

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 - April 23, 2026

Board of County Commissioners
3rd Revised Agenda and Notice of Public Meeting
Thursday, April 23, 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.)

Pastor Wende Thompson Glory Cloud Ministries

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

Generic Comment Submitted

Updates to Agenda- April 16, 2026

Updates to Agenda - April 21, 2026

Updates to Agenda - April 22, 2026

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

F. CITIZEN COMMENTS (Consent Agenda Items Only)

G. CONSENT AGENDA

Clerk of Circuit Court

1. **Approval of the Clerk's Consent Agenda dated April 23, 2026**

Development Services

2. **Resolution R-26-034 Denying Application PDR-24-32(Z)(G) – Lone Valley -GDP - PLN2408-0070 - James J. McDevitt III, MURP, Development Services Team Leader - District 1 *Schenk***

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Rezone of approximately 15.3 acres of a 37.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1, 2 and 3, and approving Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B. **Schenk**

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A rezone of approximately 10.37 acres generally located directly south of Lewis Court, approximately 850 feet west of Rye Road, and commonly known as 3125 North Rye Road, Parrish, Florida (Manatee County) from General Agriculture (A) to Planned Development Residential (PDR); approving a General Development Plan for up to 24 single-family detached dwelling units. **Soto**

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Rezoning 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**

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Commissioner Agenda Items

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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.

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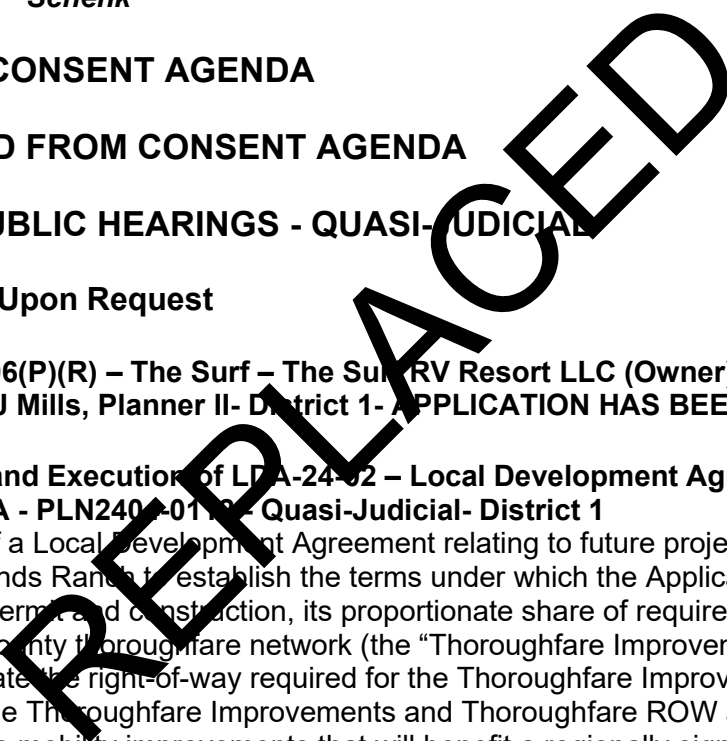
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Allowing for the modification to the previously approved plans for the addition of a classroom building at the North County Middle School in the UF-3 (Urban Fringe – 3 DU/AC) Future Land Use Category; making a Determination of Consistency with the Comprehensive Plan for a School Site Plan Revision to incorporate the addition of a 17,779 square-foot classroom building and associated site, grading, drainage, and utility improvements and increasing the student capacity under the previously-approved CLOS from 1,141 students by 563 students to 1,704 students; all on approximately 30.0 acres within the PDMU (Planned Development – Mixed Use) Zoning District; generally located within the Havel Farms development within the unincorporated area of Manatee County. **Schenk**

Presentations Scheduled

7. **PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatross 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1**
Rezone of approximately 15.3 acres of a 17.3 acre parcel generally located on the north side of SR 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the General Development Plan as Project Area 1, 2 and 3, and approving Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B. **Schenk**
8. **PA-25-05 / Ordinance No. 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment – PLN2506-0144- Legislative -Lindsey Craig, Planner II -District 4**
Providing 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 and 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. **Schenk**
9. **PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC (Owner) – PLN2411-0222- Lindsey Craig, Planner I- Quasi-Judicial- District 4**
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. **Schenk**

10. PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S And Julianne B Giella (Owner) / AMH Development, LLC (Contract Purchaser) – PLN2504-0061- Quasi-Judicial -Lindsey Craig, Planner I - District 1

A rezone of approximately 10.37 acres generally located directly south of Lewis Court, approximately 850 feet west of Rye Road, and commonly known as 3125 North Rye Road, Parrish, Florida (Manatee County) from General Agriculture (A) to Planned Development Residential (PDR); approving a General Development Plan for up to 24 single-family detached dwelling units. **Soto**

11. PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC And Yort, LLC. (Owners) – PLN2309-0137 - CJ Mills, Planner II - District 1

Rezoning 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, 1851, and 1621 North Rye Road in Parrish (Manatee County). **Schenk**

12. Execution of a Impact Fee Credit Agreement with Yort, LLC and 2351 Rye Road, LLC for Mulholland Road Improvements, Scott May, P.E. County Engineer – District 1

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

L. COUNTY ATTORNEY COMMENT

County Attorney Pamela D’Agostino

M. COUNTY ADMINISTRATOR COMMENTS

Administrator Christie Bishop

N. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items

O. COMMISSIONER COMMENTS

P. ADJOURN

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REPLACED

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 - April 23, 2026

**Board of County Commissioners
Agenda and Notice of Public Meeting
Thursday, April 23, 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).

Written comments can be submitted at <https://mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. For non-quasi-judicial items only, the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number: **873 4781 7489** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **873 4781 7489** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

Walk-in comments are welcome during the meeting in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building located at 1112 Manatee Avenue West, Bradenton, for individuals who did not sign-up to speak prior to the meeting. The request form displays upcoming meetings 24 hours before the meeting date and will close 10 minutes prior to the meeting start time. To sign in to speak prior to the meeting go to: [Public Speaker Sign-Up Form](#).

A. CALL TO ORDER

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

Pastor Wende Thompson Glory Cloud Ministries

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

Generic Comment Submitted

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

F. CITIZEN COMMENTS (Consent Agenda Items Only)

G. CONSENT AGENDA

Clerk of Circuit Court

1. **Approval of the Clerk's Consent Agenda dated April 23, 2026**

Development Services

2. **Resolution R-26-034 Denying Application PDR-24-32(Z)(G) – Lone Valley -GDP - PLN2408-0070 - 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 - QUASI-JUDICIAL

Presentations Upon Request

3. **PDRV-19-06(P)(R) – The Surf – The Surf RV Resort LLC (Owner) – PLN2506-0208- Quasi-Judicial-CJ Mills, Planner II- District 1- APPLICATION HAS BEEN WITHDRAWN**
4. **Approval and Execution of LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112 - Quasi-Judicial- 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***
5. **Ordinance No. 26-12-Second Petition to Amend the Boundaries of the Rye Crossing Community Development District Contraction of Boundaries - Legislative - Brandon Tirado, Planner II - District 1**
An Ordinance Of Manatee County, Florida, Relating To The Rye Crossing Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Contracting The Boundaries Of The District Pursuant To Subsection 190.046(1),

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REVISED