

PA-25-05/ORDINANCE NO. 26-13 fka 25-44
SRQLAC- FLORIDA LLC
COMPREHENSIVE PLAN TEXT AMENDMENT
PLN2506-0144

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (THE MANATEE COUNTY COMPREHENSIVE PLAN); PROVIDING PURPOSE AND INTENT; PROVIDING FINDINGS; PROVIDING FOR A PRIVATELY-INITIATED TEXT AMENDMENT TO AMEND POLICY 2.14.1.13. / D.5.13 (ESTABLISHED PER ORDINANCE NO. 19-12 FKA 18-35 / PA-18-09) TO INCREASE THE PERMITTED COMMERCIAL SQUARE FOOTAGE FROM 66,625 SQUARE FEET TO 134,984 SQUARE FEET OF NON-RESIDENTIAL USES (COMMERCIAL) AS WELL AS THE REMOVAL OF THE APPROVED TWENTY-FOUR (24) RESIDENTIAL UNITS ON APPROXIMATELY 4.38 ACRES GENERALLY LOCATED AT 7045 NORTH TAMiami TRAIL SARASOTA (MANATEE COUNTY) IN THE R/O/R (RETAIL/OFFICE/RESIDENTIAL) FUTURE LAND USE CLASSIFICATION; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Chapter 125, Florida Statutes empowers the Board of County Commissioners of the County of Manatee to prepare and enforce comprehensive plans for the development of the county: and,
2. The Community Planning Act (the "Act") is codified in the applicable portions of Chapter 163, Part II, Florida Statutes (2025) as amended, empowers and requires the County (a) to plan for the county's future development and growth, and (b) to adopt and amend comprehensive plans, or elements or portions thereof, to guide the future growth and development of the county; and,
3. Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County and established the Manatee County Comprehensive Plan; and,
4. The application is for a Privately-Initiated Comprehensive Plan Text Amendment (Application No. PA-25-05) to amend Policy 2.14.1.13. / D.5.13 to increase the permitted

commercial square footage from 66,625 square feet to 134,984 square feet within the Future Land Use Element; and,

5. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code as the Local Planning Agency for the County; and,
6. Section 163.3174(4).(c)., Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan; and,
7. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Comprehensive Plan; and,
8. The Planning Commission, acting in its capacity as the Local Planning Agency, held a duly noticed and advertised public hearing on March 12, 2026, as to the proposed Comprehensive Plan Text Amendment and found it to be consistent with the Manatee County Comprehensive Plan and the standards for review in Section 341, Land Development Code and has recommended their adoption to the Board; and,
9. The Board of County Commissioners held a duly noticed public hearing on April 23, 2026, to receive public comments and consider the recommendation of the Planning Commission as to the Comprehensive Plan Text Amendment; and,
10. The adoption of the Comprehensive Plan Text Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and secure development of Manatee County and thus will serve a valid public purpose; and,
11. All applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Part II, Florida Statutes (2025), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

Section 3. Adoption of the Comprehensive Plan Text Amendment. The Comprehensive Plan Text Amendment attached to this Ordinance and incorporated herein as Exhibit "A" is hereby adopted as an Amendment to the Comprehensive Plan of the County. The Comprehensive Plan Text Amendment shall consist of the following Chapter and Section of the Comprehensive Plan as set forth in the following Exhibit "A" showing the deleted text indicated by ~~strikethrough~~ and showing the added text indicated by underline:

CHAPTER 2, FUTURE LAND USE – GOAL 2.14 – OBJECTIVE 2.14.1

- Policy 2.14.1.13

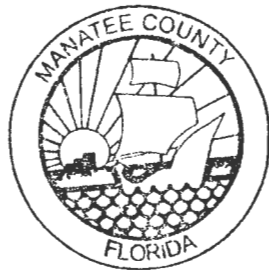
Section 4. Applicability. The amendment set forth in this Ordinance shall apply to all applications, decisions or controversies pending before the County upon the effective date hereof or filed or initiated thereafter.

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 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. The publisher of the County's Comprehensive Plan, CivicPlus, is directed to incorporate the amendment in Section 3 of this Ordinance into the Comprehensive Plan.

Section 7. Effective Date. This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 23rd day of April 2026.



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

By: 
Chairperson

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


By: 
Deputy Clerk

Exhibit A

ELEMENT 2 – FUTURE LAND USE

[***]

GOAL 2.14 - ESTABLISH SPECIFIC AREA POLICIES TO MINIMIZE THE IMPACT OF CERTAIN DEVELOPMENTS ON THE COMMUNITY

OBJECTIVE 2.14.1. - ESTABLISH SPECIFIC POLICIES RESTRICTING THE LOCATION AND INTENSITY OF CERTAIN DEVELOPMENTS IN ORDER TO PRESERVE AND PROTECT NEIGHBORHOODS FROM ENCROACHMENT BY INCOMPATIBLE USES AND

INTENSITIES, ENSURE ADEQUATE PROVISION OF INFRASTRUCTURE, AND OTHER REASONS THE BOARD OF COUNTY COMMISSIONERS MAY DECIDE WARRANT A SPECIFIC AREA POLICY. [SEE ELEMENT 4 - COASTAL MANAGEMENT].

[***]

Policy 2.14.1.13. D.5.13/Ordinance 19-12 fka 18-35 (SaraBay Development PA-18-09). The 4.37± acre property located on the north side of the US 41, identified as the SaraBay Development Amendment and designated as R/O/R (Retail/Office/Residential) on the Future Land Use Map pursuant to the Manatee County Ordinance No. 19-12 fka 18-35 and Comprehensive Plan Amendment No. PA-18-09 shall be limited to a maximum of twenty-four (24) residential units, and sixty-six thousand six hundred twenty five (66,625) square feet of non-residential uses (commercial and office).

Policy 2.14.1.13.D.5.13/Ordinance 19-12 ~~fka 18-35 (SaraBay Development PA-18-09)~~ [Revised pursuant to Ordinance No.26-13/PA-25-05](#). The 4.37± acre property located on the north side of the US 41, identified as the ~~SaraBay~~-[SRQLAC- FLORIDA LLC](#) Development Amendment and designated as R/O/R (Retail/Office/Residential) on the Future Land Use Map pursuant to the Manatee County Ordinance No. [26-13 fka](#) 19-12 fka 18-35 and Comprehensive Plan Amendment No. ~~PA-18-09~~ [PA-25-05](#) shall be limited to a maximum of ~~twenty-four (24) residential units, and sixty-six thousand six hundred twenty five (66,625)~~ [one hundred thirty four thousand nine hundred eighty four \(134,984\)](#) square feet of non-residential uses (commercial ~~and office~~).



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 24, 2026

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

Dear Angelina Coloneso:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. 26-13, which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp