limits of the wetland have regressed and the value is very low. It is considered to be an isolated herbaceous wetland. It is dominated by Sorghum halepense (Johnson grass), Bidens Pilosa (Black Jack), Leucaena Lucocephala (White Leadtree) and Commelina erecta (Dayflower). It is too small and isolated to require wetland impact compensation pursuant to Ch. 3.2.2.1 of Part B, Basis of Review for the Southwest Florida Water Management District **which reads as follows:**

3.2.2.1 Compliance with subsections 3.2.2 through 3.2.3.7 and 3.2.5 through 3.3.8 will not be required for regulated activities in isolated wetlands less than one half acre in size, unless:

a. the wetland is used by threatened or endangered species, or

b. the wetland is located in an area of critical state concern designated pursuant to Chapter 380, F.S., or

c. the wetland is connected by standing or flowing surface water at seasonal high water level to one or more wetlands, and the combined wetland acreage so connected is greater than one half acre, or

d. the District establishes that the wetland to be impacted is, or several such wetlands to be impacted are cumulatively, of more than minimal value to fish and wildlife based on the factors in subsection 3.2.2.3.

The isolated wetland on the subject sites meets the above criteria to allow it to be impacted without mitigation. There is no known utilization by threatened or endangered species, it is not in an area of critical state concern, it is not connected by standing or flowing surface water at SHWL and it is not individually or cumulatively more than minimal value to fish and wildlife based on the factors in subsection 3.2.2.3.

More specifically, the system is not in a high quality state through legal alterations. It has no beneficial connection to water resources. It is not unique and it is not used for resting, feeding, breeding, nesting or denning by fish and wildlife, particularly listed species.

WILDLIFE UTILIZATION

The Parcel is developed. Parts of the parcel that will be redeveloped are sport's fields and mowed arias. The proposed changes to the site will not have a significant impact on any wildlife.

LISTED SPECIES

No listed species are expected to utilize the site.

GOPHER TORTOISES (*Gopherus polyphemus):* An effort to identify gopher tortoise burrows if present was made. None were found nor are any expected.

SAND HILL CRANE (*Antigone canadensis paratensis)* – Sand Hill Cranes are listed as "Threatened" by the FWC. None were observed on the site and none are expected to occur. Because of the artificial fill that has been placed, non are currently expected to forage on the site either.

EASTERN INDIGO SNAKE (*Drymarchon corais coupen)* – The Eastern Indigo Snake is listed as Threatened by both the FWS and FWC. The snake occurs in a range of habitats. No evidence of Eastern Indigo Snakes was observed although an armadillo burrow was identified on the old Buckeye Road ROW. If required by the FWS or FWC, indigo snake informational signage will be posted.

WOOD STORK (*Mycteria americana)* and other Wading Birds: The Wood Stork is listed as "Endangered" by the USFWS. The project falls within the Core Foraging Area (CFA). No woodstorks were observed or expected to utilize the site except for periodic foraging within and adjacent to ditches..

WEST INDIAN MANATEE (*Trichechus manatus):* The West Indian Manatee is not an issue on this site.

AMERICAN BALD EAGLE (Haliaeetus leucocephalus): No Eagles or eagle nests were observed during the site visit. The Audubon Eagle Watch nest locator was reviewed to determine proximity of known nests to the site. The closest known nest is MN019 which is located approximately 1.29 miles West, Southwest of the site.

PROPOSED WETLAND IMPACTS

The applicant is providing 30' easements for existing ditches (OSW #1,2,3). On the Southeast side of the property, for the Robinson canal, there is a 30' Drainage Flowage easement and a 20' maintenance easement.

SECONDARY AND CUMULATIVE IMPACTS

No secondary or cumulative impacts are expected.

PROPOSED BUFFER ENHANCEMENT PLAN

No buffer enhancement is proposed.

PROPOSED IMPACT COMPENSATION

There are no wetland impacts proposed.

PUBLIC INTEREST TEST

A. Public Health, Safety or Welfare, or the Property of Others

This project is not expected to endanger the public health, safety or welfare, or property of others. There is no expected affect on the property of others and no impacts to restricted waters.

B. Fish and Wildlife and Their Habitats

There is no expected adverse affect on fish and wildlife and their habitats.

C. Navigation, Water Flow, Erosion, and Shoaling

The project is not expected to affect navigation, water flow, or erosion and shoaling.

D. Fisheries, Recreation, Marine Productivity

There will be no effect on fish nurseries, water temperature, salinity, detrital export, or marine nutrient levels for the reason that there will be no work done in a marine environment.

E. Temporary or Permanent Nature

The proposed project is permanent.

F. Historical and Archaeological Resources

There are no known historical or archaeological resources.

CONCLUSION

The proposed development, as a whole, is not expected to have any significant adverse effects on wildlife or their habitat

Images

View of open field looking SW from the old bus loop

View of OSW-4 looking south

View of OSW-4 looking east

View of OSW 2 looking east

View of OSW 3 looking north

View of OSW 4 looking west

View of old school buildings

FLUCCS MAP

LEGEND:
1700 - INSTITUTIONAL (+/- 21.5 ac)
1800 - RECREATIONAL (+/- 12.7 ac)
640 - HERBACIOUS WETLAND (+/- 0.028 ac)
530 - OSW (DITCH) (+/- 0.948 ac)

BRADENTON CROSSINGS LOCATED IN: SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST MANATEE COUNTY, FLORIDA	FLUCCS	Gause Associates 323 Tenth Ave. W., Suite 102 I Palmetto, Fl. 34221 bob@gauseandassociates.com I ph. 941.713.0782 LC26000572 I ISA# FL5334A I AICP 061988	SHEET _____

2025 Aerial

2006 Aerial

1994 Aerial

1984 Aerial

NRCS Soil Survey Map

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5	Bradenton fine sand, limestone substratum	16.0	19.4%
13	Chobee loamy fine sand, frequently ponded, 0 to 1 percent slopes	27.2	33.0%
14	Chobee variant sandy clay loam	11.2	13.6%
20	EauGallie-EauGallie wet, fine sand, 0 to 2 percent slopes	0.5	0.6%
25	Floridana fine sand, 0 to 2 percent slopes	9.3	11.3%
39	Parkwood variant-Chobee, limestone substratum-Parkwood complex	9.3	11.3%
48	Wabasso-Wabasso, wet, fine sand, 0 to 2 percent slopes	8.9	10.8%
Totals for Area of Interest		**82.4**	**100.0%**

Table 4-12: Schedule of Uses for PD Districts

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	—	X	X	P	P	X	P	X	~~P~~	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	P	P	P	P	P	~~P~~	P	P	X	P	P
~~- Agricultural Products Processing Plants~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	P	P
~~- Animal Products Processing Facility~~	531.1	X	X	X	X	P	X	X	~~SP~~	X	X	X	P	P
~~- Short Term Agricultural Uses~~	531.1	P	X	P	X	X	X	X	~~P~~	X	X	X	P	P
~~- Stables or Equestrian Centers: Private~~	531.1	P	X	X	X	X	X	X	~~P~~	P	P	X	P	X
~~- Stables or Equestrian Centers: Public~~	531.1	X	X	P	X	X	P	X	~~P~~	X	X	X	P	X
~~- Tree Farm~~	531.1	X	X	X	X	X	P	X	~~P~~	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	P	P	P	P	P	~~P~~	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	P	P	P	P	X	~~P~~	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	P	X	X	X	X	~~P~~	X	X	X	P	P
~~Farm Worker Housing~~	531.19	X	X	X	X	X	X	X	~~X~~	X	X	X	X	X
~~Pet Service (Kennel) Establishments~~	531.38	X	X	P	P	X	X	X	~~P~~	X	X	X	P	X
~~Sawmills~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
~~Slaughterhouses~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	X
~~Stockyards and Feedlots~~[4]	531.1	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
~~Veterinary Hospitals~~	531.58	X	X	P	X	P	P	X	~~P~~	X	X	X	X	X
COMMERCIAL - RETAIL														
~~Alcoholic Beverage Establishment~~	531.4	X	X	SP	X	SP	X	SP	~~SP~~	X	X	X	X	X
~~Alcoholic Beverage Establishment - 2 COP License~~	531.4	X	X	P	X	X	X	X	~~P~~	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
~~- Medical Marijuana Treatment Center Dispensing Facility~~	531.49	X	P	P	P	P	X	P	~~P~~	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X

Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED)[5]	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital[1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														

Asphalt/Concrete Processing, Manufacturing, or Recycling Plants[4]	—	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Heavy~~	531.25	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Light~~	531.25	X	X	X	P	P	P	X	~~P~~	X	X	X	X	P
~~Research and Development Activities~~	—	X	X	X	P	P	P	X	~~P~~	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
~~Correctional Facilities: Community~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Correctional Facilities: Major~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
~~Sexually Oriented Businesses~~	531.52	~~See Section 531.52~~												
~~Water Dependent Uses~~	531.60	X	X	X	X	X	X	P	~~P~~	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	702	P	P	P	P	P	P	P	~~P~~	P	P	X	P	P
~~Game Preserve~~	—	X	X	P	X	X	P	X	~~P~~	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
~~Junkyards~~	531.27	X	X	X	X	X	X	X	~~P~~	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	531.53	X	X	P	X	P	P	X	~~P~~	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit[6]	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes[1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
~~Recovery Home, Large~~	531.45	X	P	P	X	X	P	X	~~P~~	X	X	X	X	X
~~Recovery Home, Small~~	531.45	P	P	P	X	X	P	X	~~P~~	P	P	X	P	X
~~Residential Treatment Facilities~~	531.46	P	X	X	X	X	P	X	~~P~~	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
~~Aircraft Landing Field~~	531.2	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Commercial~~	531.3	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Airport, Private or Public~~	531.3	X	X	X	X	P	P	X	~~P~~	X	X	X	X	P

Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
~~Hazardous Waste Transfer Facility~~	—	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
~~Heliport~~	531.24	X	X	P	X	P	P	X	~~P~~	X	X	X	X	P
~~Helistop~~	531.24	P	P	P	P	P	P	P	~~P~~	X	X	X	P	P
~~Intensive Services: Motor Pool Facilities~~	531.26	X	X	X	X	P	P	X	~~P~~	X	X	X	X	P
~~Intermodal Terminal~~	—	X	X	X	X	P	P	X	~~P~~	X	X	X	X	P
~~Motor Freight Terminal/Maintenance~~	531.34	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

[1] Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to three thousand (3,000) square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

[5] FSEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

[6] If expressly approved in the zoning ordinance and the site plan approving the planned development project; if expressly approved as an amendment to an existing planned development zoning ordinance and the applicable site plan; or if the lot is no longer included in the site plan approving the planned development project, and the lot is developed for a residential, single-family use.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

(Ord. No. 16-31 , § 3(Exh. A), 11-13-16; Ord. No. 16-06 , § 3(Exh. A-3), 11-15-16; Ord. No. 16-24 , § 3(Exh. A-4); 11-15-16; Ord. No. 17-30 , § 4(Exh. B), 9-7-17; Ord. No. 17-47 , § 3(Exh. A-2), 9-7-17; Ord. No. 18-22 , § 3(Exh. A-2), 6-7-18; Ord. No. 18-18 , § 3(Exh. A-2), 8-23-18; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19; Ord. No. 20-05 , § 3(Exh. A-2), 6-4-20; Ord. No. 20-34 , § 3(Exh. A), 10-1-20; Ord. No. 21-11 , § 3(Exh. 2), 8-21-21/Amd. 10-12-21; Ord. No. 22-87 , §3(Exh. A), 11-3-22)

Editor's note(s)—See the editor's note to Table 4-1.

March 24, 2026
6:00 PM – 7:00 PM
Bradenton Crossings – PLN2510-0160
Neighborhood Workshop – Summary

Attendance:

APPLICANT

1. Marshall Robinson
2. Jack Tucker
3. Michael Yates
4. Jason Coates

NEIGHBORS

1. Bryan Smith – [redacted]
2. Sherod Halliburton – [redacted]
3. Michael Dixon – None Provided
4. Tameka Moore – [redacted]
5. Elston Brown – [redacted]
6. Darlyne Brown – [redacted]
7. Rosetta Archer – [redacted]
8. Dwight Walton – [redacted]

MATERIALS PRESENTED

1. Aerial Mapping (County GIS) and Google Maps via shared screen
2. Draft GDP currently under review (PLN2510-0160)
3. Previously Approved GDP from 2024 (PLN2305-0094)
    a. Everyone who provided their emails above received the 2024 approved GDP/Ordinance via email on 3/25/2026.

ISSUES RAISED

There were no specific "issues" that was raised by the participants. The meeting consisted mostly of having to explain the 2024 approval, as most of the participants said they were unaware of the previously approved GDP. The first half of the meeting was used to answer questions about the approval from 2024 and the things that it approved. The second half of the meeting was spent explaining the requested amendments and answering questions.

Traffic was not seen as an issue to be discussed in detail as the participants of the meeting were satisfied to know that the proposed GDP amendment commits to reducing vehicular traffic trips from the previously approved GDP.

A question was raised that created a dialogue consuming much of the second half of the meeting regarding “what could go on to the property”. It was explained to the participants that only the uses shown on the proposed GDP vs the uses underlined in Exhibit “B” of the proposed GDP amendment. Some time was spent explaining that even though the Exhibit “B” uses have permissibility under the requested zoning, a GDP amendment would be required to develop a permitted use in Exhibit “B” that is not on the GDP.

Manatee County Zoning Ordinance

PDMU-23-27(Z)(G) – BRADENTON CROSSINGS REZONE/SAGE DEVELOPMENT, LLC– JACK 95, LLC-ROSY 95, LLC- PETER 74 OAK, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC (OWNERS) – PLN2305-0094

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 35.28 ACRES GENERALLY LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF US 301/US 41 AND 13TH AVE E, AND COMMONLY KNOWN AS 202 13TH AVENUE E, BRADENTON (MANATEE COUNTY) FROM PDPI (PLANNED DEVELOPMENT PUBLIC INTEREST) TO PDMU (PLANNED DEVELOPMENT MIXED USE) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR 150,000 SQUARE FEET TO EXPAND THE EXISTING CHARTER SCHOOL ON APPROXIMATELY 11 ACRES; 332,250 SQUARE FEET OF COMMERCIAL/RETAIL AND OFFICE USES ON APPROXIMATELY 4.42 ACRES, AND A RECREATIONAL VEHICLE PARK ON APPROXIMATELY 19.86 ACRES WITH A TOTAL OF 238 UNITS; APPROVING A SCHEDULE OF PERMITTED AND PROHIBITED USES AS VOLUNTARILY PROFFERED BY THE APPLICANT AND ATTACHED AS EXHIBIT B; SUBJECT TO STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, JACK 95 ,LLC-ROSY 95, LLC- PETER 74 OAK, LLC- TCG, LLC- SCHOOLOFHARDKNOCKS, LLC (OWNERS) filed an application to rezone approximately 35.28 acres described in Exhibit "A", attached hereto, (the "Property") from PDPI (Planned Development Public Interest) to PDMU (Planned Development Mixed Use) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for 150,000 square feet to expand the existing charter school on approximately 11 acres; 332,250 square feet of commercial/retail and office uses on approximately 4.42 acres, and a recreational vehicle park on approximately 19.86 acres with a total of 238 units; (the "project") on the property; and

WHEREAS, the applicant also filed a request for a Schedule of Permitted and Prohibited Uses attached as Exhibit "B"; attached hereto; and

WHEREAS, the applicant also filed a request for Specific Approval for an alternative to Land Development Code Section: 402.9.D.3.b, allowing (1) the reduction of the perimeter buffer along the streets abutting the RV park from fifty (50) to twenty (20) feet when adjacent to the parking lot and community center; and (2) the reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 15, 2024, to consider the rezone, General Development Plan, Schedule of

Permitted and Prohibited Uses, and Specific Approval applications and considered the criteria for approval in the Manatee County Comprehensive Plan and the Land Development Code; and

WHEREAS, the Manatee County Planning Commission, as the County's Local Planning Agency, found the applications consistent with the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Manatee County Land Development Code and recommended approval of the applications subject to the stipulations contained in the staff report.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA;

Section 1. FINDINGS OF FACT. The recitals set forth above are true and correct and are hereby adopted as findings by the Board of County Commissioners.

The Board of County Commissioners, after considering the testimony, evidence, documentation, application for amendment of the Official Zoning Atlas, the recommendation and findings of the Planning Commission, as well as all other matters presented to the Board at the public hearing hereinafter referenced, hereby makes the following findings of fact:

A. The Board of County Commissioners has received and considered the report of the Manatee County Planning Commission concerning the application for Official Zoning Atlas Amendment as it relates to the real property described in Exhibit "A" of this Ordinance from PDPI (Planned Development Public Interest) to PDMU (Planned Development Mixed Use) Zoning District.

B. The Board of County Commissioners, after due public notice, held a public hearing on September 5, 2024, October 3, 2024 & November 7, 2024, regarding the proposed Official Zoning Atlas Amendment described herein in accordance with the requirements of the Manatee County Land Development Code and has further considered the information received at said public hearing.

C. The proposed amendment to the Official Zoning Atlas regarding the property described in Exhibit "A" herein is found to be consistent with the requirements of the Manatee County Comprehensive Plan and to satisfy the criteria for approval in the Land Development Code.

D. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.9.D.3.b, the Board finds that the purpose of the LDC regulation is satisfied to an equivalent degree by the proposed design due to the reduced minimum required roadway buffer width being limited to land-use areas that constitute an exception to the RV-specific use for which the original language was written.

E. Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.9.D.3.b, the Board finds that the objective(s) of the modified LDC regulation is satisfied to an equivalent degree, or better, by the proposed alterative.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for 150,000 square feet to expand the existing Charter School on approximately 11 acres; 332,250 square feet of commercial/retail and office uses on approximately 4.42 acres, and a recreational vehicle park on approximately 19.86 acres with a total of 238 units upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state or federal permits shall be obtained prior to commencement of construction.

2. All roof mounted mechanical equipment (e.g., HVAC) shall be screened with a solid parapet wall or other visual and noise deflecting materials. The materials shall be consistent with the construction of the principal building(s). Compliance shall be verified with review of the building permit.

3. Any significant historical or archaeological resource discovered during development activities shall be immediately reported to the Florida Division of Historical Resources and treatment of such resources shall be determined in cooperation with the Division of Historical Resources and Manatee County. Treatment of the resources must be completed before resource-disturbing activities are allowed to continue. If human remains are encountered, the provisions contained in Chapter 872, Florida Statues (Offences Concerning Dead Bodies and Graves) shall be followed.

4. Any future residential development will require an amendment of the General Development Plan for the approval of density, dwelling unit type, location, and development standards (such as setbacks, buffers, height).

5. Mobile home sites and/or park trailers are not permitted within this project. Only "ready for highway" recreational vehicles will be allowed within the RV Park. The project is subject to limitations outlined in Section 402.9.J. of the Land Development Code.

6. Recreational vehicles will only be allowed on sites that will be delineated in the Preliminary/Preliminary/Final Site Plan, served with individual sanitary, potable water, and electrical services.

7. Recreational vehicles may remain on the site for a period not to exceed one hundred eighty (180) days within any three hundred sixty-five (365) day period.

8. Location of dumpsters, compactors, or garbage collectors shall be provided at Preliminary/Preliminary/Final Site Plan. All dumpsters, compactors, or garbage collectors and other utility equipment shall be screened from view from adjacent properties in accordance with Manatee County Public Works Standards.

9. No attachments to on-site recreational vehicles are permitted other than the following: open canvas awnings with no walls, roll-up screen enclosures, pop-out units or similar extensions which are integral to the unit as originally manufactured.

10. A recreation/emergency storm shelter building shall be included in the site plan and meet the standards of Land Development Code Section 511.4.

11. The uses approved for this project are limited to those voluntarily proffered by the Applicant in the Schedule of Permitted and Prohibited Uses attached as Exhibit B.

B. ENVIRONMENTAL

1. All other applicable state or federal permits shall be obtained prior to commencement of development.

2. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.

3. No lots shall be platted through post-development wetlands, wetland buffers or upland preservation areas.

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

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

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

C. STORMWATER

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

Storm/Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
10-year/24-hour	7 inches	FLMOD
25-year/24-hour	8 inches	FLMOD
50-year/24-hour	9 inches	FLMOD
100-year/24-hour	10 inches	FLMOD
100-year/72-hour	18 inches	FDOT-72

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

The comparison of existing pre-development condition versus the proposed post-

development development condition shall include results in terms of runoff and staging. Drainage Modeling (utilizing best available information from the City of Bradenton Study) shall be submitted to demonstrate compliance prior to commencement of construction.

2. Any fill within the 100-year floodplain as delineated by the City of Bradenton Study shall be compensated by the creation of an equal or greater storage volume above seasonal high-water table. The 100-year floodplain compensation shall be compensated in sole use compensation areas, not dual use facilities (i.e., stormwater attenuation and floodplain compensation). Alternatively, the applicant can submit drainage modeling utilizing the City of Bradenton Study (submitted for review with the Construction Plan submittal) to demonstrate no adverse drainage impacts for the mean annual, 10-year, 25-year, and 100-year design storm events to a no-rise condition.

3. A Flowage Easement shall be dedicated to Manatee County and be shown on the Preliminary/Final Site Plan for the existing ditch along the eastern property line within the project boundaries. In addition, a Drainage-Maintenance Access Easement shall be provided along the top-of-bank of the system (20' along the western side of the system). Manatee County is only responsible for maintaining the free flow of drainage through these systems.

D. Utilities

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

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Sections: 402.9.D.3.b, allowing (1) the reduction of the perimeter buffer along the streets abutting the RV park from fifty (50) to twenty (20) feet when adjacent to the parking lot and community center; and (2) the reduction of the screening buffer between school and commercial/RV uses from 15 feet to 10 feet with a 6-foot opaque fence.

Section 4. AMENDMENT OF THE OFFICIAL ZONING ATLAS. The Official Zoning Atlas of Manatee County (Ordinance No. 15-17, the Manatee County Land Development Code) is hereby amended by changing the zoning district classification of the property described in Exhibit "A", incorporated by reference herein, from PDPI (Planned Development Public Interest) to PDMU (Planned Development Mixed Use) Zoning District and the Clerk of the Circuit Court, as Clerk to the Board of County Commissioners, as well as the Development Services Department, are hereby instructed to cause such amendment to the Official Zoning Atlas.

Section 5. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 6. CODIFICATION. Pursuant to § 125.68(1), Florida Statutes, this ordinance is not required to be codified. Therefore, the Clerk shall not transmit the ordinance for codification.

Section 7. STATE AND FEDERAL PERMITTING. The issuance of the local development permit by the County shall not create any liability on the part of the County in the event the applicant fails to obtain the required state or federal agency approvals or permits or fails to fulfill the

obligations imposed by any state or federal agency or undertakes actions that result in a violation of state or federal law.

Section 8. EFFECTIVE DATE. This ordinance shall take effect immediately upon filing with the Office of the Secretary of State, Florida Department of State.

PASSED AND DULY ADOPTED, by the Board of County Commissioners of Manatee County, Florida on the 7th day of November 2024.

BOARD OF COUNTY COMMISISONERS OF MANATEE COUNTY, FLORIDA.

BY: _____
Chairperson

ATTEST: **ANGELINA COLONNESO**
Clerk of the Circuit Court

BY: Julissa Santana
Deputy Clerk

Exhibit "A"

Charter School Holdings Parcel – Comprehensive Plan Amendment, Zoning Atlas Amendment & General Development Plan Approval

Parcel: 4633200003

A portion of Lots 2, 3, 4, 6, 7, 8, 9 and 10 of the Plat of Property of A. P. and J. P. Curry, a subdivision in Section 36, Township 34 South, Range 17 East, as recorded in Deed Book F, Page 405, of the Public Records of Manatee County, Florida, being more particularly described as follows:

Begin at the intersection of the Northeasterly right of way line of the CSX Railroad and the East right of way of U.S. 301/U.S. 41 (Section 13120-2506); thence along said East right of way the following two courses: N 00°35'12" W, a distance of 544.84 feet and N 44°59'22" E, a distance of 13.97 feet to the South maintained right of way line of 13th Street East; thence along said South maintained right of way S 89°26'04" E, a distance of 1407.87 feet to a point on the East line of that parcel of land described in Official Records Book 1331, Page 2031, of the Public Records of Manatee County, Florida; thence along said East line and the Southerly extension thereof, S 00°14'09" W, a distance of 445.13 feet; thence S 89°26'04" E, a distance of 146.54 feet; thence S 11°42'36" W, a distance of 1112.45 feet to the intersection with said Northeasterly right of way line of the CSX Railroad; thence along said Northeasterly right of way line the following six courses: (1) thence N 53°13'22" W, a distance of 186.61 feet; (2) thence S 89°03'22" E, a distance of 21.81 feet; (3) thence N 00°33'56" E, a distance of 33.49 feet; (4) thence N 53°13'22" W, a distance of 397.99 feet; (5) thence S 00°24'47" W, a distance of 49.23 feet; (6) thence N 53°13'22" W, a distance of 1104.35 feet to the Point of Beginning.

And

Bundrage Property – Comprehensive Plan Amendment, Zoning Atlas Amendment

Parcel: 4634500005

COM AT THE NW COR OF THE SE1/4 OF THE NW1/4 OF SEC 36, AS FOUND & USED BY KARL SQUIRES IN 1954; TH E 190 FT TO A PT; TH S 0 DEG 12 MIN E 241.37 FT TO A POB; TH CONT S 0 DEG 12 MIN E 223.93 FT; TH E 144 FT, M/L TO THE CENTER OF ROBINSON POND DITCH; TH NELY ALG THE C/L OF SD DITCH 228.2 FT, M/L, TO A PT E OF THE POB; TH W 188 FT, M/L, TO THE POB A P & J R CURRY PLAT S-5

Exhibit B

Scheduled of Permitted and Prohibited Uses

Land Use		PDR	PDO	PDC	PDRP	PDI	PDPI	PDW	PDMU	PDRV	PDMH	PDGC	PDA	PDEZ
AGRICULTURAL USES														
~~Agricultural Research Facilities~~	—	X	X	P	P	X	P	X	~~P~~	X	X	X	P	P
~~Agricultural Uses~~	531.1	P	P	P	P	P	P	P	~~P~~	P	P	X	P	P
~~Agricultural Products Processing Plants~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	P	P
~~Animal Products Processing Facility~~	531.1	X	X	X	X	P	X	X	~~SP~~	X	X	X	P	P
~~Short-Term Agricultural Uses~~	531.1	P	X	P	X	X	X	X	~~P~~	X	X	X	P	P
~~Stables or Equestrian Centers: Private~~	531.1	P	X	X	X	X	X	X	~~P~~	P	P	X	P	X
~~Stables or Equestrian Centers: Public~~	531.1	X	X	P	X	X	P	X	~~P~~	X	X	X	P	X
~~Tree Farm~~	531.1	X	X	X	X	X	P	X	~~P~~	X	X	X	P	X
~~Animal Services (Wild and Exotic)~~	531.5	P	P	P	P	P	P	P	~~P~~	P	P	P	P	P
~~Breeding Facility (Non-Wild & Exotic)~~	531.8	X	X	P	P	P	P	X	~~P~~	X	X	X	P	X
~~Farming Service Establishments~~	531.18	X	X	P	X	X	X	X	~~P~~	X	X	X	P	P
~~Farm Worker Housing~~	531.19	X	X	X	X	X	X	X	~~X~~	X	X	X	X	X
~~Pet Service (Kennel) Establishments~~	531.38	X	X	P	P	X	X	X	~~P~~	X	X	X	P	X
~~Sawmills~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
~~Slaughterhouses~~	531.1	X	X	X	X	P	X	X	~~P~~	X	X	X	X	X
~~Stockyards and Feedlots~~[4]	531.1	X	X	X	X	P	P	X	~~P~~	X	X	X	X	X
~~Veterinary Hospitals~~	531.58	X	X	P	X	P	P	X	~~P~~	X	X	X	X	X
COMMERCIAL - RETAIL														
~~Alcoholic Beverage Establishment~~	531.4	X	X	SP	X	SP	X	SP	~~SP~~	X	X	X	X	X
~~Alcoholic Beverage Establishment - 2 COP License~~	531.4	X	X	P	X	X	X	X	~~P~~	X	X	X	X	X
Auction Houses, Enclosed	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Auction Houses, Open	531.6	X	X	P	X	P	X	X	P	X	X	X	X	X
Building Materials Sales Establishment	531.9	X	X	P	X	X	X	X	P	X	X	X	X	X
Lumberyard	531.9	X	X	X	X	P	X	X	P	X	X	X	X	P
Drive-Through Establishments	531.16	X	X	P	P	P	X	X	P	X	X	X	X	P
Gas Pumps	531.51	X	X	P	P	P	P	P	P	P	X	X	X	P
Recreational Vehicle/Mobile Home Sales, Rental & Leasing	531.43	X	X	P	X	X	X	X	P	P	X	X	X	X
Restaurant	531.48	X	P	P	P	P	X	P	P	X	X	X	X	P
Retail Sales, Neighborhood Convenience	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
~~Medical Marijuana Treatment Center Dispensing Facility~~	531.49	X	P	P	P	P	X	P	~~P~~	P	P	X	P	X
Retail Sales, General	531.49	X	P	P	P	P	X	P	P	P	P	X	P	X
Service Station	531.51	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Sales, Rental, Leasing	531.57	X	X	P	X	P	X	X	P	X	X	X	X	X
COMMERCIAL - SERVICES														
Bed and Breakfast	531.7	P	X	P	X	X	X	P	P	X	X	X	P	X
Business Services	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Printing, Medium	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Printing, Small	—	X	P	P	X	P	X	X	P	X	X	X	X	X

Car Wash: Full Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Incidental	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Car Wash: Self-Service	531.10	X	X	P	X	P	P	X	P	X	X	X	X	X
Clinics	—	X	P	P	X	X	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - heavy	531.18	X	X	P	X	P	X	X	P	X	X	X	X	P
Construction equipment	531.18	X	X	P	X	P	P	X	P	X	X	X	X	X
Equipment sales, rental, leasing, storing and repair - light	—	X	X	P	X	P	X	X	P	X	X	X	X	
Food Catering Service Establishment	531.21	X	X	P	X	P	X	X	P	X	X	X	X	X
Free Standing Emergency Department (FSED)[2]	531.62	X	X	P	X	X	X	X	P	X	X	X	X	X
Funeral Chapel	531.22	P	P	P	X	X	X	X	P	X	X	X	P	X
Funeral Home	531.22	X	P	P	X	X	X	X	P	X	X	X	X	X
Hospital[1]		X	X	X	X	X	P	X	P	X	X	X	X	X
Intensive Services: Exterminating and Pest Control	531.26	X	X	X	X	X	X	X	P	P	X	P	X	P
Intensive Services: Printing, Heavy	—	X	X	X	X	P	X	X	X	X	X	X	X	P
Intensive Services: Industrial Service Establishment	531.26	X	X	P	P	P	X	X	P	X	X	X	X	P
Intensive Services: Sign Painting Service	531.26	X	X	P	X	P	P	X	P	X	X	X	X	X
Intensive Services: Taxi-Cab, Limousine Service	531.26	X	X	P	X	P	X	X	P	X	X	X	X	X
Intensive Services: All others	531.26	X	X	P	X	P	P	X	P	X	X	X	X	P
Laboratories, Medical and Dental	—	X	P	P	P	P	P	X	P	X	X	X	X	X
Lodging Places: Boarding House	531.28	P	X	X	X	X	X	X	P	X	X	X	X	X
Lodging Places: Boatel	531.28	X	X	X	X	X	X	P	P	X	X	X	X	X
Lodging Places: Dormitories	531.28	P	X	X	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hospital Guest House	531.28	X	X	P	X	X	P	X	P	X	X	X	X	X
Lodging Places: Hotel/motel	531.28	X	X	P	P	P[2]	P	P	P	X	X	X	X	P
Office, Medical or Professional	531.61	P	P	P	P	P	P	P	P	P	X	X	X	X
Miscellaneous Services: Office	—	X	P	P	P	P	P	P	P	X	X	X	P	X
Banking: Bank	—	X	P	P	P	P	X	X	P	X	X	X	X	X
Banking: Bank/Drive-through	531.16	X	P	P	P	P	X	X	P	X	X	X	X	P
Personal Service Establishment	—	P	P	P	P	P	P	X	P	P	P	X	P	X
Dry Cleaners: General	—	X	P[3]	P	P[3]	P	P	X	P	X	X	X	X	X
Dry Cleaners: Pick-up	—	X	P	P	P	P	P	X	P	X	X	X	P	P
Rental Service Establishment	—	X	X	P	P	P	X	X	P	X	X	X	X	
Repair Service Establishment	—	X	X	P	P	X	P	X	P	X	X	X	X	X
Recreational Vehicle Parks and Subdivisions	531.42	X	X	P	X	X	X	X	P	P	X	X	X	X
Rehabilitation Center	531.44	P	P	P	P	P	P	P	P	P	P	X	P	X
Vehicle Repair: Major	531.56	X	X	P	X	P	X	X	P	X	X	X	X	P
Vehicle Repair: Community Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Vehicle Repair: Neighborhood Serving	—	X	X	P	X	P	X	X	P	X	X	X	X	X
Veterinary Clinic	531.58	X	P	P	P	X	X	X	P	X	X	X	P	X
Wholesale Trade Establishment		X	X	P	P	P	X	X	P	X	X	X	X	X
INDUSTRIAL														

Asphalt/Concrete Processing, Manufacturing, or Recycling Plants[4]	—	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Heavy~~	531.25	X	X	X	X	P	X	X	~~P~~	X	X	X	X	P
Firework/Sparkler Manufacture	531.25	X	X	X	X	P	X	X	X	X	X	X	X	X
~~Industrial, Light~~	531.25	X	X	X	P	P	P	X	~~P~~	X	X	X	X	P
~~Research and Development Activities~~	—	X	X	X	P	P	P	X	~~P~~	X	X	X	X	P
COMMUNITY SERVICE USES														
Civic, Social, and Fraternal Organizations/Clubs	531.14	P/SP	P	X	X	X	X	P	P	P	P	X	P	X
~~Correctional Facilities: Community~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
~~Correctional Facilities: Major~~	—	X	X	X	X	X	P	X	~~P~~	X	X	X	X	X
Cultural Facilities	531.15	P	P	P	P	P	P	P	P	X	X	X	P	P
Emergency Shelters	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Emergency Shelter Home	531.44	P	P	P	X	X	X	P	P	X	P	X	P	X
Personal Wireless Service Facilities	531.37	See Section 531.37												
Public Community Uses	531.39	P	P	P	P	P	P	P	P	P	P	X	P	P
Public Use Facilities	531.40	P	P	P	P	P	P	P	P	P	P	X	P	P
Post Offices	—	P	P	P	P	P	P	P	P	P	P	X	P	P
Radio, TV, Communications, Microwave Facilities	—	X	X	P	P	P	P	X	P	X	X	X	X	P
Utility Use	531.54	P	P	P	P	P	P	P	P	P	P	P	P	P
Alternative Energy Generation Facility	531.54	X	X	X	X	P	P	X	X	X	X	X	X	P
Utility Use, Heavy	531.54	X	X	X	X	P	X	X	P	X	X	X	X	X
MISCELLANEOUS USES														
Flea Markets: Enclosed	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Flea Markets: Open	531.20	X	X	P	X	X	X	X	P	X	X	X	X	X
Intensive Services: Towing Service and Storage Establishment	531.26	X	X	P	X	P	X	X	P	X	X	X	X	P
Outdoor Advertising Signs	—	X	X	P	X	P	X	X	X	P	X	X	X	P
Outdoor Storage (Principal Use)	531.36	X	X	P	X	P	X	X	P	X	X	X	X	P
Parking, Commercial (Principal Use)	—	X	P	P	P	P	P	P	P	X	X	X	X	X
~~Sexually Oriented Businesses~~	531.52	~~See Section 531.52~~												
~~Water Dependent Uses~~	531.60	X	X	X	X	X	X	P	~~P~~	X	X	X	X	X
OPEN USE OF LAND - LIGHT														
Cemetery: Human and Pet	531.11	X	X	P	X	X	P	X	P	X	X	X	X	X
~~Earthmoving, Minor~~	702	P	P	P	P	P	P	P	~~P~~	P	P	X	P	P
~~Game Preserve~~	—	X	X	P	X	X	P	X	~~P~~	X	X	X	X	X
OPEN USE OF LAND - HEAVY														
Earthmoving, Major	702	X	X	X	X	X	X	X	X	X	X	X	X	P
~~Junkyards~~	531.27	X	X	X	X	X	X	X	~~P~~	X	X	X	X	X
Mining	531.30	X	X	X	X	X	P	X	X	X	X	X	X	X
~~Solid Waste Management Facilities~~	531.53	X	X	P	X	P	P	X	~~P~~	X	X	X	X	X
Landfills	531.53	X	X	X	X	X	P	X	X	X	X	X	X	X
RECREATION USES														
Environmental Land Preserves, Public and Private	531.17	P	P	P	P	P	P	P	P	P	X	X	P	X
Recreation, High Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X

Recreation, Low Intensity	531.41	P	P	P	P	P	P	P	P	P	P	P	P	X
Recreation, Medium Intensity	531.41	X	X	P	X	X	P	P	P	X	X	X	X	X
Recreation, Passive	531.41	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, Rural	531.41	X	X	X	X	P	P	X	X	X	X	X	X	X
RESIDENTIAL USES														
Accessory Dwelling Unit[6]	511.18	P	X	X	X	X	X	X	P	X	X	X	P	X
Assisted Living Facility, Large[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Assisted Living Facility, Small[1]	531.45	P	P	P	X	X	P	X	P	X	X	X	P	X
Community Residential Homes	531.44	P	X	X	X	X	P	X	P	P	P	X	P	X
Group Housing	531.23	X	X	X	X	X	P	X	P	X	X	X	X	X
Mobile Homes, Individual	531.32	X	X	X	X	X	X	X	X	X	P	X	X	X
Mobile Home Parks	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Mobile Home Subdivisions	—	X	X	X	X	X	X	X	P	X	P	X	X	X
Nursing Homes[1]	531.35	X	P	P	X	X	P	X	P	X	X	X	X	X
~~Recovery Home, Large~~	531.45	X	P	P	X	X	P	X	~~a~~	X	X	X	X	X
~~Recovery Home, Small~~	531.45	P	P	P	X	X	P	X	~~a~~	P	P	X	P	X
~~Residential Treatment Facilities~~	531.46	P	X	X	X	X	P	X	~~a~~	X	X	X	P	X
Residential Use: Duplexes	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Multiple Family Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Attached Dwellings (3 to 9 units)	531.47	P	X	X	X	X	P	P	P	X	X	X	X	X
Residential Use: Single Family, Detached Dwellings	531.47	P	X	X	X	X	P	P	P	X	X	X	P	X
Residential Use: Single Family, Semi-Detached Dwellings	531.47	P	X	X	X	X	P	X	P	X	X	X	X	X
Residential Use: Triplex and Quadruplex Dwellings (Multifamily, four (4) units maximum)	531.47	P	X	X	X	X	X	P	P	X	X	X	X	X
Residential Use: Waterfront Structures (Residential)	531.47	P	X	X	X	X	X	P	P	P	P	X	P	X
Residential Use: Waterfront Structures, Multi-Family	531.47	P	X	X	X	X	X	P	P	X	X	X	P	X
RESIDENTIAL SUPPORT USES														
Adult Day Care Center	—	P	P	P	X	X	X	P	P	X	P	X	P	X
Child Care Center, Accessory	531.12	P	P	P	P	P	P	P	P	P	P	X	P	P
Child Care Center, Large	531.12	P	P	P	P	P	P	X	P	X	X	X	P	X
Child Care Center, Small	531.12	P	P	P	X	P	P	X	P	P	P	X	P	X
Churches/Places of Worship	531.13	P	P	P	X	X	X	X	P	P	P	X	P	X
Environmental Education Facilities	—	P	X	X	X	X	P	X	P	X	X	X	P	X
Family Day Care Home	—	P	X	X	X	X	P	X	P	P	P	X	P	X
Schools, College/Universities	531.50	X	X	X	X	X	P	X	P	X	X	X	X	X
Schools, Elementary	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools, High and Middle	531.50	P	P	X	P	X	P	X	P	X	X	X	P	X
Schools of Special Education	531.50	P	P	P	P	X	P	X	P	X	X	X	P	X
Schools, Public	531.50	P	P	P	P	P	P	P	P	P	P	P	P	P
TRANSPORTATION USES														
~~Aircraft Landing Field~~	531.2	X	X	X	X	X	P	X	~~a~~	X	X	X	X	X
~~Airport, Commercial~~	531.3	X	X	X	X	X	P	X	~~a~~	X	X	X	X	X
~~Airport, Private or Public~~	531.3	X	X	X	X	P	P	X	~~a~~	X	X	X	X	P

Bus and Train Passenger Station	—	P	X	P	P	P	P	X	P	X	X	X	P	P
~~Hazardous Waste Transfer Facility~~	—	X	X	X	X	P	P	X	~~a~~	X	X	X	X	X
~~Heliport~~	531.24	X	X	P	X	P	P	X	~~a~~	X	X	X	X	P
~~Helistop~~	531.24	P	P	P	P	P	P	P	~~a~~	X	X	X	P	P
~~Intensive Services: Motor Pool Facilities~~	531.26	X	X	X	X	P	P	X	~~a~~	X	X	X	X	P
~~Intermodal Terminal~~	—	X	X	X	X	P	P	X	~~a~~	X	X	X	X	P
~~Motor Freight Terminal/Maintenance~~	531.34	X	X	X	X	P	X	X	~~a~~	X	X	X	X	P
Bus RR/Maintenance Facility	531.34	X	X	X	X	P	P	X	P	X	X	X	X	X
Railroad Switching/Classification Yard	—	X	X	X	X	P	P	X	X	X	X	X	X	P
WAREHOUSING														
Mini Warehouses, Self-storage	531.31	X	X	P	X	P	X	X	P	X	X	X	X	X
Warehouses	531.59	X	X	X	P	P	P	X	P	X	X	X	P	P

P = Permitted (see Section 315); SP = Special Permit (see Section 316), P = Permitted, X = Not Permitted; P/SP = Administrative Permit required as specified in Chapter 3 or elsewhere in this Code.

[1] Acute medical facilities are not allowed within the Coastal Evacuation Area, as defined in the Comprehensive Plan.

[2] Hotels are allowed only where the underlying Future Land Use category is Industrial-Light (IL).

[3] Limited to three thousand (3,000) square feet in gross floor area.

[4] Asphalt/Concrete Processing, Manufacturing, or Recycling Plants are prohibited from locating on property within the Watershed Protection Overlay District.

[5] FBEDs are required to be located within the Retail/Office/Residential (ROR) or the Mixed Use (MU) Future Land Use Categories.

[6] If expressly approved in the zoning ordinance and the site plan approving the planned development project; if expressly approved as an amendment to an existing planned development zoning ordinance and the applicable site plan; or if the lot is no longer included in the site plan approving the planned development project, and the lot is developed for a residential, single-family use.

NOTES:

- Uses identified as "Permitted Uses" in all Planned Development Districts may be permitted in conjunction with a PD approval. PD zoning in itself does not constitute approval to develop.
- Uses may be further restricted or modified by the overlay district regulations.

(Ord. No. 16-31 , § 3(Exh. A), 11-13-16; Ord. No. 16-06 , § 3(Exh. A-3), 11-15-16; Ord. No. 16-24 , § 3(Exh. A-4); 11-15-16; Ord. No. 17-30 , § 4(Exh. B), 9-7-17; Ord. No. 17-47 , § 3(Exh. A-2), 9-7-17; Ord. No. 18-22 , § 3(Exh. A-2), 6-7-18; Ord. No. 18-18 , § 3(Exh. A-2), 8-23-18; Ord. No. 19-03 , § 3(Exh. A-4), 3-21-19; Ord. No. 20-05 , § 3(Exh. A-2), 6-4-20; Ord. No. 20-34 , § 3(Exh. A), 10-1-20; Ord. No. 21-11 , § 3(Exh. 2), 8-21-21/Amd. 10-12-21; Ord. No. 22-87 , §3(Exh. A), 11-3-22)

Editor's note(s)—See the editor's note to Table 4-1.

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 12, 2024

Honorable Angelina Colonneso
Clerk of the Circuit Court
Manatee County
1115 Manatee Ave W
Bradenton, FL 34205

Dear Angelina Colonneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDMU-23-27(Z)(G), which was filed in this office on November 8, 2024.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Bobbi Roy,** 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 September 17, 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 4, 2026**.

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

By: _____
Bobbi Roy, Planning and Zoning Supervisor

Sworn to and subscribed before me this 4th day of September, 2026, by Bobbi Roy, who is personally known to me or who has produced (type of identification) as identification.

ABIGAIL RUTH-ELLEN BONDS
Notary Public-State of Florida
Commission # HH 815493
My Commission Expires
July 26, 2030

_____
(Signature of Notary Public)

Abigail Bonds
(Print Name of Notary Public)

Notary public
(Title)

My Commission Expires: July 26, 2030

Commission Number: HH 815493

NOTICE OF PUBLIC HEARING

NOTICE OF DEVELOPMENT OF REGIONAL IMPACT AND ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **September 17, 2026, at 8:00 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:

Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance No. 17-36 and rendering an amended and restated development order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the development order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

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

PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. (Owners) – PLN2408-0049

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public education facility and commercial/retail uses on Parcel C-7 as permitted uses; 3) eliminate Section 3.p (P1-P12) for affordable housing; 4) allow Phase I and Phase II buildout dates to be completed in 2036; and modify certain conditions consistent with current department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; setting forth findings; providing legal description; providing for severability; and providing an effective date.

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

PDC-18-14(G)(R2) – Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.) – Life Storage Largo I LLC (Owner) – PLN2607-0083

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, revising Zoning Ordinance PDC-18-14(Z)(G) by amending a previously approved General Development Plan increasing the total maximum permitted Floor Area Ratio to 0.75 from 0.46, removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.10 acres) and Parcel B (3.10 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County); retaining the previously approved Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant, attached hereto as Exhibit B, with no changes; subject to conditions of approval; setting forth findings; providing a legal description; providing for severability and providing an effective date.

PDC-18-21(Z)(P)(R) – Sawgrass Storage – PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132

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

PDMU-23-27(G)(R) – Bradenton Crossings Jack 95, LLC-Rosy 95, LLC- Peter 74, LLC- TCG, LLC- SchoolofHardKnocks, LLC- DSHC Transitions 006, LLC-DSHC Enterprises, LLC (Owners) – PLN2510-0160

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDMU-23-27(Z)(G) by requesting approval of a modification to the previously approved a General Development Plan: 1) adding approximately 192,649 square feet to the maximum allowable intensity of nonresidential uses of approximately 768,389 square feet for the entire proposed development; 2) reducing 100,000 square feet from the previously approved addition of 150,000 square feet in the approximately School area (Area B – approximately 11 acres) and allocating the 100,000 square feet to the Commercial/Retail/Office area (Area A – approximately 4 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/Retail/Office area (Area A) and the rest to Commercial/RV (Area C – approximately 20 acres) should development on overall site not reach the maximum intensity of nonresidential uses; 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A); and 5) limiting possible warehouse, outdoor storage, and possible EV charging station uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C), the total property being approximately 35.28 acres and generally located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, and commonly known as 202 13th Avenue E, Bradenton (Manatee County); retaining without modification of the approved Schedule of Permitted and Prohibited Uses as previously voluntarily proffered by the applicant and attached herein as Exhibit B; subject to conditions of approval;

setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-04-39(G)(R4) – Concession Phase VI – PLN2603-0145

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Zoning Ordinance No. PDR-04-39(G)(R3), and approving an amended General Development Plan to a) reallocate two (2) previously approved residential dwelling units to an 2.41± acre parcel of an approximate 2.49±acre parcel in the PDR (Planned Development Residential) Zoning District and, b) remove alternate second means of access west of Tract 801; the total number of approved residential units remains unchanged at 255 with the approval of the Amended General Development Plan; located in the Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment Overlay Zoning District (PDR/WP-E/ST); the subject parcel is on the south side of State Road 70 East, and east of Lindrick Lane, Bradenton (unincorporated Manatee County) all within a Project known as "The Concession"; subject to amended voluntarily proffered conditions of approval (fka stipulations); setting forth findings; providing for severability; providing a legal description; and providing an effective date

PDR-25-04(G)(R) – 5TH Street Elmington – Westerman Investments, LLC (Owner) – PLN2603-0016

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, providing for the requested approval of an amendment to Ordinance No. PDR-25-04(Z)(G) and its associated General Development Plan, requesting an increased density for up to 108 multi-family residential units from the previously approved 90 multi-family units, with one hundred (100%) percent of the units remaining designated as "Affordable Housing" in accordance with a Land Use Restriction Agreement (LURA); the property being located on approximately 3.38 acres, retaining its PDR (Planned Development Residential) zoning, and generally being located 800 feet east of the intersection of 1st Street and 301 Boulevard East, and commonly known as 4010 5th Street East, Bradenton, Florida (unincorporated Manatee County); subject to voluntarily proffered conditions of approval; 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, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

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 4, 2026

Public Comment

Manatee County Government

Submitted On:
Sep 11, 2026, 04:08PM EDT

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

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

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

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

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

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

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

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

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

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

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

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

For The Record
Glen GADFLY Gibellina
""“Life is a chess match.
Every decision that you make
has a consequence to it.”""
– P.K. Subban

Manatee County Board of County Commissioners
1112 Manatee Avenue West
Bradenton, Florida 34205

Re: Support for the proposed commercial development and outdoor storage at 202 13th Avenue East

Dear Commissioners,

My name is Eric Howell. I have lived and worked in Bradenton for my entire professional career, over 20 years of it in self-storage development, and I support the proposed outdoor storage and commercial development at 202 13th Avenue East.

I know this property. The front of the site already supports a 700-student school and functioning commercial access, which proves the parcel can carry valuable use. The back acreage is the piece that has never been put to work. Today it sits vacant, collects trash, and returns nothing to the county. This project would put it on the tax roll and give it a purpose.

Storage is the right fit here. This is a boating county, and some subdivisions prohibit parking a boat or recreational vehicle in a driveway. Those owners currently pay for space in Palmetto and Ellenton or leave their equipment where neighbors would rather they didn't. This project keeps that demand and spending here.

It also asks very little of the county. Traffic peaks on weekends rather than at rush hour. It adds no students to our schools, draws minimal water and sewer capacity, and needs little sheriff or fire response once fenced, gated, lit, and monitored. It is quieter and lower in intensity than the uses the property's existing Planned Development Mixed Use zoning already allows, and a better neighbor to the school than a warehouse or a residential project would be.

I ask the Board to support this project.

Respectfully,

Eric Howell (Sep 14, 2026 22:55:47 EDT)

Eric Howell
Bradenton, Florida
14/09/2026

RC EXHIBIT CG #24
PDMU-23-27 6 R
Letters 10/15/26

September 16, 2026

To the Manatee County Commission:

My father, Gary Pinkerton, a veteran and owner of multiple businesses, ingrained in me the fact that I can start any business I choose. It will be my customers that decide whether I succeed or fail. We have lived in Florida for a decade now, including 3 years where we had a primary residence in Lakewood Ranch. We continue to have a presence in the community with a second home in Lakewood National while our primary is now Cape Coral.

I am writing in support of the Tucker development because businesses should be free to expand to new commercial space, help their community grow, and the customers can decide whether it stays or leaves. More business in Manatee County is a good thing for the community and all of Florida.

I believe in Florida's values and business-friendly atmosphere, and would like to see more success in this state.

Vote yes, and thank you.

Jake Pinkerton

Jake Pinkerton

Manatee County Board of County Commissioners
1112 Manatee Avenue West
Bradenton, Florida 34205

Commissioners,

I am a Senior Investment Advisor with SVN Commercial Advisory Group and a Certified Commercial Investment Member designee, and I have brokered land, industrial, retail, and multifamily transactions throughout Manatee and Sarasota counties, including the 8.16-acre assemblage at 14503 East State Road 64 here in Bradenton and an $8.4 million development site sale that delivered 333 residential units. I write in my professional capacity to endorse the proposed development at 202 13th Avenue East.

I have watched this parcel sit half-used for years. Its frontage already carries a charter school campus and functioning commercial access, so the infrastructure and access questions are settled. Behind it, 20 acres produce no income, no jobs, and negligible assessed value. That is not a market failure but an absence of the right product. The location is a genuine advantage for outdoor storage. Most storage facilities I see get pushed onto leftover land at the back of a neighborhood, where they fight residential traffic and add nothing to a commercial corridor. This site sits against roughly 65,000 vehicles per day. That exposure is wasted on vacant ground and well suited to a use that draws customers from across the county rather than from the block. Inventory of secured recreational vehicle, boat, and contractor storage in our submarket remains thin, and I field inquiries I cannot help.

From a revenue standpoint, few uses return as much per acre against as little municipal cost. The site's current entitlements already contemplate materially heavier uses than this one, so the request represents a reduction in impact, not an expansion.

I encourage the Board's approval.

Sincerely,

Mike Migone (Sep 15, 2026 07:11:37 EDT)

Mike Migone, Certified Commercial Investment Member
Senior Investment Advisor, SVN Commercial Advisory Group
941-812-7437 | Mike.Migone@svn.com

BRADENTON CROSSINGS

General Development Plan Amendment

PDMU-23-27(G)(R) | PLN2510-0160 | 202 E. 13th Avenue, Bradenton

Planning Commission Hearing
October 15, 2026

PROJECT TEAM

Attorney:	Caleb J. Grimes, Esquire – Grimes Galvano
Owner:	Jack 95, LLC; Rosy 95, LLC; Peter 74 Oak, LLC; TCG BT, LLC; SchoolOfHardKnocks, LLC; DSHC Transitions 006, LLC; DSHC Enterprises, LLC; DBA Team Success; Mike Buffington, MAT Plaza, LLC
Engineer:	Jason Coates, P.E. – Shroyer Drapala
Traffic:	Michael Yates – Palm Traffic
Environmental:	Bob Gause – Gause and Associates, Inc.
Planner:	Marshall Robinson – Grimes Galvano

LOCATION
SE Quadrant of US 301/US 41 and 13th Ave E

ACREAGE:
±35.28 AC

FLUC – ROR
ZONING – PDMU

ADDRESS: 202 E. 13TH AVENUE

INFILL CONTEXT

- VIRTUALLY SURROUNDED BY THE CITY OF BRADENTON
- FRONTAGE ON US 301 / US 41
- TROPICANA / INDUSTRIAL USES TO THE EAST
- ACTIVE CSX RAILROAD ALONG THE SOUTH

APPROVED
PDMU-23-27(Z)(G)

EXISTING SCHOOL
± 11.00 AC
School
243,499 SF Max.

COMMERCIAL/RETAIL/OFFICE
± 4.42 AC
Commercial / Retail / Office
332,250 SF Max.

COMMERCIAL/RV
± 19.86 Acres
RV Park
238 RV Spaces

OVERALL APPROVED:
575,749 SF • 0.375 FAR

PDMU-23-27(G)(R)
PROPOSED

PROPOSED CHANGES

NO CHANGES PROPOSED

EXISTING SCHOOL	COMMERCIAL/RETAIL/OFFICE	COMMERCIAL/RV
± 11.00 AC	± 4.42 AC	± 19.86 AC
School	Commercial/Retail • Medical & Professional Office • Hotel • Warehouse • Outdoor Storage • School • EV Charging	RV • Warehouse • Outdoor Storage • School • EV Charging
243,499 SF Max	332,250 SF Max. Hotel: 125 Rooms Max.	524,899 SF Max. 238 RV Spaces Retained

ROR FUTURE LAND USE ALLOWS UP TO 1.0 FAR FOR MIXED USE DEVELOPMENT

OVERALL NONRESIDENTIAL ENTITLEMENT INCREASE: 192,649 SF (575,749 SF → 768,398 SF)

PROPOSED FAR LIMITED TO 0.50 MAX

GDP AMENDMENT COMMITMENTS

- NO CHANGES TO THE APPROVED L/S BUFFERS ARE REQUESTED
- NO NEW SPECIFIC APPROVALS REQUESTED
- MAXIMUM PM PEAK-HOUR TRIPS REDUCED BY 25%
  - 1,663 TRIPS UNDER THE CURRENT APPROVAL
  - 1,247 PM PEAK-HOUR TRIPS UNDER THE PROPOSED AMENDMENT
- WAREHOUSE / STORAGE USES GENERATE LOWER PEAK-HOUR TRAFFIC THAN MANY OF THE CURRENTLY APPROVED COMMERCIAL USES

QUESTIONS?

Dwg. No.	Drawing Title
GDP-1	Cover Sheet
GDP-2	Existing Site Conditions Aerial
GDP-3	General Development Plan
GDP-4	Unit and Setback Details

Modification
To
General Development Plan
For
Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

Site Location Map

Notes

EXISTING CONDITIONS:

1. THE SITE IS CURRENTLY A DEVELOPED SCHOOL SITE & ZONED PDMU.
2. THE TOTAL PROJECT SITE AREA IS 35.28 ACRES.
3. PARCEL ID NUMBER IS 4633200003.
4. THE SITE IS DESIGNATED AS FLOOD ZONE X ON F.I.R.M. PANEL #FM12081C0306F (8/10/21).
3. THERE ARE NO KNOWN EXISTING EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN WITHIN THE SITE.
5. THERE ARE EXISTING ON-SITE WELLS LOCATED WITHIN THIS PROJECT. ANY WELLS NOT BEING UTILIZED MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR, IN ACCORDANCE WITH SWFWMD REQUIREMENTS, PRIOR TO START OF CONSTRUCTION.
6. EXISTING FUTURE LAND USE CATEGORIES ARE ROR (35.28 ACRES).
7. APPROXIMATE ACREAGE OF ONSITE OSW IS 0.75 ACRES. THERE ARE NO KNOWN ONSITE WETLANDS.
8. THERE ARE AGRICULTURAL IMPOUNDS, UNDER THE JURISTDICTION OF ACOE, WITHIN THE BOUNDARIES OF THIS PROJECT.
9. SURROUNDING ADJACENT ZONING DISTRICTS ARE PD-UI, PD-C, LM and CITY.

DEVELOPMENT DATA:

10. NO RESIDENTIAL PROPOSED. MAXIMUM OF 50,000 SF TO EXPAN EXISTING 93,499 SF SCHOOL (143,499 SF TOTAL) ON 11 ACRES; EXPAND LIST OF PERMITTED USES FOR REMAINING 24.28 ACRES (COMMERCIAL SITE + WAREHOUSE SITE) WHERE A MAXIMUM ALLOWABLE INTENSITY OF 624,899 SF MAY BE CONSTRUCTED, OF WHICH A MAXIMUM OF 432,250 SF PERMITTED WITHIN THE 4.42-ACRE COMMERCIAL SITE
11. PARKING SHALL BE CALCUATED USING LDC SECTON 1005.5, COOPERATIVE PARKING FACILTIES FOR MULTIPLE USES ON A PROJECT SITE. WHERE FEASIBLE, PARKING SHALL BE LOCATED BEHIND BUILDINGS OR AS PARALLEL SPACES WITHIN PRIVATE RIGHTS OF WAYS.
12. PEDESTRIAN WALKWAYS AND CONNECTIVITY SHALL BE DESIGNED AT THE TIME OF PSP/FSP SUBMITTAL AND SHALL COMPLY WITH COUNTY REQUIREMENTS.
13. STORMWATER MANAGEMENT SHALL BE CONSIST OF PIPES AND SWALES TO STORMWATER FACILITIES FOR WATER QUALITY TREATMENT. DRAINAGE SHALL BE PRIVATE AND MAINTAINED BY EITHER A HOMEOWNERS ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT..
14. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL DUMPSTER PICK-UP, COMPACTOR, AND CANS.
15. FIRE HYDRANTS SHALL BE INSTALLED TO BE SPACED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. FIRE FLOW WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY COMPREHENSIVE PLAN REQUIREMENTS.
16. DEVELOPER RESERVES THE RIGHT TO CREATE EASEMENTS TO THE PASSIVE/ACTIVE RECREATION AREAS WITHIN THE SITE.
17. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 700.
18. CONSTRUCTION TO COMMENCE UPON APPROVAL & RECEIPT OF ALL NECESSARY PERMITS & IS DEPENDENT UPON MARKET CONDITIONS, BUT SHALL NOT EXCEED THE AMOUNT OF TIME APPROVED BY CERTIFICATE OF LEVEL OF SERVICE.
19. LANDSCAPING BUFFER AREAS SHALL HAVE 100% COVERAGE BY AUTOMATIC IRRIGATION.
20. LANDSCAPE AND SCREENING SHALL COMPLY WITH SECTION 701 AND LDC SECTION 402 FOR PLANNED DEVELOPMENT (PD) DISTRICT, UNLESS OTHERWISE DEFINED BY SPECIFIC APPROVAL.
21. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER FACILITIES, RECLAIMED WATER, GREY WATER IRRIGATION AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER, FOR IRRIGATION, IS NOT ALLOWED.
22. ALL SECTIONS OF THE LDC WILL BE ADHERED TO, UNLESS AN ALTERNATE HAS BEEN GRANTED BY THE BOCC OR AS OTHERWISE MAY BE GRANTED ADMINISTRATIVELY.
23. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC AND MANATEE COUNTY PUBLIC WORKS STANDARDS PART 1 UTILITIES STANDARDS MANUAL.THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
24. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
25. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
26. GROUND MOUNTED SOLAR PANELS OR "ALTERNATIVE ENERGY GENERATION FACILITY" MAY BE INCLUDED AS AN ACCESSORY USE TO THE THE PROPOSED SCHOOL AND COMMERCIAL USES.
27. THIS PROJECT IS NOT LOCATED WITHIN ANY SPECIAL AREA OR OVERLAY.
28. ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC 806.
29. ANY RACK-MOUNTED ALTERNATIVE ENERGY GENERATION FACILITY WILL COMPLY WITH LDC 531.54 AT TIME OF FINAL SITE PLAN SUBMITTAL.

Proposed Site Data

TOTAL PROJECT ACREAGE:	±35.28 AC.
PROPOSED ZONING:	PD-MU
EXISTING ZONING:	PD-MU
EXIST FLUC:	ROR
EXISTING FAR	113,075 SF/(35.28*43,560) 0.074
MAXIMUM ALLOWABLE FAR	(768,398 SF) 0.50
TOTAL OPEN SPACE REQUIRED:	7.06 AC. (20%)
MINIMUM OPEN SPACE PROPOSED:	7.06 AC. (20%)
– PERIMETER BUFFER UPLAND =	2.07 AC
– LANDSCAPING & OPEN SPACE =	4.99 AC
FLOOD ZONE:	ZONE X, PANEL# FM12081C0167F (8/10/21)

Site Legal Descriptions As Furnished:

A PORTION OF LOTS 2, 3, 4, 6, 7, 8, 9 AND 10 OF THE PLAT OF PROPERTY OF A. P. AND J. P. CURRY, A SUBDIVISION IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN DEED BOOK F, PAGE 405, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AND THE EAST RIGHT OF WAY OF U.S. 301/U.S. 41 (SECTION 13120-2506); THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING TWO COURSES: N 00°35'12" W, A DISTANCE OF 544.84 FEET AND N 44°59'22" E, A DISTANCE OF 13.97 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF 13TH STREET EAST; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY S 89°26'04" E, A DISTANCE OF 1407.87 FEET TO A POINT ON
* THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1331,
** PAGE 2031, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, S 00°14'09" W, A DISTANCE OF 445.13 FEET; THENCE S 89°26'04" E, A DISTANCE OF 146.54 FEET; THENCE S 11°42'36" W, A DISTANCE OF 1112.45 FEET TO THE INTERSECTION WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: (1) THENCE N 53°13'22" W, A DISTANCE OF 186.61 FEET; (2) THENCE S 89°03'22" E, A DISTANCE OF 21.81 FEET; (3) THENCE N 00°33'56" E, A DISTANCE OF 33.49 FEET; (4) THENCE N 53°13'22" W, A DISTANCE OF 397.99 FEET; (5) THENCE S 00°24'47" W, A DISTANCE OF 49.23 FEET; (6) THENCE N 53°13'22" W, A DISTANCE OF 1104.35 FEET TO THE POINT OF BEGINNING.

NOTE:
IT IS THIS SURVEYORS BELIEF THAT THE DESCRIPTION FURNISHED IN THE TITLE COMMITMENT CONTAINS SCRIVENERS ERRORS:

* – THE NOTATION OF THE "EAST" LINE OF THE PARCEL, SHOULD HAVE BEEN THE WEST LINE.
** –THE REFERENCE TO OFFICIAL RECORDS BOOK 1331, PAGE 2031 IN THE DESCRIPTION SHOULD HAVE BEEN OFFICIAL RECORDS BOOK 1336, PAGE 2031.

Existing School

SIZE:	11.00± ACRES
ALLOWED FAR:	0.50
EXISTING FAR:	(EXIST SCHOOL ONLY: 93,499 SF) 0.195
TOTAL PROPOSED FLOOR AREA:	143,499 SF/0.299
(EXIST SCHOOL + FUTURE EXPANSION = 93,499 + 50,000)	

Commercial/Retail/Office

TOTAL SIZE:	4.42± AC.
–USES:	COMMERCIAL/RETAIL, MEDICAL OFFICE, PROFESSIONAL OFFICE, WAREHOUSE, OUTDOOR STORAGE, SCHOOL, EV CHARGING STATION, HOTEL (SEE EXHIBIT "B" FOR RESTRICTED USES)

* –INTENSITY: HOTEL –125 ROOMS; MAXIMUM –332,250 SF

–MAXIMUM BUILDING HEIGHT: HOTEL: 4–STORIES; ALL OTHER USES: 3–STORIES

Commercial/RV

TOTAL SIZE:	19.86± AC.
–USES:	WAREHOUSE, OUTDOOR STORAGE, SCHOOL, EV CHARGING STATION, RV (238 SPACES) (SEE EXHIBIT "B" FOR SCHEDULE OF USES)

* –INTENSITY: –MAXIMUM 624,899 SF

–MAXIMUM BUILDING HEIGHT: 4–STORIES

* AMENDED GDP TO REDUCE THE PREVIOUSLY APPROVED 1,663 NET NEW PM PEAK HOUR TRIP ENDS TRIPS FROM PLN2305-0094 BY 25%, RESULTING IN THE GDP MODIFICATION WILL STAY AT OR BELOW 1,247 NET NEW PM PEAK HOUR TRIP ENDS.

Construction Schedule

START DATE:	DECEMBER 2026
END DATE:	DECEMBER 2027

Proposed Wetland Impact Summary		
Overall OSW Acreage:	1.99 Acres	
Wetland I.D.	Wetland Acreage	Wetland Impacts
A-1	0.028	0.028
Total Wetland Impacts:		0.028
Total Wetland To Remain :		0.000

Proposed OSW Impact Summary		
Overall OSW Acreage:	1.99 Acres	
OSW I.D.	OSW Acreage	OSW Impacts
1	0.21	0.21
2	0.12	0.12
3	0.58	0.58
Total OSW Impacts:		0.91

Owner/Applicants:

James Tucker
Jack 95, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Bruce Tucker
TCG BT, LLC
93 Jim Daws Road
Monroe, GA 30655

Rosa Tucker
Rosy 95, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Harry Senopoulos
DSHC Enterprises, LLC
PO Box 524
Plainsboro, NJ 08536

Peter Tucker
Peter 74 Oak, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Harry Senopoulos
DSHC Transitions 006, LLC
PO Box 524
Plainsboro, NJ 08536

Mark Streiter
Schoolofhardknocks, LLC
1141 Westminster Terrace
Watkinsville, GA 30677

Design Team:

Planner: Marshall Robinson
Grimes Hawkins Gladfelter & Galvano, P.L.
1023 Manatee Avenue West
Bradenton, Florida 34205
Phone (941) 748-0151

Engineer: Steve Shroyer, P.E.
Shroyer Drapala Engineering, LLC
1111 3rd Ave. W., Suite 210
Bradenton, Florida 34205
Phone (941) 746-4000

Environmental: Robert Gause
Gause and Associates, Inc.
323 10th Ave. W., Suite 102
Palmetto, Florida 34221
Phone: (941) 981-3089

Traffic Engineer: Michael Yates
Palm Traffic
400 North Tampa Street, Suite 1500
Tampa, FL 33602
Phone: (813) 296-2595

Surveyor:
ZNS Engineering, LLC
1023 Manatee Ave W
Bradenton, FL 34205
Phone: (941) 748-8080

Shroyer Drapala Engineering, LLC
608 6TH ST W, PALMETTO, FL 34221

Bradenton Crossings
Submitted For:

Rezone & General Development Plan

STEVEN J. SHROYER
LICENSE No. 32081
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:46:19-04'00'

C:\Users\JasonCoates\Shroyer Drapala\Projects – Documents\29400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\001-29400-COV.dwg July 17, 2026 – 10:34am

Legend

- Existing School Buildings To Remain (93,499 sf)
- Existing Commercial Accessory Buildings To Remain (7,250 sf)
- Existing Accessory Buildings To Be Removed (11,946 sf)
- Site Boundary (35.28 Acres)
- Existing OSW Impacts (0.91± Acres)
- Exist. City of Bradenton ICPR Model 100 Yr Floodplain Limits (El 16.31)

NOTES:

ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.

EXISTING TOPOGRAPHIC CONTOURS ARE PROVIDED IN NGVD 1929 VERTICAL DATUM, MANATEE COUNTY DFIRM BECAME EFFECTIVE MARCH 17, 2014 AND IS BASED ON VERTICAL DATUM NAVD 1988. CONVERSION FROM NGVD29 TO NAVD88 IS -0.978', FOR THIS SITE.

Proposed Wetland Impact Summary

Overall OSW Acreage:	1.99 Acres	
Wetland I.D.	Wetland Acreage	Wetland Impacts
A-1	0.028	0.028
Total Wetland Impacts:		0.028
Total Wetland To Remain :		0.000

Proposed OSW Impact Summary

Overall OSW Acreage:	1.99 Acres	
OSW I.D.	OSW Acreage	OSW Impacts
1	0.21	0.21
2	0.12	0.12
3	0.58	0.58
Total OSW Impacts:		0.91

Shroyer Drapala Engineering, LLC
608 6th Street West
Palmetto, FL 34221
Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
1"= 80'	March 3, 2023	

MODIFIED GENERAL DEVELOPMENT PLAN

Existing Conditions For Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-2

STEVE J. SHROYER, P.E. No. 32058 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:46:44-04'00'

C:\Users\JasonCoates\Shroyer Drapala\Projects - Documents\28400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\003-29400-GDP.DWG May 14, 2026 - 12:38pm

Shroyer Drapala Engineering, LLC
608 6th Street West
Palmetto, FL 34221
Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

REV		
2	REV BUFFER WIDTHS ENHANCE DRAINAGE EASEMENT	11/25/25
1	REV ACCESS IDENTIFICATION ADD DRAINAGE DATA	8/15/23

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
1"= 80'	March 3, 2023	

MODIFIED GENERAL DEVELOPMENT PLAN

Master Development Plan For Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-3

STEVE J. SHROYER LICENSE No. 32052 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:47:11-04'00'

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Proposed Bulk and Dimensional Standards By Use

Use Type	Minimum Lot Width (Ft)	Minimum Lot Area (Sq Ft)	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)	Waterfront Setback (Ft)	Min. Bldg. Separation (Ft)	Max Bldg Height (Ft)
Commercial/Retail/Office	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	3-Story
[1]RV Lots	32	1,600	5	5	5	30	15	1-Story
[2]Hotel	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	4-Story
[4]Warehouse	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	4-Story

1. RV Lots are not requested for approval. A 238 -Unit RV Park was approved with PDMU-23-27(Z)(G) - If an RV Park is proposed for development, compliance with LDC Section 531.42 shall be demonstrated at teh time of PSP/FSP submittal.
2. If a hotel use is proposed for development, compliance with LDC Section 531.28, and if applicable LDC 401.5, shall be demonstrated at time of PSP/FSP submittal.
3. Landscape material and quantity to be provided in accordance with applicable regulations of the land development code, section 701.
4. Warehouse uses greater than 3-Stories shall have a minimum 100 foot setback from property lines and school boundary.

Note: No changes from previous approval.

Standard Lot Layout

N.T.S.

NOTES:

1. LOTS MAY DEVIATE FROM THE STANDARD SIZE SHOWN, AT THE DEVELOPER'S DISCRETION.

Standard Lot Drive Cross Section

N.T.S.

Note: No changes from previous approval.

Note: Alternate for 19.86-acre warehouse and storage parcel only.

Alternate Internal Drive Cross Section

N.T.S.

Standard Commercial Drive Cross Section

N.T.S.

10 FT Internal Buffer

N.T.S.

NOTE:

1. SHALL INCLUDE A 6' OPAQUE FENCE, TWO (2) CANOPY TREES AND THREE AND ONE THIRD (3 1/3) UNDERSTORY TREES PER ONE HUNDRED (100) LF.

15 FT Internal Buffer

N.T.S.

NOTE:

1. SHALL INCLUDE A 6' OPAQUE FENCE, TWO (2) CANOPY TREES AND THREE AND ONE THIRD (3 1/3) UNDERSTORY TREES PER ONE HUNDRED (100) LF.

15' Perimeter Buffer

N.T.S.

NOTES:

1. SHALL INCLUDE NO FEWER THAN TWO AND ONE HALF (2 1/2) CANOPY TREES AND THIRTY THREE (33) SHRUBS PER ONE HUNDRED (100) LF.

20' Perimeter Buffer

N.T.S.

NOTES:

1. SHALL INCLUDE NO FEWER THAN TWO AND ONE HALF (2 1/2) CANOPY TREES AND THIRTY THREE (33) SHRUBS PER ONE HUNDRED (100) LF.

MODIFIED
GENERAL DEVELOPMENT PLAN

Unit and Setback Details

For

Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-4

Shroyer Drapala Engineering, LLC

608 6th Street West
Palmetto, FL 34221

Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

REV		
1	ADD ADDITIONAL BUFFER SECT	11/25/25

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
NTS	March 3, 2023	

STEVE J. SHROYER LICENSE No. 32084 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:47:41-04'00'

C:\Users\JasonCostes\Shroyer Drapala\Projects - Documents\29400 PAL Site Bradenton Crossings\CADD\Plan Set\GDP\004-29400-DET.dwg July 14, 2026 - 11:55am

Dwg. No.	Drawing Title
GDP-1	Cover Sheet
GDP-2	Existing Site Conditions Aerial
GDP-3	General Development Plan
GDP-4	Unit and Setback Details

Modification
To
General Development Plan
For
Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

Site Location Map

Notes

EXISTING CONDITIONS:

1. THE SITE IS CURRENTLY A DEVELOPED SCHOOL SITE & ZONED PDMU.
2. THE TOTAL PROJECT SITE AREA IS 35.28 ACRES.
3. PARCEL ID NUMBER IS 4633200003.
4. THE SITE IS DESIGNATED AS FLOOD ZONE X ON F.I.R.M. PANEL #FM12081C0306F (8/10/21).
3. THERE ARE NO KNOWN EXISTING EASEMENTS, FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN WITHIN THE SITE.
5. THERE ARE EXISTING ON-SITE WELLS LOCATED WITHIN THIS PROJECT. ANY WELLS NOT BEING UTILIZED MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR, IN ACCORDANCE WITH SWFWMD REQUIREMENTS, PRIOR TO START OF CONSTRUCTION.
6. EXISTING FUTURE LAND USE CATEGORIES ARE ROR (35.28 ACRES).
7. APPROXIMATE ACREAGE OF ONSITE OSW IS 0.75 ACRES. THERE ARE NO KNOWN ONSITE WETLANDS.
8. THERE ARE AGRICULTURAL IMPOUNDS, UNDER THE JURISTDICTION OF ACOE, WITHIN THE BOUNDARIES OF THIS PROJECT.
9. SURROUNDING ADJACENT ZONING DISTRICTS ARE PD-UI, PD-C, LM and CITY.

DEVELOPMENT DATA:

10. NO RESIDENTIAL PROPOSED. MAXIMUM OF 50,000 SF TO EXPAN EXISTING 93,499 SF SCHOOL (143,499 SF TOTAL) ON 11 ACRES; EXPAND LIST OF PERMITTED USES FOR REMAINING 24.28 ACRES (COMMERCIAL SITE + WAREHOUSE SITE) WHERE A MAXIMUM ALLOWABLE INTENSITY OF 624,899 SF MAY BE CONSTRUCTED, OF WHICH A MAXIMUM OF 432,250 SF PERMITTED WITHIN THE 4.42-ACRE COMMERCIAL SITE
11. PARKING SHALL BE CALCUATED USING LDC SECTON 1005.5, COOPERATIVE PARKING FACILTIES FOR MULTIPLE USES ON A PROJECT SITE. WHERE FEASIBLE, PARKING SHALL BE LOCATED BEHIND BUILDINGS OR AS PARALLEL SPACES WITHIN PRIVATE RIGHTS OF WAYS.
12. PEDESTRIAN WALKWAYS AND CONNECTIVITY SHALL BE DESIGNED AT THE TIME OF PSP/FSP SUBMITTAL AND SHALL COMPLY WITH COUNTY REQUIREMENTS.
13. STORMWATER MANAGEMENT SHALL BE CONSIST OF PIPES AND SWALES TO STORMWATER FACILITIES FOR WATER QUALITY TREATMENT. DRAINAGE SHALL BE PRIVATE AND MAINTAINED BY EITHER A HOMEOWNERS ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT..
14. SOLID WASTE DISPOSAL WILL BE PROVIDED BY MANATEE COUNTY BY INDIVIDUAL DUMPSTER PICK-UP, COMPACTOR, AND CANS.
15. FIRE HYDRANTS SHALL BE INSTALLED TO BE SPACED NO GREATER THAN 800 FEET APART THROUGHOUT THE PROPOSED DEVELOPMENT. FIRE FLOW WILL BE PROVIDED IN ACCORDANCE WITH THE MANATEE COUNTY COMPREHENSIVE PLAN REQUIREMENTS.
16. DEVELOPER RESERVES THE RIGHT TO CREATE EASEMENTS TO THE PASSIVE/ACTIVE RECREATION AREAS WITHIN THE SITE.
17. ANY ONSITE TREES WHICH MUST BE REMOVED SHALL BE REPLACED OR TRANSPLANTED IN ACCORDANCE WITH THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 700.
18. CONSTRUCTION TO COMMENCE UPON APPROVAL & RECEIPT OF ALL NECESSARY PERMITS & IS DEPENDENT UPON MARKET CONDITIONS, BUT SHALL NOT EXCEED THE AMOUNT OF TIME APPROVED BY CERTIFICATE OF LEVEL OF SERVICE.
19. LANDSCAPING BUFFER AREAS SHALL HAVE 100% COVERAGE BY AUTOMATIC IRRIGATION.
20. LANDSCAPE AND SCREENING SHALL COMPLY WITH SECTION 701 AND LDC SECTION 402 FOR PLANNED DEVELOPMENT (PD) DISTRICT, UNLESS OTHERWISE DEFINED BY SPECIFIC APPROVAL.
21. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER FACILITIES, RECLAIMED WATER, GREY WATER IRRIGATION AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER, FOR IRRIGATION, IS NOT ALLOWED.
22. ALL SECTIONS OF THE LDC WILL BE ADHERED TO, UNLESS AN ALTERNATE HAS BEEN GRANTED BY THE BOCC OR AS OTHERWISE MAY BE GRANTED ADMINISTRATIVELY.
23. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC AND MANATEE COUNTY PUBLIC WORKS STANDARDS PART 1 UTILITIES STANDARDS MANUAL.THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
24. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
25. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
26. GROUND MOUNTED SOLAR PANELS OR "ALTERNATIVE ENERGY GENERATION FACILITY" MAY BE INCLUDED AS AN ACCESSORY USE TO THE THE PROPOSED SCHOOL AND COMMERCIAL USES.
27. THIS PROJECT IS NOT LOCATED WITHIN ANY SPECIAL AREA OR OVERLAY.
28. ALL OUTDOOR LIGHTING WILL COMPLY WITH LDC 806.
29. ANY RACK-MOUNTED ALTERNATIVE ENERGY GENERATION FACILITY WILL COMPLY WITH LDC 531.54 AT TIME OF FINAL SITE PLAN SUBMITTAL.

Proposed Site Data

TOTAL PROJECT ACREAGE:	±35.28 AC.
PROPOSED ZONING:	PD-MU
EXISTING ZONING:	PD-MU
EXIST FLUC:	ROR
EXISTING FAR	113,075 SF/(35.28*43,560) 0.074
MAXIMUM ALLOWABLE FAR	(768,398 SF) 0.50
TOTAL OPEN SPACE REQUIRED:	7.06 AC. (20%)
MINIMUM OPEN SPACE PROPOSED:	7.06 AC. (20%)
– PERIMETER BUFFER UPLAND =	2.07 AC
– LANDSCAPING & OPEN SPACE =	4.99 AC
FLOOD ZONE:	ZONE X, PANEL# FM12081C0167F (8/10/21)

Site Legal Descriptions As Furnished:

A PORTION OF LOTS 2, 3, 4, 6, 7, 8, 9 AND 10 OF THE PLAT OF PROPERTY OF A. P. AND J. P. CURRY, A SUBDIVISION IN SECTION 36, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN DEED BOOK F, PAGE 405, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AND THE EAST RIGHT OF WAY OF U.S. 301/U.S. 41 (SECTION 13120-2506); THENCE ALONG SAID EAST RIGHT OF WAY THE FOLLOWING TWO COURSES: N 00°35'12" W, A DISTANCE OF 544.84 FEET AND N 44°59'22" E, A DISTANCE OF 13.97 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY LINE OF 13TH STREET EAST; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY S 89°26'04" E, A DISTANCE OF 1407.87 FEET TO A POINT ON
* THE EAST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1331,
** PAGE 2031, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, S 00°14'09" W, A DISTANCE OF 445.13 FEET; THENCE S 89°26'04" E, A DISTANCE OF 146.54 FEET; THENCE S 11°42'36" W, A DISTANCE OF 1112.45 FEET TO THE INTERSECTION WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING SIX COURSES: (1) THENCE N 53°13'22" W, A DISTANCE OF 186.61 FEET; (2) THENCE S 89°03'22" E, A DISTANCE OF 21.81 FEET; (3) THENCE N 00°33'56" E, A DISTANCE OF 33.49 FEET; (4) THENCE N 53°13'22" W, A DISTANCE OF 397.99 FEET; (5) THENCE S 00°24'47" W, A DISTANCE OF 49.23 FEET; (6) THENCE N 53°13'22" W, A DISTANCE OF 1104.35 FEET TO THE POINT OF BEGINNING.

NOTE:
IT IS THIS SURVEYORS BELIEF THAT THE DESCRIPTION FURNISHED IN THE TITLE COMMITMENT CONTAINS SCRIVENERS ERRORS:

* – THE NOTATION OF THE "EAST" LINE OF THE PARCEL, SHOULD HAVE BEEN THE WEST LINE.
** –THE REFERENCE TO OFFICIAL RECORDS BOOK 1331, PAGE 2031 IN THE DESCRIPTION SHOULD HAVE BEEN OFFICIAL RECORDS BOOK 1336, PAGE 2031.

Existing School

SIZE:	11.00± ACRES
ALLOWED FAR:	0.50
EXISTING FAR:	(EXIST SCHOOL ONLY: 93,499 SF) 0.195
TOTAL PROPOSED FLOOR AREA:	143,499 SF/0.299
(EXIST SCHOOL + FUTURE EXPANSION = 93,499 + 50,000)	

Commercial/Retail/Office

TOTAL SIZE:	4.42± AC.
–USES:	COMMERCIAL/RETAIL, MEDICAL OFFICE, PROFESSIONAL OFFICE, WAREHOUSE, OUTDOOR STORAGE, SCHOOL, EV CHARGING STATION, HOTEL (SEE EXHIBIT "B" FOR RESTRICTED USES)

* –INTENSITY: HOTEL –125 ROOMS; MAXIMUM –332,250 SF

–MAXIMUM BUILDING HEIGHT: HOTEL: 4–STORIES; ALL OTHER USES: 3–STORIES

Commercial/RV

TOTAL SIZE:	19.86± AC.
–USES:	WAREHOUSE, OUTDOOR STORAGE, SCHOOL, EV CHARGING STATION, RV (238 SPACES) (SEE EXHIBIT "B" FOR SCHEDULE OF USES)

* –INTENSITY: –MAXIMUM 624,899 SF

–MAXIMUM BUILDING HEIGHT: 4–STORIES

* AMENDED GDP TO REDUCE THE PREVIOUSLY APPROVED 1,663 NET NEW PM PEAK HOUR TRIP ENDS TRIPS FROM PLN2305-0094 BY 25%, RESULTING IN THE GDP MODIFICATION WILL STAY AT OR BELOW 1,247 NET NEW PM PEAK HOUR TRIP ENDS.

Construction Schedule

START DATE:	DECEMBER 2026
END DATE:	DECEMBER 2027

Proposed Wetland Impact Summary		
Overall OSW Acreage:	1.99 Acres	
Wetland I.D.	Wetland Acreage	Wetland Impacts
A-1	0.028	0.028
Total Wetland Impacts:		0.028
Total Wetland To Remain :		0.000

Proposed OSW Impact Summary		
Overall OSW Acreage:	1.99 Acres	
OSW I.D.	OSW Acreage	OSW Impacts
1	0.21	0.21
2	0.12	0.12
3	0.58	0.58
Total OSW Impacts:		0.91

Owner/Applicants:

James Tucker
Jack 95, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Bruce Tucker
TCG BT, LLC
93 Jim Daws Road
Monroe, GA 30655

Rosa Tucker
Rosy 95, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Harry Senopoulos
DSHC Enterprises, LLC
PO Box 524
Plainsboro, NJ 08536

Peter Tucker
Peter 74 Oak, LLC
1021 Lancaster Court
Watkinsville, GA 30677

Harry Senopoulos
DSHC Transitions 006, LLC
PO Box 524
Plainsboro, NJ 08536

Mark Streiter
Schoolofhardknocks, LLC
1141 Westminster Terrace
Watkinsville, GA 30677

Design Team:

Planner: Marshall Robinson
Grimes Hawkins Gladfelter & Galvano, P.L.
1023 Manatee Avenue West
Bradenton, Florida 34205
Phone (941) 748-0151

Engineer: Steve Shroyer, P.E.
Shroyer Drapala Engineering, LLC
1111 3rd Ave. W., Suite 210
Bradenton, Florida 34205
Phone (941) 746-4000

Environmental: Robert Gause
Gause and Associates, Inc.
323 10th Ave. W., Suite 102
Palmetto, Florida 34221
Phone: (941) 981-3089

Traffic Engineer: Michael Yates
Palm Traffic
400 North Tampa Street, Suite 1500
Tampa, FL 33602
Phone: (813) 296-2595

Surveyor:
ZNS Engineering, LLC
1023 Manatee Ave W
Bradenton, FL 34205
Phone: (941) 748-8080

Shroyer Drapala Engineering, LLC
608 6TH ST W, PALMETTO, FL 34221

Bradenton Crossings
Submitted For:

Rezone & General Development Plan

STEVEN J. SHROYER
LICENSE No. 32081
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:46:19-04'00'

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Legend

- Existing School Buildings To Remain (93,499 sf)
- Existing Commercial Accessory Buildings To Remain (7,250 sf)
- Existing Accessory Buildings To Be Removed (11,946 sf)
- Site Boundary (35.28 Acres)
- Existing OSW Impacts (0.91± Acres)
- Exist. City of Bradenton ICPR Model 100 Yr Floodplain Limits (El 16.31)

NOTES:

ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORM WATER REUSE, RECLAIMED WATER USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE WATER FOR IRRIGATION WILL NOT BE ALLOWED.

EXISTING TOPOGRAPHIC CONTOURS ARE PROVIDED IN NGVD 1929 VERTICAL DATUM, MANATEE COUNTY DFIRM BECAME EFFECTIVE MARCH 17, 2014 AND IS BASED ON VERTICAL DATUM NAVD 1988. CONVERSION FROM NGVD29 TO NAVD88 IS -0.978', FOR THIS SITE.

Proposed Wetland Impact Summary

Overall OSW Acreage:	1.99 Acres	
Wetland I.D.	Wetland Acreage	Wetland Impacts
A-1	0.028	0.028
Total Wetland Impacts:		0.028
Total Wetland To Remain :		0.000

Proposed OSW Impact Summary

Overall OSW Acreage:	1.99 Acres	
OSW I.D.	OSW Acreage	OSW Impacts
1	0.21	0.21
2	0.12	0.12
3	0.58	0.58
Total OSW Impacts:		0.91

Shroyer Drapala Engineering, LLC
608 6th Street West
Palmetto, FL 34221
Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
1"= 80'	March 3, 2023	

MODIFIED GENERAL DEVELOPMENT PLAN

Existing Conditions For Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-2

STEVE J. SHROYER, P.E. No. 32058 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:46:44-04'00'

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Shroyer Drapala Engineering, LLC
608 6th Street West
Palmetto, FL 34221
Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

0 80 160 Feet

N

REV		
2	REV BUFFER WIDTHS ENHANCE DRAINAGE EASEMENT	11/25/25
1	REV ACCESS IDENTIFICATION ADD DRAINAGE DATA	8/15/23

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
1"= 80'	March 3, 2023	

MODIFIED GENERAL DEVELOPMENT PLAN

Master Development Plan For Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-3

STEVE J. SHROYER LICENSE No. 32052 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:47:11-04'00'

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Proposed Bulk and Dimensional Standards By Use

Use Type	Minimum Lot Width (Ft)	Minimum Lot Area (Sq Ft)	Front Setback (Ft)	Side Setback (Ft)	Rear Setback (Ft)	Waterfront Setback (Ft)	Min. Bldg. Separation (Ft)	Max Bldg Height (Ft)
Commercial/Retail/Office	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	3-Story
[1]RV Lots	32	1,600	5	5	5	30	15	1-Story
[2]Hotel	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	4-Story
[4]Warehouse	NA	NA	Thoroughfare: 30' Local Road: 35'	15	20	30	15	4-Story

1. RV Lots are not requested for approval. A 238 -Unit RV Park was approved with PDMU-23-27(Z)(G) - If an RV Park is proposed for development, compliance with LDC Section 531.42 shall be demonstrated at teh time of PSP/FSP submittal.
2. If a hotel use is proposed for development, compliance with LDC Section 531.28, and if applicable LDC 401.5, shall be demonstrated at time of PSP/FSP submittal.
3. Landscape material and quantity to be provided in accordance with applicable regulations of the land development code, section 701.
4. Warehouse uses greater than 3-Stories shall have a minimum 100 foot setback from property lines and school boundary.

Note: No changes from previous approval.

Standard Lot Layout

N.T.S.

NOTES:

1. LOTS MAY DEVIATE FROM THE STANDARD SIZE SHOWN, AT THE DEVELOPER'S DISCRETION.

Standard Lot Drive Cross Section

N.T.S.

Note: No changes from previous approval.

Note: Alternate for 19.86-acre warehouse and storage parcel only.

Alternate Internal Drive Cross Section

N.T.S.

Standard Commercial Drive Cross Section

N.T.S.

10 FT Internal Buffer

N.T.S.

NOTE:

1. SHALL INCLUDE A 6' OPAQUE FENCE, TWO (2) CANOPY TREES AND THREE AND ONE THIRD (3 1/3) UNDERSTORY TREES PER ONE HUNDRED (100) LF.

15 FT Internal Buffer

N.T.S.

NOTE:

1. SHALL INCLUDE A 6' OPAQUE FENCE, TWO (2) CANOPY TREES AND THREE AND ONE THIRD (3 1/3) UNDERSTORY TREES PER ONE HUNDRED (100) LF.

15' Perimeter Buffer

N.T.S.

NOTES:

1. SHALL INCLUDE NO FEWER THAN TWO AND ONE HALF (2 1/2) CANOPY TREES AND THIRTY THREE (33) SHRUBS PER ONE HUNDRED (100) LF.

20' Perimeter Buffer

N.T.S.

NOTES:

1. SHALL INCLUDE NO FEWER THAN TWO AND ONE HALF (2 1/2) CANOPY TREES AND THIRTY THREE (33) SHRUBS PER ONE HUNDRED (100) LF.

MODIFIED
GENERAL DEVELOPMENT PLAN

Unit and Setback Details

For

Bradenton Crossings

Section 36, Township 34 South, Range 17 East
Manatee County, Florida

GDP-4

Shroyer Drapala Engineering, LLC

608 6th Street West
Palmetto, FL 34221

Phone: (941) 746-4000
E-Mail: info@ShroyerDrapala.com

Submitted For:

REV		
1	ADD ADDITIONAL BUFFER SECT	11/25/25

Design By:	Drawn By:	Checked By:
JEC	JEC	JEC
Drawing Scale:	Drawing Date:	
NTS	March 3, 2023	

STEVE J. SHROYER LICENSE No. 32084 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Steve S Shroyer
Reason: I attest to the accuracy and integrity of this document
Date: 2026.07.17 10:47:41-04'00'

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