



Stantec Consulting Services Inc.
6920 Professional Parkway
Sarasota FL 34240-8414

January 16, 2026

Project/File: 215618862

Manatee County Development Services Department

Reviewer On Call
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Reference: Pre-Application Meeting Request – **RR – ED Project Explorer**

Greetings Reviewer on Call,

On behalf of Slip Knot LLC, we request a pre-application meeting for property located adjacent to and seaward of the Sunshine Skyway Bridge. The parcel identification number is 2140500006. The property is approximately 328± acres and is currently vacant. The property consists of mangrove areas, uplands, and submerged lands. The location of the property is illustrated on the attached image.

The current Future Land Use Categories (FLUC) of the upland portions of the subject property are Residential-1 (RES-1) and Agricultural/Rural (AG-R) and are unassigned for the submerged lands portion of the Property. According to the Manatee County Geographic Information System, the upland portions of the Property are zoned Residential Single Family, 1 unit per acre ("RSF-1") and General Agriculture ("A").

We propose a Large-Scale Comprehensive Plan Map amendment to change the designation of the subject property from RES-1 and AG-R to Heavy Industrial (IH), and to request the assignment of the IH designation to the submerged lands portions of the property. While the IH designation ostensibly authorizes heavy uses, the applicant will proffer use limitations to be incorporated into a new section under Policy 2.14.1 that will implement specific policies restricting uses of the property as a special area policy. In this manner, the unique nature of the proposed use can be authorized with objectional uses otherwise authorized in the IH FLUC precluded.

Consistent with Comprehensive Plan Future Land Use Objective 2.1.4 and Policy 2.1.4.1, amending the FLUC to IH will support the development of a cruise port and related facilities. The addition of a cruise port at this location will strengthen and diversify the economy of Manatee County and provide a diverse range of employment opportunities to current and future residents of Manatee County.

We also propose to rezone the property from Residential Single Family (RSF-1) and General Agriculture (A) to Planned Development Industrial (PDI), to allow for development of a cruise port and related facilities. A General Development Plan (GDP) will be submitted with the rezone application. Additionally, because the Land Development Code (LDC) requires a Large Project Application for project that meet eighty (80) percent of a numerical threshold for DRI's, and port facilities are presumed to be a DRI, as provided in the Florida Administrative Code Rule Chapter 28-24, a Large Project Application will be submitted.

While evaluating potential development authorizations for the Property, it is important to know that the property is benefitted by vested rights created by the State of Florida in 1955 and ratified thereafter. These rights include the right to privately develop the property and, to dredge fill material from submerged lands

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including those adjacent to the property, create a bulkhead for development, and fill the land proposed to be developed as a cruise port. The area permitted for dredging and filling is illustrated on the October 1955 topographic map prepared by Rader Engineering Co. This map was approved by the State of Florida and was the legal foundation for a July 11, 1956 Contract For Land Purchase with the State of Florida.

We look forward to meeting with County staff to discuss this proposal.

Please contact our office should you have further comments or require additional information.

Respectfully,

Stantec Consulting Services Inc.



Katie LaBarr AICP
Principal
Phone: (941) 289-2535
Mobile: 941-374-2854
katie.labarr@stantec.com

stantec.com

Attachment: [Attachment]

c. Aimee Johnson
Manager, Economic Development
Government Relations
Manatee County Government
1112 Manatee Avenue West, 8th Floor
Bradenton, FL 34205
Aimee.Johnson@mymanatee.org