

Manatee County Zoning Ordinance

**PDC-25-23 (Z)(P) – BAYCARE FREE-STANDING EMERGENCY DEPARTMENT – PSP WITH
REZONE – CORE SUNCOAST LLC (OWNER) – BAYCAR HEALTH SYSTEM INC.
(CONTRACT PURCHASER) – PLN2511-0135**

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 2.81 ACRES FROM GENERAL COMMERCIAL (GC) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) ZONING DISTRICT; GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF STATE ROAD 64 AND LENA ROAD, BRADENTON (MANATEE COUNTY); APPROVING A PRELIMINARY SITE PLAN FOR UP TO 12,800 SQUARE FEET FOR A FREE STANDING EMERGENCY DEPARTMENT (FSED); SUBJECT TO CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Core Suncoast, LLC (the “Applicant”) filed an application to rezone approximately 2.81 acres described in Exhibit “A”, attached hereto, (the “Property”) from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; and

WHEREAS, the applicant also filed a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED) (the “project”) on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 900.6.A.2: and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on August 13, 2026 to consider the rezone, Preliminary Site 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 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 General Commercial (GC) to Planned Development Commercial (PDC) Zoning District.

B. The Board of County Commissioners, after due public notice, held a public hearing on September 3, 2026, 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 Land Development Code Section 900.6.A, the Board finds that the purpose of the Land Development Code regulation is satisfied to an equivalent degree by the proposed design because the applicant is proposing 5 understory trees and 50 shrubs per 100 feet which fulfills the intent of the Entranceway standard.

Section 2. PRELIMINARY SITE PLAN. The Preliminary Site Plan is hereby approved for up to 12,800 square feet for a Free Standing Emergency Department (FSED) upon the property subject to the following Conditions:

A. DESIGN AND LAND USE

1. Any new or temporary use proposed at this property, other than those approved with this application, shall be required to apply for a new permit through Development Services-Planning & Zoning, as required by the Land Development Code.
2. Any significant historical or archaeological resources 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 Statutes (Offences Concerning Dead Bodies and Graves) shall be followed.
3. HVAC and mechanical equipment (including roof-mounted units) shall be screened from view from SR 64 with a 6-foot-high wall constructed of materials matching the principal building on site, and dumpsters shall likewise be screened in accordance with Manatee County standards using building materials consistent with the principal building.

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 Final Site Plan. Use of Manatee County public potable water supply shall be prohibited.

C. DEVELOPMENT REVIEW

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

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 900.6.A.2: The Specific Approval shall continue in effect and shall expire concurrent with the Preliminary Site Plan for the project approved pursuant to Section 2 hereof.

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 General Commercial (GC) to Planned Development Commercial (PDC) 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 3rd day of September 2026.



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

BY: *Tal*
Chairperson

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

BY: *Hannah Bisher*
Deputy Clerk

Exhibit "A"

LOTS 2 AND 3, PLAT OF COASTAL ORTHOPEDICS - SR64, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 159 THROUGH 161, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

PID #14637.0035/9 and #14637.0040/9



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 3, 2026

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

Dear Angelina Colonnese:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Manatee County Ordinance No. PDC-25-23(Z)(P) which was filed in this office on September 3, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp