

Manatee County Ordinance

PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-FLORIDA LLC (Owner) – PLN2411-0222

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING LAND DEVELOPMENT, AMENDING ZONING ORDINANCE PDC-18-19(Z)(G) AND APPROVING A REVISED GENERAL DEVELOPMENT PLAN TO INCREASE FROM 66,625 TO 134,984 SQUARE FEET OF COMMERCIAL USES, RETAINING THE PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONING DISTRICT AND THE OVERLAY DISTRICTS ON APPROXIMATELY 4.38 ACRES GENERALLY LOCATED ALONG THE EAST OF NORTH TAMiami TRAIL, APPROXIMATELY 1,000 FEET SOUTH OF 69TH AVENUE WEST, AND APPROXIMATELY 1,025 FEET NORTH OF PEARL AVENUE; SUBJECT TO AMENDED VOLUNTARILY PROFFERED CONDITIONS OF APPROVAL; A VOLUNTARILY PROFFERED SCHEDULE OF USES; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, SRQLAC-FLORIDA LLC (the “Applicant”) filed an application for a revised General Development Plan for approximately 4.38 acres as described in Exhibit “A”, attached hereto, (the “Property”); and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on March 12, 2026, to consider the revised General Development Plan 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 revised General Development Plan and Special Approval 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 subject to the stipulations 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, 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 a revised General Development Plan and Specific Approval as it relates to the real property described in Exhibit “A” of this Ordinance.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 2026, regarding the proposed Ordinance 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 Ordinance 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.

Section 2. REVISED GENERAL DEVELOPMENT PLAN. The revised General Development Plan is hereby approved for to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres upon the property, subject to the following Stipulations:

STIPULATIONS

A. DESIGN AND LAND USE STIPULATIONS

1. The total non-residential (commercial) square footage of the site is limited to 134,984 square feet.
2. The uses approved for this project are limited to those voluntarily proffered by the applicant in the Schedule of Permitted & Prohibited Uses attached to the Zoning Ordinance PDC-18-19(G)(R) as Exhibit “B”.
3. All roof-mounted H.V.A.C mechanical equipment shall be screened with a solid parapet wall or other noise deflecting materials, so as not to be visible from view from US 41 N, Jungle Way, Magellan Drive, and adjacent properties at ground level. Screening shall consist of similar colors and materials consistent with the construction of the exterior finish of the main buildings. Details of screening shall be submitted with Preliminary/Final Site Plan.
4. Location of dumpsters, compactors, or garbage collectors shall be provided at 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. Details of screening shall be submitted with Preliminary/Final Site Plan.
5. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
6. Any new or temporary use or uses proposed at this property, other than those approved with this application, shall be required to apply for a new general development permit through Development Services-Planning & Zoning, as required by the Land Development Code.
7. Each Unit must be used exclusively for personal storage and personal recreation and no other purposes. No active or individual businesses are permitted within a Unit nor is any heavy mechanical work permitted within any Unit.
8. No Unit may not be used as living or sleeping quarters, a dwelling unit, or converted into a dwelling unit.

9. Park any vehicle or trailer overnight or park any vehicle on any portion of the premise other than a parking space.
10. A parking plan must be provided to demonstrate accessibility to the site.
11. The premises shall not be used for the operation of a business for retail purposes, including, but not limited to automobile repair. This does not prohibit minor maintenance, care, or upkeep of motor vehicles, boats, trailers, or recreational vehicles stored in individual units. Storage and warehousing may be permitted.
12. The Project shall be constructed in substantial conformance with the building elevations submitted into the public hearing record and attached to the General Development Plan.

B. ENVIRONMENTAL

1. If Gopher Tortoises or their burrows are found on site, all relocation permits and correspondence with the Florida Fish and Wildlife Conservation Commission shall be submitted to ERS staff prior to the Final Site Plan approval.
2. If wells are encountered, a Well Management Plan for the proper protection and abandonment of existing wells shall be submitted to the Environmental Performance Standard (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 structure (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.
3. All other applicable state or federal permits shall be obtained prior to commencement of development.
4. There are no impacts to jurisdictional wetlands or wetland buffers being approved by the adoption of this Ordinance.
5. Pursuant to the August 2025 Environmental Narrative prepared by Monarch Ecology Group, 90 days prior to construction and land clearing, a 100% survey of suitable habitat for gopher tortoises shall be conducted prior to commencement of development. If evidence of gopher tortoises is found, a FWC permit will be obtained for relocation and/or management of tortoises.
6. Irrigation for landscaping shall use the lowest water quality source available, which shall be identified on the Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

7. All healthy native trees and palms within the Jungle Way right-of-way and adjacent 15 foot Screening Buffer within the project limits, shall be preserved, to the greatest extent possible, to maintain the established tree canopied character of Jungle Way, in addition to all required Screening Buffer materials with appropriate indemnifications, hold harmless agreements, and permits from Manatee County and the Florida Department of Transportation as required.

C. TRAFFIC ENGINEERING

1. The County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS). Therefore, at the time of future site plan submittal and accompanying Multimodal Site Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated with a Trip Reservation Report and Operational Analysis (TRR & OA) to determine if any site and safety related improvements will be required for the site. Moreover, at the time of future site plan submittal, the relevant roadways and intersections are required to be evaluated.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater system is required pursuant to the Manatee County Comprehensive Plan. The cost of connection, including the design, permitting and construction of off-site extensions of lines, shall be the responsibility of the Applicant. Such off-site extension shall be designed and constructed in accordance with the applicable County Master Plan. The connection shall be designed, engineered and permitted by the Applicant consistent with Manatee County Public Works Standards and approved by County Engineer through the Development Services review process for the project.

E. STORMWATER

1. Pursuant to Section 801 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 100- year floodplain delineation pursuant to the Bowlees Creek Watershed Management Plan, and post-development discharge of runoff.
2. This project shall be required to reduce the calculated pre-development flow rate by a full fifty percent (50%) for all stormwater outfall flow directly or indirectly into Bowlees Creek Watershed. Modeling shall be used to determine pre- and post- development flows.
3. All fill within the 100-year Floodplain shall be compensated by the creation of an equal or greater storage volume above seasonal high water table or Drainage modeling shall

utilize the pending Bowlees Creek Watershed Study to demonstrate, in post-development condition, that no adverse impacts are created to adjacent property.

- 4. Any off-site stormwater will be required to provide appropriate easements from the offsite parcel owner(s).
- 5. 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 Final Site Plan 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 100-year floodplain as derived from the Bowlees Creek Watershed Management Plan, the FEMA FIRM, and 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
10-year/24-hour	NOAA Atlas 14	FLMOD
25-year/24-hour	NOAA Atlas 14	FLMOD
100-year/24-hour	NOAA Atlas 14	FLMOD
100-year/72-hour	18 inches	FDOT-72

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 shall be submitted to demonstrate compliance prior to commencement of construction.

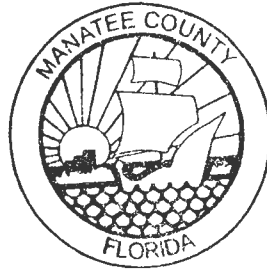
Section 3. SEVERABILITY. If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such section, sentence, clause, or provision shall be deemed severable, and such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 4. 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 5. 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 6. 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 23rd day of April 2026.



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

BY: 
Chairperson

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

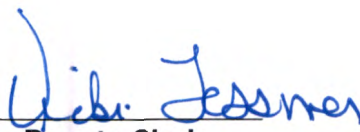
BY: 
Deputy Clerk

Exhibit "A"

Legal Description

THAT PART OF WHITFIELD ESTATES ON SARASOTA BAY, AS PER PLAT THEREOF RECORDED IN PLAT BOOK ,6 PAGE 33 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING WITHIN BLOCKS ,46 ,50 51 AND .52 ALONG WITH A PORTION OF THE RIGHT OF WAYS KNOWN AS MANATEE AVENUE, JUNGLE WAY AND MENDEZ DRIVE AS SHOWN ON SAID PLAT BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT ,18 BLOCK 46 OF SAID WHITFIELD ESTATES ON SARASOTA BAY, SAID POINT BEING A POINT ON THE EEASTERLY RIGHT OF WAY LINE OF US. HIGHWAY 41 (TAMIAMI TRAIL) AS PER DEED RECORDED IN DEED BOOK ,377 PAGE 375 OF SAID PUBLIC RECORDS; THENCE N28°58'02"W ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 705.27 FEET; THENCE N31°45'50"E, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 13.67 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY RIGHT OF WAY LINE OF MAGELLAN DRIVE (DE SOTA DRIVE) AS SHOWN ON SAID PLAT; THENCE N67°19'27"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 54.25 FEET TO NORTHERLY CORNER OF LOT 1 OF SAID BLOCK ,46 ALSO BEING THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND WESTERLY RIGHT OF WAY LINE OF MANATEE AVENUE AS SHOWN ON SID PLAT AND BEING A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 242.78 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF ,37°32'32" A DISTANCE OF 159.08 FEET (CHORD = 156.25 FEET; CHORD BEARING = S40°21'49"E) TO 7515 POINT OF INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE RELOCATED SOUTHERLY RIGHT OF WAY LINE JUNGLE WAY AS DESCRIBED AND RECORDED IN DEE BOOK ,334 PAGE 353 OF SAID PUBLIC RECORDS; THENCE N84°44'35"E, ALONG SAID RELOCATED SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 327.93 FEET 70 7515 POINT OF CURVATURE OF A CURVE, CONCAVE TO 7515 NORTH, HAVING A RADIUS OF 225.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RELOCATED RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 18 ,|—54'56" A DISTANCE OF 74.28 FEET (CHORD = 73.94 FEET; CHORD BEARING = N75°17'07"E 70 7515 POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF JUNGLE WAY, A 50 FOOT WIDE PLATI'ED RIGHT OF WAY AS PER THE PLAT OF WHITFIELD ESTATES SUBDIVISION; THENCE N65°49'39"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, ALSO BEING THE NORTHERLY LINE OF BLOCK 51 OF SAID PLAT, A DISTANCE OF 291.14 FEET; THENCE S33°19'38"E, 131.92 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 26 OF SAID BLOCK :51 THENCE 524°19'16"E, ALONG THE EASTERLY LINE OF THE WESTERLY 21.37 FEET OF SAID LOT ,26 A DISTANCE OF 130.00 FEET 70 A POINT ON THE SOUTHERLY LINE OF BLOCK ,51 ALSO BEING THE

NORTHERLY RIGHT OF WAY LINE OF MENDEZ DRIVE, A 50 FOOT WIDE 516517 OF WAY AS SHOWN ON SAID PLAT; THENCE 512°46'21"E. 51.26 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MENDEZ DRIVE, ALSO BEING THE NORTHERLY LINE OF BLOCK 52 OF SAID PLAT; THENCE 524°06'28"E, ALONG THE EASTERLY 1.1515 OF THE WESTERLY 38.0 FEET OF LOT 7 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET; THENCE S24°12'09"E, ALONG THE EASTERLY LINE OF THE WESTERLY 2.0 FEET OF LOT 35 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLOCK ,52 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF MONTGOMERY DRIVE, A 70 FOOT WIDE 1`5.1575 516517 OF WAY AS SHOWN ON SAID PLAT; THENCE 565°52'35"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE

05 50.00 ;5557 75155165 N24°12'09"W, ALONG THE WESTERLY LINE OF THE EASTERLY 48 FEET OF LOT 36 OF SAID BLOCK ,52 A DISTANCE OF 14.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT ;36 THENCE S65°51'55"W, ALONG THE NORTHERLY LINE

05 1.075 ,36 ,37 ,38 AND 39 OF SAID BLOCK ,52 A DISTANCE OF 363.36 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT ,40

5510 6055155 BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MANATEE AVENUE, A 50 FOOT WIDE RIGHT OF WAY AS

5510V51 051 5510 ;51.57 75155165 N85°01'45"W, 60.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID MANATEE AVENUE, SAID POINT BEING A POINT ON THE EASTERLY LINE OF LOT ,13 BLOCK 46 OF SAID PLAT; THENCE S61°39'009"W, ALONG 7515 5007515513 LINE OF LOT 18 OF SAID BLOCK 46 AND ITS EASTERLY PROJECTION, A DISTANCE OF 270.20 FEET TO BEGINNING.



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. PDC-18-19(G)(R), which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp