

BOARD OF COUNTY COMMISSIONERS

Tal Siddique, District 3 – Chair
Amanda Ballard, District 2 – First Vice Chair
Vacant, District 1
Mike Rahn, District 4
Robert McCann, District 5
George W. Kruse, At Large
Jason Bearden, At Large



MANATEE COUNTY, FLORIDA

Charlie Bishop, County Administrator
Pamela D'Agostino, County Attorney

Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 AM - March 5, 2026

Board of County Commissioners
***REVISED* Agenda and Notice of Public Meeting**
Thursday, March 5, 2026 - Land Use Meeting

This meeting can be viewed live on <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/watch-live-county-meetings> and on Manatee Government Access (MGA) Spectrum Channel 644, Frontier Channel 30, and Comcast Channel 20 (within Manatee County).

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A. CALL TO ORDER

B. INVOCATION (The Commission does not endorse the religious beliefs of any speaker.)

Invocation led by Pastor John Kipp, Bayside Community Church

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

Generic Public Comments

Updates to Agenda - February 27, 2026

E. CITIZEN COMMENTS (Consideration for Future Agenda Items - 30 Minute Time Limit)

F. CITIZEN COMMENTS (Consent Agenda Items Only)

G. CONSENT AGENDA

Development Services

1. **Resolution R-26-028 Denying Application PDR-24-08(Z)(P) – Zipperer Rd – Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners) – M/I Homes Of Sarasota, LLC (Contract Purchaser) – PLN2404-0056-James J. McDevitt III, MURP, Development Services Team Leader- District 1** *Schenk*

H. APPROVAL OF CONSENT AGENDA

I. ITEMS REMOVED FROM CONSENT AGENDA

J. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL

Presentations Scheduled

2. **PA-24-10 / Ordinance 06-07 fka 25-38 – Penler Lorraine CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2406-0144-Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5**
Providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of two parcels, approximately 19.51± acres of real property generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County) and commonly known as 4973 and 4985 Lorraine Road, from RES-1 (Residential – 1) to RES-6 (Residential - 6) Future Land Use Category. *Welch*
3. **PDR-24-18(Z)(P) – Penler Lorraine – T Ralph Taylor JR Family Limited Partnership LLLP (Owner) – Penler Development LLC (Contract Purchaser)– PLN2406-0126 - Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 5**
A rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25% of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA). *Welch*

K. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

4. **PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide**
Amendment of the Manatee County Comprehensive Plan; providing for a county-initiated text amendment to Element 5, amending Chapter 5, Traffic – Sub-element, updating Table 5-1, Manatee County Peak Hour Level of Services Standards, 2050 Roadway Requirements/Right-of-Way Needs; providing for an update of the Traffic Circulation Map Series (Map 5A – Existing

Roadways Functional Classification; Map 5-B 2050 Future Traffic Circulation Functional Classification; Map 5-C 2050 Future Traffic Circulation Right-of-Way Protection and Reservation; Map 5-D 2050 Future Traffic Circulation Number of Lanes; Map 5-E Future Traffic Circulation Designated Controlled Access Facilities; Map 5-F Future Traffic Circulation Strategic Intermodal System; providing for the addition of Map 5-G Existing Roadways Context Classification and Map 5-H Future Roadways Context Classification and Map 5-I Manatee County Trail Master Plan). **Welch**

L. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. **PDR-24-29(P) – Willow Bend Phase V – CWES XV LLC – PLN2409-0023- Quasi-Judicial-CJ Mills, Planner II - District 1 - APPLICATION HAS BEEN WITHDRAWN** **Schenk**
8. **PDR-23-48(Z)(P) – Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – PLN2309-0137 - Quasi-Judicial - CJ Mills, Planner II - District 1- APPLICANT REQUESTS CONTINUANCE TO APRIL 23, 2026**
A rezone of approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard, and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County). **Schenk**

Presentations Scheduled

6. **PDC-25-13(Z)(P) – ER at Lakewood North/Goodwill Industries Manasota, Inc. (Owner) – PLN2505-0180 - Quasi-Judicial - Lindsey Craig, Planner I - District 5**
A rezone of approximately 2.31 acres on the south side of SR64 and approximately 0.8 miles west of the intersection with Lakewood Ranch Boulevard, also known as 10106 SR 64 E in Bradenton (Manatee County), from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District and approving a Preliminary Site Plan for a Free Standing Emergency Department with a total of 13,450 square feet. **Welch**
7. **First Public Hearing for LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112- Quasi-Judicial - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator, District 1**
Approval of a Local Development Agreement relating to future projects within an area identified as Crosswinds Ranch to establish the terms under which the Applicant shall commit to design, engineer, permit and construction, its proportionate share of required improvements to the Manatee County thoroughfare network (the “Thoroughfare Improvements”) and the Applicant shall dedicate the right-of-way required for the Thoroughfare Improvements (the “Thoroughfare ROW”). The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for credits against the ATS Fees. Crosswind Ranch Development LLC, Landowners of 1740-acres site, has an approved Large Project Application

– Planned Development Residential project. The project is generally located North of SR 62 and East of US 301 in Parrish (Manatee County). The site is made up of three project tracks subject to the following three individual zoning approvals: PDR-22-10(Z)(G) approved for up to 288 single family detached residential units; PDR-22-09(Z)(G) approved for up to 1,322 single family detached residential units; and PDMU-06-102(P)(R) approved for up to 2,048 residential units and up to 6,550 square feet of commercial. The maximum permitted heights of any residential building with the Project Site is thirty-five (35) feet. **Schenk**

M. CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if needed)

N. COUNTY ATTORNEY COMMENTS

County Attorney Pamela D'Agostino

O. COUNTY ADMINISTRATOR COMMENTS

Administrator Charlie Bishop

P. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items

- 9. Discussion of Joint Work Session for the Board of County Commissioners and the Planning Commission Members - Commissioner Felts**

Q. COMMISSIONER COMMENTS

R. ADJOURN

The Board of County Commissioners of Manatee County, Florida, does not discriminate on the basis of an 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) 748-4501, ext. 6016 or carmine.demilio@mymanatee.org, at 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.

The Board of County Commissioners of Manatee County and the Manatee County Port Authority may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

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Approving a Preliminary Site Plan to add a new Phase V comprised of 16 single-family dwelling units on 4 acres to an existing subdivision comprised of 278 single-family dwelling units for a total of 294 single-family dwelling units on a total of 107.99 acres; the property is currently zoned PDR (Planned Development Residential) and is generally located half a mile north of the intersection of US 301 and 16th Avenue East, Phase V is located on 63rd Court East, with no address assigned, in Parrish (Manatee County). **Schenk**

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