

Manatee County Zoning Ordinance

PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S And Julianne B Giella (Owner) / AMH Development, LLC (Contract Purchaser) – PLN2504-0061

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 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) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR UP TO 24 SINGLE-FAMILY DETACHED DWELLING UNITS; SUBJECT TO VOLUNTARILY PROFFERED STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kyle S and Julianne B Giella (the “Applicant”) filed an application to rezone approximately 10.37 acres described in Exhibit “A”, attached hereto, (the “Property”) from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for up to 24 single-family detached dwelling units (the “project”) on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on April 16, 2026, to consider the rezone, 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 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 from General Agriculture (A) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 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 402.7.D.5, the Board finds that the intent of this regulation is met because the parcels function as a single development under Unified Control, making the prescribed greenbelt buffer separation unnecessary.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for up to 24 single-family detached dwelling units, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
2. The site plan submitted with this application shall be part of the approval.
3. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
4. 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.
6. Any significant or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State’s Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State’s Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including exaction of the

site in accordance with the guidelines established by the Florida Department of State's Division of Historical 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 (Offenses Concerning Dead Bodies and Graves) shall be followed.

7. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Pursuant to the September 2025 Environmental Narrative prepared by Monarch, 90 days prior to commencement of development, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (FWC) permit will be obtained for relocation and/or management of tortoises.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.
7. 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.
8. 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. TRAFFIC ENGINEERING

1. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards (Board of County Commissioners Adopted 2022) Section 3.7 Access and Driveways.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater systems 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 construction plans review process for the project.

D. STORMWATER

1. 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 Gamble 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:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling.

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
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

50-year storm event modeling applies to thoroughfare drainage systems only.

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 (utilizing best available information from Gamble Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to commencement of construction.

A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for Gamble Creek (county Object ID106 & 913) within the project boundaries. In addition, an unobstructed Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the Land Development Code (effective June 4, 2015), Article II of Chapter 2-10 of the Manatee County Code of Ordinances (updated May 27, 2022), and the Public Works Standards Manual.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 402.7.D.5., greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

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, of this from General Agriculture (A) to Planned Development Residential (PDR) 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 23rd day of April 2026.



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

BY: 
Chairperson

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

BY: 
Deputy Clerk

Exhibit “A”

Legal Description

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



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. PDR-25-20(Z)(G), which was filed in this office on April 24, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

APPROVED in Open Session
4/23/2026

Manatee County Board of County
Commissioners



April 23, 2026 - Land Use Meeting

Subject

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.

Category

ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Lindsey Craig, Planner I, 941-748-4501 x3877, lindsey.craig@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1, ADOPT Findings from Specific Approval; and GRANT Specific Approval for alternative to the Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-20(Z)(G), DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY the Specific Approval for alternative to the Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the _____ day of _____, 2026.

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL REQUEST

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1; DENY the Findings for Specific Approval; and DENY the Specific Approval for an alternative to the Land Development Code Section 402.7.D.5. to remove the entire greenbelt buffer located on the north side of the property as depicted on the General Development Plan.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

~~The Planning Commission meeting is scheduled for April 23, 2026. The recommendation and any updates from the Planning Commission public hearing will be on an update memo for the April 23, 2026, Board of County Commissioners public hearing.~~

PLANNING COMMISSION ACTION:

On April 16, 2026, by a vote of 5-0, the Planning Commission voted to recommend approval with members Bower and Stamm absent.

PUBLIC COMMENT AND CORRESPONDENCE:

April 16, 2026– Planning Commission

There was no public comment.

Public comment letters were entered into the record.

Background Discussion

- **Request**

- The applicant is requesting a rezone from General Agriculture (A) to Planned Development Residential (PDR) with a General Development Plan (GDP) for 24 single-family detached dwelling units.

- Specific Approval

Yes - LDC §402.7.D.5. requesting the code-required 15 ft greenbelt buffer adjacent to another greenbelt buffer be waived, allowing an existing 20 ft greenbelt buffer to remain as a sufficient buffer

- Stipulations

There are multiple stipulations from several reviewing divisions, please see the staff report and ordinance.

- **General Information**

- **Location**

- South of Lewis Court, approximately 850 feet west of Rye Rd. (Manatee County)

- **Acreage of Project**

10.37 acres

- **Density/Intensity of Project**

- **Density:**

- Maximum Permitted: 3 DU/GA
- Proposed: 2.4 DU/GA

- **Intensity (FAR):** Not Applicable

- **Affordable Housing**

n/a

- **Neighborhood Workshop**

The applicant sent notices for a virtual meeting scheduled for December 11, 2025. The notice, list of addresses and materials prepared for the meeting were provided (Attachment 9). The application was received before the Development Services Director issued a memorandum in July 2025 mandating Neighborhood Workshops.

- **Future Land Use Category**

- The FLUC is Urban Fringe – 3 (UF-3) Future Land Use Category
- **Land Use History**
 - The project site was originally designated as Urban Fringe – 3 (UF-3) FLUC (Future Land Use under the 1989 Manatee County Comprehensive Plan.
 - The project site was zoned General Agriculture (A) Zoning District since the adoption of the 1981 Manatee County Land Development Code.

- **Surrounding Areas**

The project property is surrounded by an PDR zoned property, to the north, south and west; as well as A to the east. Residential uses have begun to be approved to support the extended suburban residential areas in the vicinity of the property.

- **Conclusion**

The proposed GDP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

PLANNING COMMISSION ACTION:

On April 16, 2026, by a vote of 5-0, the Planning Commission voted to recommend approval with members Bower and Stamm absent..

PUBLIC COMMENT:

April 16, 2026– Planning Commission

There was no public comment.

Public comment letters were entered into the record.

Attorney Review

Other (Requires explanation in field below) Soto

Camilo Soto reviewed and responded by email to Matter # FY 25/26-0237.

Instructions to Board Records

Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



April 23, 2026 - Land Use Meeting

Subject

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

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Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

The Planning Commission meeting is scheduled for April 23, 2026. The recommendation and any updates from the Planning Commission public hearing will be on an update memo for the April 23, 2026, Board of County Commissioners public hearing.

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- **General Information**

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- **Density:**

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- **Conclusion**

The proposed GDP may be considered consistent with the Comprehensive Plan and in compliance with the applicable provisions of the Land Development Code.

Attorney Review

Other (Requires explanation in field below) Soto

Camilo Soto reviewed and responded by email to Matter # FY 25/26-0237.

Instructions to Board Records

Please forward a copy of the executed document and letter from the Florida Department of State to bobbi.roy@mymanatee.org.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

REVISED



April 23, 2026 - Land Use Meeting

Subject

Updates to Agenda- April 16, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 4/16/2026) for the meeting of 4/23/2026 9:00 AM - April 23, 2026 - Land Use Meeting

G. CONSENT AGENDA

Clerk of Circuit Court

1. Approval of the Clerk's Consent Agenda dated April 23, 2026- Revised Resolution attached.

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

4. Approval and Execution of LDA-24-02 – Local Development Agreement for Crosswind Ranch LDA - PLN2404-0112 - Quasi-Judicial- District 1- Added Executed LDA with exhibits

6. SSP-23-01(R) – RESOLUTION 26-049- North County Middle School- School Site Plan Revision- PLN2312-0016.REV - Alyssa Grove, Planner I - District 1 - Correct typographical error in both Alternative Motions and added Attorney review information to Cover Sheet in strikethrough/underline format.

Presentations Scheduled

7. PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1- Revised Staff Report for include: Alternative Motion for Approval and attachments list to add Findings of Denial Resolution R-26-004 in strikethrough/underline format.

10. PDR-25-20(Z)(G) – Cheyenne 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- Revised Staff Report to include: added language to Alternative Motion of Denial, Planning Commission Action, Public Comment and Correspondence in strikethrough/underline format and added Public Comment.

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- Executed Impact Fee Credit Agreement attached.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



April 23, 2026 - Land Use Meeting

Subject

Updates to Agenda- April 21, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates (dated 4/21/2026) for the meeting of April 23, 2026:

G. CONSENT AGENDA

Clerk of Circuit Court

1. Approval of the Clerk's Consent Agenda dated April 23, 2026 - This agenda item was updated with Corrected Resolution that was submitted with prior update.

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

7.PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial –Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser)– PLN2407-0031 -CJ Mills, Planner II - District 1 - Supplemental letter as an ex-parte communication and revised staff report in strikethrough/underline format.

8. PA-25-05 / Ordinance No. 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment - PLN2506-0144 - Legislative - Lindsey Craig, Planner II - District 4 - Corrected motion on staff report and cover sheet in strikethrough/underline format.

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 - Revised staff report and cover sheet in strikethrough/underline format.

11. PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC And Yort, LLC. (Owners) – PLN2309-0137 - CJ Mills, Planner II - District 1 - Revised staff report in strikethrough/underline format.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



April 23, 2026 - Land Use Meeting

Subject

Updates to Agenda - April 22, 2026

Category

ANNOUNCEMENTS

Briefings

None

Contact and/or Presenter Information

Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested

Updates incorporated appropriately

Enabling/Regulating Authority

N/A

Applicable Advisory Board

N/A

Background Discussion

Below are agenda updates(dated 4/22/2026) for the meeting of 4/23/2026 9:00 AM - April 23, 2026 - Land Use Meeting

J. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

8.PA-25-05 / Ordinance No. 26-13 FKA 25-44 SRQLAC- Florida LLC Comprehensive Plan Text Amendment - PLN2506-0144- Legislative -Lindsey Craig, Planner II - District 4 - Corrected Ordinance number on staff report.

9.PDC-18-19(G)(R) – SRQ Autoport – SRQLAC-Florida LLC (Owner) – PLN2411-0222- Lindsey Craig, Planner I- Quasi-Judicial- District 4- Revised Staff report in Site design details open space added in strikethrough/underline format.

10.PDR-25-20(Z)(G) – Cheyenne 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- Revised Staff report in Sections 6 and 7 and Ordinance added in strikethrough/underline format.

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

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Planning Commission: 4/23/2026

PDR-25-20(Z)(G) – CHEYANNE PRESERVE PHASE II – KYLE S AND JULIANNE B GIELLA (OWNER) / AMH DEVELOPMENT, LLC (CONTRACT PURCHASER) – PLN2504-0061

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 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) Zoning District; approving a General Development Plan for up to 24 single-family detached dwelling units; subject to voluntarily proffered stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 4/16/2026

Board of County Commissioners: 4/23/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; **and** D.1 **and** E.1, ADOPT the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-20(Z)(G), DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL REQUEST

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Section 402.7.D.5. to remove the entire greenbelt buffer located on the north side of the property as depicted on the General Development Plan.

PLANNING COMMISSION ACTION:

~~The Planning Commission is being held on April 16, 2026. The Planning Commission recommendation and any changes will be on the update memo for the April 23, 2026, Board of County Commissioners public hearing.~~

PLANNING COMMISSION ACTION:

On April 16, 2026, by a vote of 5-0, the Planning Commission voted to recommend approval with members Bower and Stamm absent.

PUBLIC COMMENT AND CORRESPONDENCE:

April 16, 2026– Planning Commission

There was no public comment.

Public comment letters were entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Comp Plan Analysis
6	Positive/Negative Aspects/Mitigating Factors
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-20(Z)(G) / PLN2504-0061
PROJECT NAME	Cheyenne Preserve Phase II
SECTION / TOWNSHIP / RANGE(S)	11 / 34S / 19E
PARCEL ID / ADDRESS	512600008; 3125 North Rye Rd., Parrish, FL 34219
GENERAL LOCATION	South of Lewis Court, approximately 850 feet west of Rye Rd. (Manatee County)
ACREAGE	10.37 acres
OWNER(S) / APPLICANT(S) / AGENT	Owner: Kyle S and Julianne B Giella Applicant: AMH Development, LLC Agent: Morris Engineering & Consulting, LLC
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING	Existing: General Agriculture (A) Proposed: Planned Development Residential (PDR)
PROPOSED USE(S)	Proposed development of up to 24 single family-detached dwelling units
DENSITY <i>dwelling units per gross acre (DU/GA)</i>	Maximum Permitted: 3 DU/GA Proposed: 2.4 DU/GA
OVERLAYS/SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUEST(S)	LDC §402.7.D.5. requesting the code-required 15 ft greenbelt buffer adjacent to another greenbelt buffer be waived, allowing an existing 20 ft greenbelt buffer to remain as a sufficient buffer
NEIGHBORHOOD WORKSHOP	Yes; See review criteria analysis for LDC §312.6 in Section 4 of this Staff Report
CASE MANAGER	Lindsey Craig, Planner I

SECTION 2

MAPS & DISCUSSION

History

The subject property consists of one parcel that is 10.37 acres. The 1981 Zoning Map shows the property zoned as General Agriculture (A). With the adoption of the Land Development Code (LDC) in 1990, the zoning district remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project was assigned the Urban Fringe – 3 (UF-3) Future Land Use Category (FLUC). According to the Manatee County Property Appraiser's website, the property is currently undeveloped including a pond evacuated between 2015 - 2017, vegetation, and wetlands. The property also abuts Cheyanne Preserve Phase I to the north and Southern Oaks to the south.



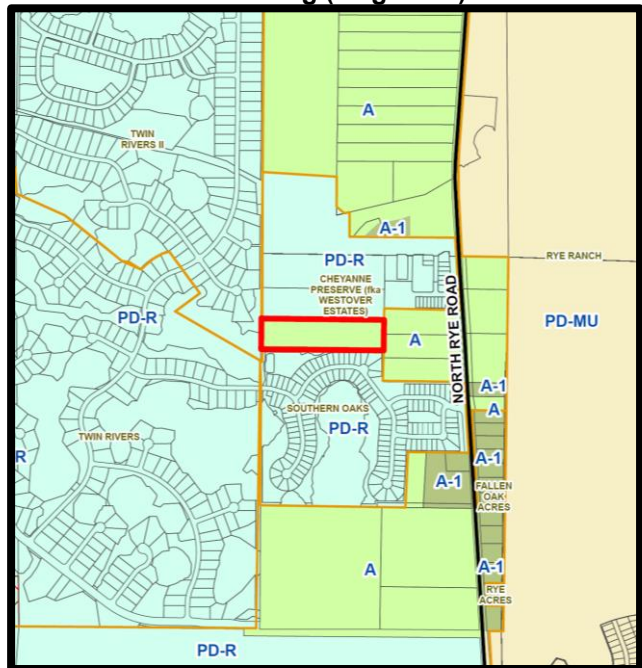
Aerial Map



Aerial Mag (Magnified)



Future Land Use Map



Zoning Map

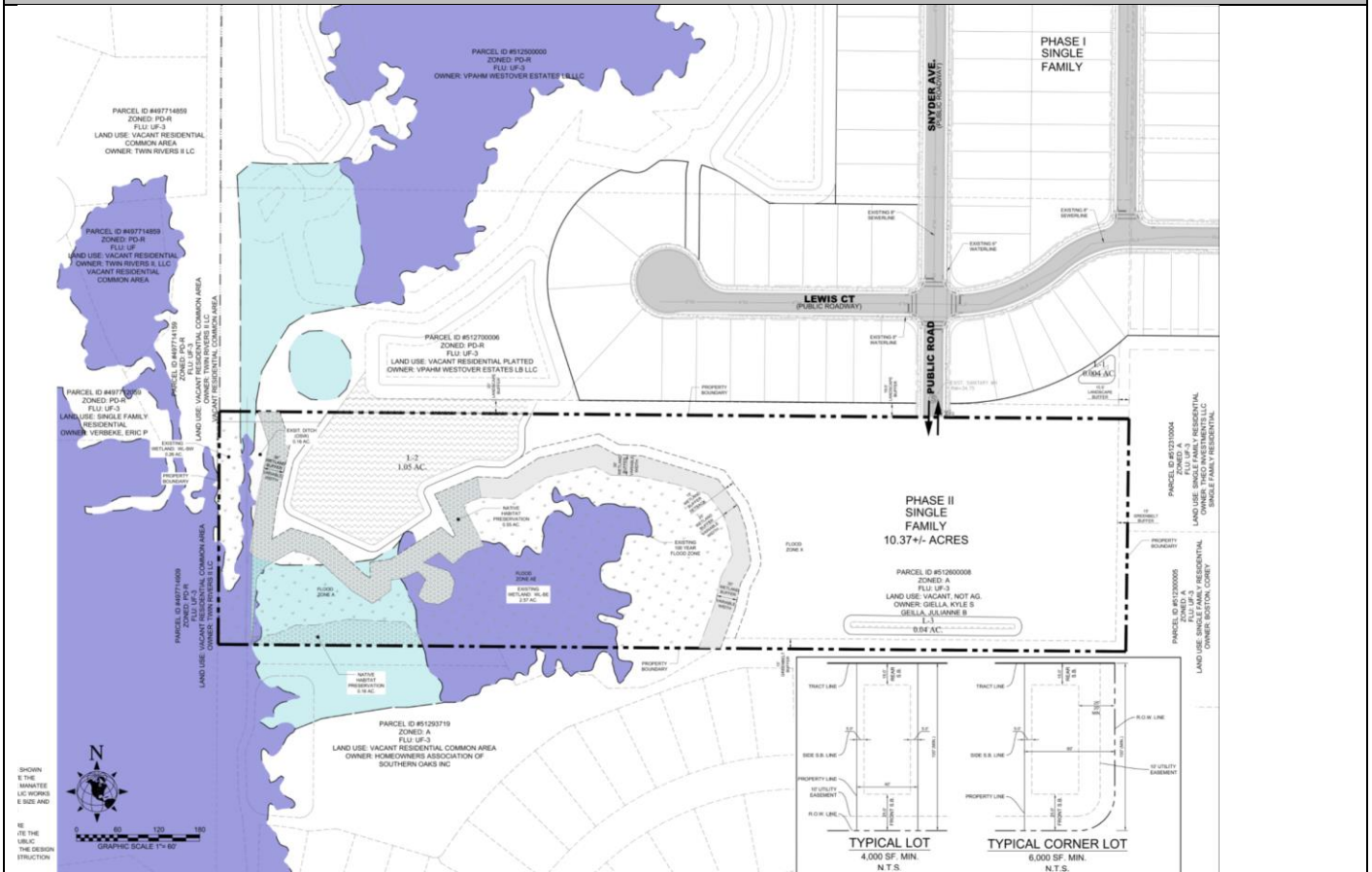
Request

The applicant is requesting a rezone from General Agriculture (A) to Planned Development Residential (PDR) with a General Development Plan (GDP) for 24 single-family detached dwelling units.

SURROUNDING USES AND ZONING

NORTH	Single Family Residential / Planned Development Residential (PDR)
SOUTH	Single Family Residential / Planned Development Residential (PDR)
EAST	Single Family Residential / General Agriculture (A)
WEST	Single Family Residential / Planned Development Residential (PDR)

**SECTION 3
PROJECT DETAILS**



- Up to 24 single-family detached dwelling units
- One Internal cross access on Public Road
- Two wetlands
- Two stormwater facilities to the south and northwest
- One Specific Approval from LDC Section 402.7.D.5

SITE DESIGN DETAILS	
SETBACKS REQUIRED	Front: 25 feet Rear: 15 feet Side: 5 feet Corner: 15 feet
MINIMUM LOT SIZE REQUIRED	<u>Detached Standard Lot</u> : 4,000 square feet <u>Corner Lot</u> : 6,000 square feet
MINIMUM LOT WIDTH	<u>Detached Standard Lot</u> : 40 feet <u>Corner Lot</u> : 60 feet
MAXIMUM HEIGHT ALLOWED	Maximum 2 Stories or 35 feet Subject to LDC §401.5- Building Height Compatibility
OPEN SPACE	Required: 25% (2.59 acres) Provided: 55% (5.72 acres)
ACCESS	Public Road
FLOOD ZONE(S)	Site lies in Zones X, A, AE (Elevation 24.2) per FIRM Panel 12081C0192F, effective 8/10/2021 and 12081C0211F, effective 8/10/2021.
AREA OF KNOWN FLOODING	<p>Project Located in Flood Prone Area: Yes</p> <p>Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall</p> <p>Project Subject to flow reduction: 50% reduction in allowable runoff</p> <p>Project subject to OFW: N/A</p> <p>Watershed/Basin: Gamble Creek Watershed</p> <p>Project located within Floodplain and/or Floodway: Property is located in the FEMA 100-year floodplain and 100-year Gamble Creek floodplain</p> <p>Methodology Meeting: A methodology meeting may be requested for drainage design</p> <p>Drainage Easements/Access Easements required for existing system(s): As needed</p> <p>Impairment: Please verify with the SWFWMD/FDEP and any required net improvement</p> <p>Right-of-Way (ROW)/Stormwater Reservation/Other: NA</p>
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 30-inch water main along the westside of North Rye Road <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 8-inch PVC force main along the east side of North Rye Road <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 30-inch DIP reclaimed main along east side of North Rye Road

TRANSPORTATION

Major Transportation Facilities

The site is located on the west side of Rye Road, approximately 0.75 miles south of Golf Course Road. The project will impact the following roadways, adjacent to and near the project site:

Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.

Golf Course Road is an existing two-lane road with a 40-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.

Transportation Link Capacity Analysis

The Applicant is proposing to rezone 10 acres of a parcel from General Agriculture (A) to Planned Development Residential (PDR), with a General Development Plan (GDP) for 24 single-family dwelling units. The applicant did provide a Traffic Study to gauge the impacts of the proposed development on the segment of Rye Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway segments are expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/ PROJECT)
Rye Road	2921	C	D	F/D*	F/D*

* When upgraded from 2 lanes to 4 lanes (CIP Project: PJ6118362)

Access

As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 25% (2.59 acres) (LDC Section 402.7.D.2)

Provided Open Space: 55% (5.72 acres)

Wetlands:

Per the Environmental narrative provided by Monarch Ecology Group dated July 20, 2024 (revised August 3, 2025 and September 4, 2025). Two wetlands were identified on or near the site.

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:			2.83		
Proposed Impact Acreage:			0		
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Justification for Impact
Wetland B	2.57	0	Wetland Forested Mixed (FLUCFCS 630)	N/A	No Impact Proposed
Wetland D	0.26	0	Wetland Forested Mixed (FLUCFCS 630)	N/A	No Impact Proposed
TOTAL	2.83	0	N/A	N/A	N/A

Wetland Buffers:

Wetland buffers are provided in accordance with SWFWMD ERP A.H. Volume 1 10.2.7. The GDP demonstrates a variable width buffer ranging from 30-foot to 25-foot at minimum. Exceeding the 25-foot average, 15-foot minimum wetland buffers as required by the State.

Uplands:

Per the Environmental Narrative provided by Monarch Ecology Group (September 2025) the subject site is comprised of Improved Pastures (FLUCFCS 211; 5.64 acres), Exotic Hardwood Forest (FLUCFCS 451; 0.37 acres), Hardwood Conifer Mixed Habitat (FLUCFCS 343; 0.71 acres). Majority of the Hardwood Conifer Mixed Habitat is within the wetland buffer along the north side of Wetland B. Per the Environmental Narrative the Hardwood Conifer Mixed Habitat will be preserved.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 2.655 acres of native plant communities which is provided as 2.83 acres of wetland (FLUCCS 630) and 0.71 acres of uplands (FLUCCS 434). The Applicant is proposing to preserve 100% of the 3.54 acres of existing plant communities.

Endangered Species:

Per the Environmental Narrative provided by Monarch Ecology Group (September 2025): Monarch conducted field surveys on July 1st and 2nd 2024 to evaluate for listed species or any evidence of them using the site. During the survey, Monarch observed a total of 18 potentially occupied gopher tortoise burrows and three abandoned burrows. A formal 100% pre-construction survey will be required by Florida Fish and Wildlife Conservation Commission (FWC) within 90-days of any future construction or clearing activities to comply with FWC's Gopher Tortoise Permitting Guidelines. A relocation permit will need to be obtained from FWC to relocate any observed tortoises off site prior

to construction. Per the Environmental Narrative provided by Monarch (September 2025), no other listed species were observed on site.

Trees and Landscaping:



Tree Removal and Replacement will be reviewed with the Preliminary Site Plan (PSP) and FSP submissions, in accordance with LDC §700 and §701.

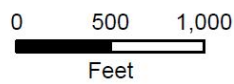
LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Project has no frontage)	N/A		
Greenbelt buffer - North	15 feet	<u>0 feet</u>	Specific Approval requested
Greenbelt Buffer - East & South	15 feet	15 feet	LDC §402.7.D.5
To the west, natural vegetation (wetlands) utilized as screening.	N/A	N/A	

Landscaping will be reviewed with the PSP and FSP submissions, in accordance with LDC Section 701.

LOCATION OF PROPOSED DEVELOPMENT



-  RESIDENTIAL & MIXED USE
-  COMMERCIAL



This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7.D - PLANNED DEVELOPMENT RESIDENTIAL

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Comprehensive Plan and Land Development Code.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	January 23, 2024
Workshop Format	Virtual
Workshop Requirement	Application pre-dated July 2025 Neighborhood workshop strongly encouraged during pre-application meeting (PLN2407-0086)
Citizen Attendees	1
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	Provided
Mail Notice	Provided
Workshop Signage	Not coordinated with Development Services

*For further details, please see attachments for the Neighborhood Workshop Summaries.

LDC SECTION 321.3 – REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this Section.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties. The surrounding residential areas to the north, south, and west are comprised of single-family developments. The surrounding properties are zoned General Agriculture (A) and Planned Development Residential (PDR).

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: The subject property has historically been vacant and remains vacant; the site contains an onsite pond, vegetation, and two wetlands. The surrounding area has trended toward low density residential and agricultural lands.

3. Consistency with the Current Comprehensive Plan.

Analysis: The FLUC has been UF-3 since the adoption of the Manatee County Comprehensive Plan (1989). The proposed rezone may be considered consistent with the applicable policies of the Comprehensive Plan. Refer to Section 5 of this staff report for further analysis.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements. The applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of any future development of the site.

5. Available of Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed residential development is not anticipated to have major impact on schools, sewers, streets, recreation areas and facilities, and other public facilities.

c. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: The proposed development is not anticipated to have a major impact on public facilities. The applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of the FSP submittal a detailed analysis of the required public facilities will be conducted.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: Negative adverse impacts to the health, safety, or welfare of the surrounding neighborhood and Manatee County resulting from this proposed development are not anticipated.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. Furthermore, the application may be considered consistent with the applicable policies of the Comprehensive Plan. See the analysis for compliance with the LDC throughout Section 4 of this staff report.

8. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic consideration pertaining to the applicant shall not be a consideration in reviewing the request.

Analysis: The surrounding area has trended towards low and medium density residential development. The project site is surrounded by the A Zoning District to the south and east, and the PDR Zoning District to the north

and west. The proposed residential development appears to be consistent with how the area transitions to residential development.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The proposed PDR Zoning District is a reasonable expansion of the adjacent PDR Zoning District to the east as well as a reasonable expansion of residential development.

10. Impact on Historic Resources.

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources; treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

11. Environmental Impacts.

Analysis: Based on the Environmental Narrative prepared by Monarch Ecology Group, there are two wetlands on site. The applicant proposes 5.72 acres of open space, which exceeds the minimum Code requirement. Condition B.3 has been added which states that the proposed project density may be subject to a reduction at the time of FSP based on Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters; this is in accordance with the Comprehensive Plan and Land Development Code. The Applicant is proposing to preserve 100% of the 3.54 acres of existing plant communities. For more details, see the Monarch Ecology Group Environmental Narrative attached hereto.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The applicant proposes residential development in an area surrounded by low residential areas located to the north, south, and west of the subject site. Any residential uses proposed for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks. Staff will review for compliance at the time of the PSP and FSP submittals.

13. Relocation of Mobile Homeowners.

Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.

Analysis: The proposed development may be considered consistent with the Planned Development Zoning District standards. See analysis of LDC §402.6 and §402.11.D below.

15. Any Other Matters Which May Be Appropriate.

Analysis: There are no other matters which would be appropriate to discuss at this time.

16. Transportation Impact Review

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The subject property has historically been vacant and remains vacant; the site contains an onsite pond, vegetation, and two wetlands. The surrounding area has trended toward low density residential and agricultural lands. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south and west as well as a reasonable expansion of residential development.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The subject property is located near potable water and sewer facilities. Refer to the Utilities under Section 3 of this staff report. Additional review will be conducted by staff at the time of the PSP and FSP submittals.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

D. Compatibility.

Analysis: The proposed residential development may be considered compatible with surrounding existing developments and zoning of nearby properties. The surrounding residential areas to the north, south, and west are comprised of single-family developments. The surrounding properties are zoned General Agricultural (A) and Planned Development Residential (PDR). The surrounding subdivisions are comprised of Southern Oaks, Twin Rivers, Fallen Oak Acres, Rye Acres, and Rye Ranch. The proposed PDR Zoning District may be a logical expansion of residential development and is consistent with the current development pattern in this area.

E. Transitions.

Analysis: The surrounding area is comprised of low-density residential development. The proposed PDR Zoning District may be a logical expansion of residential development and is consistent with the current development pattern of the surrounding area.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5)

Analysis: The GDP does not provide staff with the specific design of the development. However, the GDP incorporates the following elements:

- One internal access on Public Road
- 15-foot greenbelt buffer along the south and east property boundary lines
- Two stormwater ponds to the south and northwest

G. Relationship to Adjacent Property.

Analysis: See discussion on Sections 342.4.A.1. (A Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties), 342.4.A. (Consistency with the Development Patterns in the Area), 342.4.A.9. (Logical Expansion of Adjacent Zoning Districts), 402.6.D. (Compatibility), and 402.6.E. (Transition).

H. Access. (Section 402.7.D.6)

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed according to Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of the PSP / FSP submissions.

J. Pedestrian Systems.

Analysis: The GDP provided by the applicant does not show internal pedestrian systems. Per LDC §1001.6.B, a 5-foot-wide internal sidewalk system shall be required for the development at the time of the PSP and FSP submission.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources; treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.

Analysis: The Applicant in its application is proposing 24 single-family detached dwelling units located on the

10.37-acre site. The maximum potential density of the project location within the UF-3 FLUC is 3 DU/GA or up to 31 dwelling units. The proposed development of 24 single-family detached dwelling units equates to 2.4 DU/GA, which is less than the maximum permitted density within the UF-3 Future Land Use Category.

M. Height. (Section 402.7.D.9)

Analysis: The proposed maximum height is 2-stories or 35 feet and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.

Analysis: A 15-foot greenbelt buffer is proposed along the south and east property boundaries. The Applicant has requested a Specific Approval for the removal of the entire greenbelt buffer to the north of the site. Staff is not in support of this request for Specific Approval for the removal of the entire greenbelt buffer to the north of the site. The proposed residential development shall provide fencing and screening as required by the LDC. Staff will review for compliance at the time of the PSP / FSP submittals.

O. Yards and Setbacks. (Section 402.7.D.7)

Analysis: Section 3 of this staff report, Site Design Details, provides the setbacks for the proposed development.

P. Trash and Utility Plant Screens.

Analysis: The GDP does not show the level of standard detail for the location of trash and utility plant screenings. This will be reviewed in detail at time of the PSP/FSP and will be consistent with county regulations.

Q. Signs.

Analysis: No signs are shown in the GDP. All signs will be determined at the time of the PSP / FSP submissions and will comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Detailed landscaping plans will be provided with the PSP / FSP submissions. All landscaping will meet or exceed the standards in LDC §701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: Not applicable as this development does not propose mixed-use plan designation nor is it located within an entranceway.

T. Environmental Factors.

- *Water Conservation.*

Analysis: There are no anticipated impacts to the conservation of water resources. See the Environmental Narrative provided by Monarch Ecology Group (September 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.

- *Minimum Open Space Requirements.* (Section 402.7.D.2, 403.8.D.8)

Analysis: The minimum open space required for PDR developments is 25%. The applicant is proposing 55% (5.72 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 above this staff report.

- *Preservation of Existing Plant Communities.*

Analysis: The existing site has historically been vacant and remains vacant; it includes an onsite pond, vegetation, and two wetlands. The site contains 2.655 acres of existing plant communities. Majority of the subject site is classified as Improved Pastures (5.64 acres) with Exotic hardwood Forest (0.37 acres) and Hardwood Conifer Mixed Habitat (0.71 acres).

U. Rights-of-Way and Utility Standards.

Analysis: All ROW and utility improvements shall adhere to the requirements of the Manatee County's Public Works Standard Manual for all public and private ROW construction.

V. Stormwater Management.

Analysis: The GDP provided by the applicant is not required to show the location of nor the calculation for stormwater facilities. Compliance with LDC §801 and the Manatee County Public Works Standards, Part 2 Stormwater Management Design Manual will be reviewed at the time of the PSP/FSP submittal.

W. Consistency with Comprehensive Plan.

Analysis: The project may be considered consistent with the Comprehensive Plan, as discussed in Section “Compliance with the Comprehensive Plan”.

X. Other Factors.

Analysis: The Applicant is requesting one Specific Approval (LDC §402.7.D.5). Please see Section 7 of this Staff Report. However, staff is not in support of this request for this Specific Approval for the removal of the entire greenbelt buffer to the north of the site.

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL STANDARDS

1. Site Planning.

Analysis: Refer to Section 4 (LDC §402.6.F) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: Section 4 (LDC §402.6.R and LDC §402.6.T.3) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Frontage and Accessibility.

Analysis: Section 4 (LDC §402.6.I) of this staff report provides the frontage and accessibility for the proposed development.

4. Neighborhoods.

Analysis: Section 4 (LDC §402.6.F) of this staff report provides the neighborhood requirements for the proposed development.

5. Greenbelts.

Analysis: Section 4 (LDC §402.6.F and LDC §402.6.R) of this staff report provides the greenbelt requirements for the proposed development.

6. Traffic Circulation.

Analysis: Section 4 (LDC §402.6.H and LDC §402.6.I) of this staff report provides the traffic circulation requirements for the proposed development.

7. Yards and Setbacks.

Analysis: Section 4 (LDC §402.6.O) of this staff report provides the yards and setback requirements for the proposed development.

8. Minimum Lot Width.

Analysis: Section 3 (Site Design Details) of this staff report provides the minimum lot width requirements for the proposed development.

9. Building Height.

Analysis: Section 4 (LDC §402.6.M) of this staff report provides the building height requirements for the proposed development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Urban Fringe – 3 (UF-3) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. The applicant will be required to pay the proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.

Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: The proposed development is a contiguous expansion of existing surrounding residential uses.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: As previously stated in Policy 2.1.2.3., the proposed development is a contiguous expansion of existing residential uses and may be considered compatible with the surrounding single-family residential developments.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Analysis: The subject project area consists of one parcel surrounded by residential uses to the north, east, and south. The proposed development may be viewed as consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities, and other necessary infrastructure/services. The timing of the proposed development may be appropriate as the property is no longer being used for agricultural purposes. As previously stated, the surrounding area uses are single-family residential and this site may be appropriate for residential infill development.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 Future Land Use Category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is

conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day-to-day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Analysis: Low and medium density residential uses are permitted within the UF-3 range of potential uses.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed development consists of 24 single-family detached dwelling units located on the 10.37-acre site. The Applicant is proposing a maximum density of 2.4 DU/GA which can be found consistent with the maximum permitted density within the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: Not applicable. The proposed development is not proposing non-residential uses.

SECTION 6
POSITIVE ASPECTS
<ul style="list-style-type: none">• The UF-3 FLUC encourages low density and medium density clustered residential uses as proposed with this application. (Planning)• The proposed residential development is surrounded by existing residential developments to the north and south. (Planning)• The subject property is west of the FDAB. (Planning)• There are no wetland impacts proposed with this project. (Environmental)• This project is a low trip generator. (Transportation)
NEGATIVE ASPECTS
<ul style="list-style-type: none">• A GDP does not provide sufficient detail to analyze site design and the location of specific residential uses. (Planning)• There is one Specific Approval request to remove a greenbelt buffer required by the LDC. (Environmental)• There were 18 Gopher Tortoise Burrows identified during the Preliminary Listed Species Survey. (Environmental)• There are no bicycle lanes and no bus routes in the vicinity of the project. Therefore, multimodal transportation is not being encouraged. The project will increase auto-dependency. (Transportation)
MITIGATING FACTORS
<ul style="list-style-type: none">• No mitigation is proposed for the specific approval request for the removal of the greenbelt buffer. (Environmental)• Gopher Tortoise Relocation Permit required with Florida Fish and Wildlife Conservation Commission (FWC). <u>A formal 100% pre-construction survey will be required by Florida Fish and Wildlife Conservation Commission (FWC) within 90 days of any future construction or clearing activities and a relocation permit will need to be obtained from FWC prior to construction.</u> (Environmental)• No mitigation measures are proposed. Due to the absence of bicycle lanes and transit service in the project vicinity, multimodal transportation opportunities are limited, and the project is anticipated to increase auto dependency. (Transportation)

SECTION 7
SPECIFIC APPROVAL REQUEST
<p>Specific Approval Request 1: LDC §402.7.D.5. requires a minimum greenbelt buffer of 15 feet where two PDR Zoning Districts abut one another. The Applicant is requesting approval for the alternative to the LDC Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.</p> <p>Staff Analysis: Staff does not support the request for the alternative design to LDC §402.7.D.5. as the alternative design does not</p>

~~adhere to the intention for the requirement of the greenbelt buffer. A greenbelt buffer provides separation where two separate PDR Zoning Districts come together. According to LDC §402.7.D.5 – Greenbelts, “in order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring 15 feet in width and containing one shade tree, meeting minimum planting size standards in Section 701, planted every 30 feet on center. Streets and utilities providing inter-neighborhood ties may be permitted to pass through greenbelt buffer areas.”~~

Staff supports the requested alternative design to LDC §402.7.D.5 based on additional information provided at the Planning Commission hearing demonstrating that the subject property is under Unified Control. The intent of the greenbelt buffer requirement is to provide separation between distinct PDR zoning districts or neighborhood units, however it is not applicable in this instance because the parcels are under Unified Control.

LDC §402.7.D.5. Greenbelts states that “in order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous greenbelt buffer measuring 15 feet in width and containing one shade tree, meeting the minimum planting size standards in Section 701, planted every 30 feet on center. Streets and utilities providing inter-neighborhood connections may be permitted to pass through greenbelt buffer areas.”

Given that the development functions as a single, unified project, staff finds the alternative design to be consistent with the intent of the Code and therefore supports its approval.

Finding for Specific Approval:

~~Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.7.D.5., Staff find the purpose of the LDC regulation is not satisfied to an equivalent degree by the proposed greenbelt buffer requirements.~~
Staff finds that the intent of this regulation is met because the parcels function as a single development under Unified Control, making the prescribed greenbelt buffer separation unnecessary.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
2. The site plan submitted with this application shall be part of the approval.
3. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
4. 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.
6. Any significant or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State’s Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State’s Division of Historical Resources and the County.
The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of State’s Division of Historical 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 (Offenses Concerning Dead

Bodies and Graves) shall be followed.

7. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Pursuant to the September 2025 Environmental Narrative prepared by Monarch, 90 days prior to commencement of development, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (FWC) permit will be obtained for relocation and/or management of tortoises.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.
7. 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.
8. 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. TRAFFIC ENGINEERING

1. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards (Board of County Commissioners Adopted 2022) Section 3.7 Access and Driveways.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater systems 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 construction plans review process for the project.

E. STORMWATER

1. [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 Gamble 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:](#)

[NOAA Atlas 14 rainfall data shall be used for stormwater modeling.](#)

Storm Frequency	Cumulative Rainfall	Rainfall Distribution
2.33-year/24-hour	4.5 inches	FLMOD
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

[50-year storm event modeling applies to thoroughfare drainage systems only.](#)

[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 \(utilizing best available information from Gamble Creek Watershed Management Plan\) shall be submitted to demonstrate compliance prior to commencement of construction.](#)

[A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for Gamble Creek \(county Object ID106 & 913\) within the project boundaries. In addition, an unobstructed Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.](#)

[Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the Land Development Code \(effective June 4, 2015\), Article II of Chapter 2-10 of the Manatee County Code of Ordinances \(updated May 27, 2022\), and the Public Works Standards Manual.](#)

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Accepted Traffic Impact Statement
4. Concurrency Deferral Form
5. Environmental Narrative -2025-09-24
6. School Report
7. Specific Approval Request Letter
8. Zoning Disclosure Affidavit
9. Neighborhood Workshop Summary
10. Affidavit of Publishing
11. Ordinance PDR-25-20(Z)(G)
12. Public Comment

Manatee County Zoning Ordinance

PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S And Julianne B Giella (Owner) / AMH Development, LLC (Contract Purchaser) – PLN2504-0061

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 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) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR UP TO 24 SINGLE-FAMILY DETACHED DWELLING UNITS; SUBJECT TO VOLUNTARILY PROFFERED STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kyle S and Julianne B Giella (the “Applicant”) filed an application to rezone approximately 10.37 acres described in Exhibit “A”, attached hereto, (the “Property”) from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for up to 24 single-family detached dwelling units (the “project”) on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on April 16, 2026, to consider the rezone, 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 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 from General Agriculture (A) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 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 402.7.D.5., staff find the purpose of the LDC regulation is not satisfied to an equivalent degree by the proposed greenbelt buffer requirements.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for up to 24 single-family detached dwelling units, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
2. The site plan submitted with this application shall be part of the approval.
3. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
4. 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.
6. Any significant or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State’s Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State’s Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of

State's Division of Historical 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 (Offenses Concerning Dead Bodies and Graves) shall be followed.

7. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Pursuant to the September 2025 Environmental Narrative prepared by Monarch, 90 days prior to commencement of development, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (FWC) permit will be obtained for relocation and/or management of tortoises.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.
7. 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.

8. 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. TRAFFIC ENGINEERING

1. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards (Board of County Commissioners Adopted 2022) Section 3.7 Access and Driveways.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater systems 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 construction plans review process for the project.

D. STORMWATER

1. 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 Gamble 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:

NOAA Atlas 14 rainfall data shall be used for stormwater modeling.

<u>Storm Frequency</u>	<u>Cumulative Rainfall</u>	<u>Rainfall Distribution</u>
<u>2.33-year/24-hour</u>	<u>4.5 inches</u>	<u>FLMOD</u>
<u>10-year/24-hour</u>	<u>NOAA Atlas 14</u>	<u>FLMOD</u>
<u>25-year/24-hour</u>	<u>NOAA Atlas 14</u>	<u>FLMOD</u>
<u>100-year/24-hour</u>	<u>NOAA Atlas 14</u>	<u>FLMOD</u>
<u>100-year/72-hour</u>	<u>18 inches</u>	<u>FDOT-72</u>

50-year storm event modeling applies to thoroughfare drainage systems only.

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 (utilizing best available information from Gamble Creek Watershed Management Plan) shall be submitted to demonstrate compliance prior to

commencement of construction.

A Flowage Easement shall be dedicated to Manatee County and be shown on the Final Site Plan and Final Plat for Gamble Creek (county Object ID106 & 913) within the project boundaries. In addition, an unobstructed Drainage-Maintenance Access Easement shall be provided along the top-of-bank of this drainage system. Manatee County is only responsible for maintaining the free flow of drainage through these systems.

Stormwater and floodplain management design and engineering shall be in accordance with Section 801 of the Land Development Code (effective June 4, 2015), Article II of Chapter 2-10 of the Manatee County Code of Ordinances (updated May 27, 2022), and the Public Works Standards Manual.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

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, of this from General Agriculture (A) to Planned Development Residential (PDR) 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 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

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Planning Commission: 4/23/2026

PDR-25-20(Z)(G) – CHEYANNE PRESERVE PHASE II – KYLE S AND JULIANNE B GIELLA (OWNER) / AMH DEVELOPMENT, LLC (CONTRACT PURCHASER) – PLN2504-0061

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 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) Zoning District; approving a General Development Plan for up to 24 single-family detached dwelling units; subject to voluntarily proffered stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 4/16/2026

Board of County Commissioners: 4/23/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1, ADOPT the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-20(Z)(G), DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioner on the _____ day of _____, 2026.

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL REQUEST

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Section 402.7.D.5. to remove the entire greenbelt buffer located on the north side of the property as depicted on the General Development Plan.

PLANNING COMMISSION ACTION:

~~The Planning Commission is being held on April 16, 2026. The Planning Commission recommendation and any changes will be on the update memo for the April 23, 2026, Board of County Commissioners public hearing.~~

PLANNING COMMISSION ACTION:

On April 16, 2026, by a vote of 5-0, the Planning Commission voted to recommend approval with members Bower and Stamm absent..

PUBLIC COMMENT AND CORRESPONDENCE::

April 16, 2026– Planning Commission

There was no public comment.

Public comment letters were entered into the record.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Comp Plan Analysis
6	Positive/Negative Aspects/Mitigating Factors
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-20(Z)(G) / PLN2504-0061
PROJECT NAME	Cheyenne Preserve Phase II
SECTION / TOWNSHIP / RANGE(S)	11 / 34S / 19E
PARCEL ID / ADDRESS	512600008; 3125 North Rye Rd., Parrish, FL 34219
GENERAL LOCATION	South of Lewis Court, approximately 850 feet west of Rye Rd. (Manatee County)
ACREAGE	10.37 acres
OWNER(S) / APPLICANT(S) / AGENT	Owner: Kyle S and Julianne B Giella Applicant: AMH Development, LLC Agent: Morris Engineering & Consulting, LLC
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING	Existing: General Agriculture (A) Proposed: Planned Development Residential (PDR)
PROPOSED USE(S)	Proposed development of up to 24 single family-detached dwelling units
DENSITY <i>dwelling units per gross acre (DU/GA)</i>	Maximum Permitted: 3 DU/GA Proposed: 2.4 DU/GA
OVERLAYS/SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUEST(S)	LDC §402.7.D.5. requesting the code-required 15 ft greenbelt buffer adjacent to another greenbelt buffer be waived, allowing an existing 20 ft greenbelt buffer to remain as a sufficient buffer
NEIGHBORHOOD WORKSHOP	Yes; See review criteria analysis for LDC §312.6 in Section 4 of this Staff Report
CASE MANAGER	Lindsey Craig, Planner I

SECTION 2

MAPS & DISCUSSION

History

The subject property consists of one parcel that is 10.37 acres. The 1981 Zoning Map shows the property zoned as General Agriculture (A). With the adoption of the Land Development Code (LDC) in 1990, the zoning district remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project was assigned the Urban Fringe – 3 (UF-3) Future Land Use Category (FLUC). According to the Manatee County Property Appraiser's website, the property is currently undeveloped including a pond evacuated between 2015 - 2017, vegetation, and wetlands. The property also abuts Cheyanne Preserve Phase I to the north and Southern Oaks to the south.



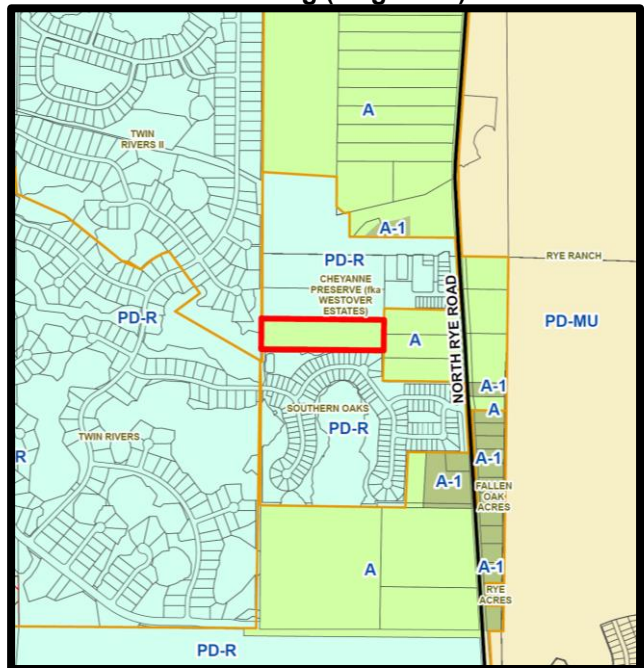
Aerial Map



Aerial Mag (Magnified)



Future Land Use Map



Zoning Map

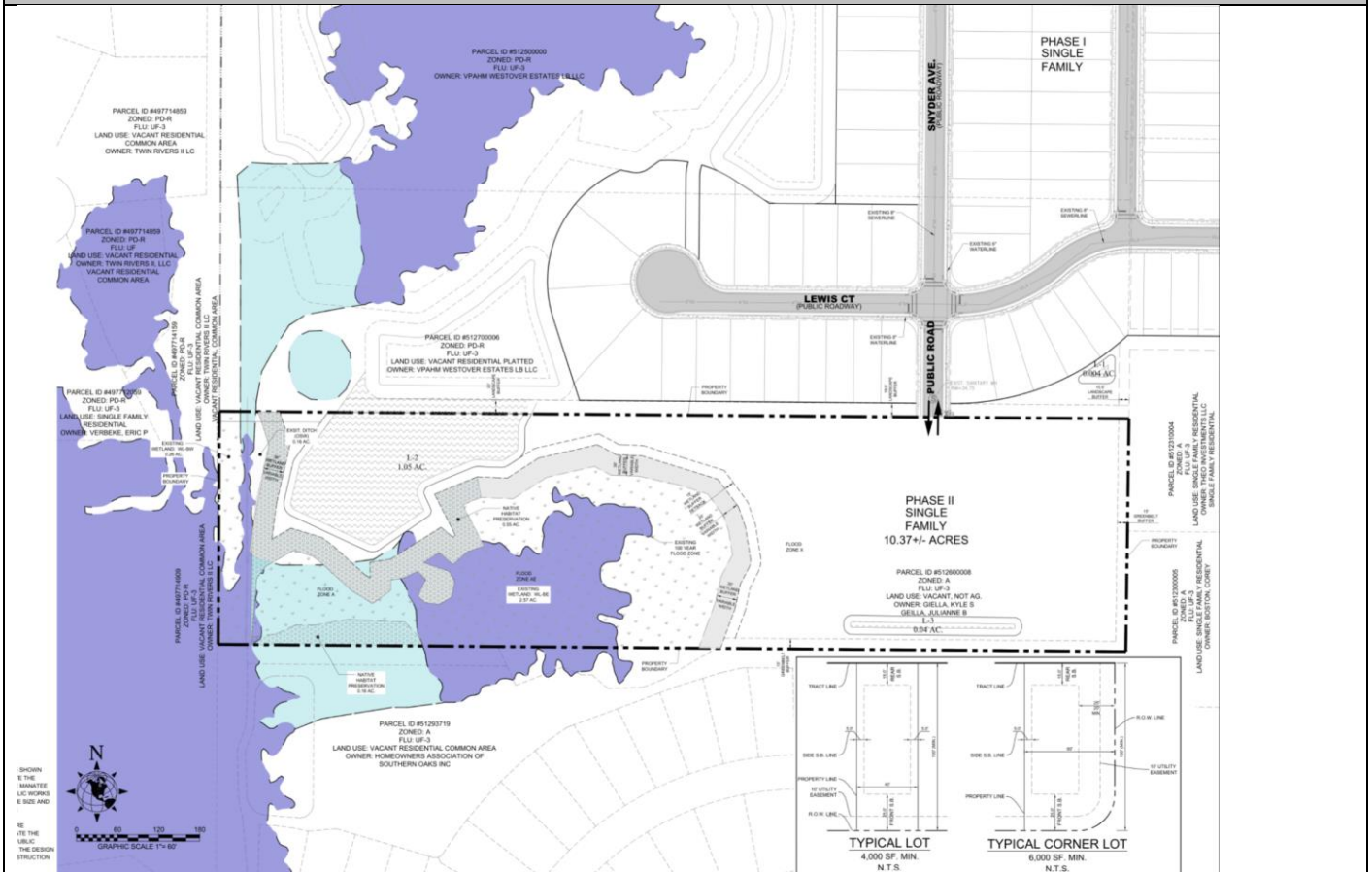
Request

The applicant is requesting a rezone from General Agriculture (A) to Planned Development Residential (PDR) with a General Development Plan (GDP) for 24 single-family detached dwelling units.

SURROUNDING USES AND ZONING

NORTH	Single Family Residential / Planned Development Residential (PDR)
SOUTH	Single Family Residential / Planned Development Residential (PDR)
EAST	Single Family Residential / General Agriculture (A)
WEST	Single Family Residential / Planned Development Residential (PDR)

**SECTION 3
PROJECT DETAILS**



- Up to 24 single-family detached dwelling units
- One Internal cross access on Public Road
- Two wetlands
- Two stormwater facilities to the south and northwest
- One Specific Approval from LDC Section 402.7.D.5

SITE DESIGN DETAILS	
SETBACKS REQUIRED	Front: 25 feet Rear: 15 feet Side: 5 feet Corner: 15 feet
MINIMUM LOT SIZE REQUIRED	<u>Detached Standard Lot</u> : 4,000 square feet <u>Corner Lot</u> : 6,000 square feet
MINIMUM LOT WIDTH	<u>Detached Standard Lot</u> : 40 feet <u>Corner Lot</u> : 60 feet
MAXIMUM HEIGHT ALLOWED	Maximum 2 Stories or 35 feet Subject to LDC §401.5- Building Height Compatibility
OPEN SPACE	Required: 25% (2.59 acres) Provided: 55% (5.72 acres)
ACCESS	Public Road
FLOOD ZONE(S)	Site lies in Zones X, A, AE (Elevation 24.2) per FIRM Panel 12081C0192F, effective 8/10/2021 and 12081C0211F, effective 8/10/2021.
AREA OF KNOWN FLOODING	<p>Project Located in Flood Prone Area: Yes</p> <p>Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall</p> <p>Project Subject to flow reduction: 50% reduction in allowable runoff</p> <p>Project subject to OFW: N/A</p> <p>Watershed/Basin: Gamble Creek Watershed</p> <p>Project located within Floodplain and/or Floodway: Property is located in the FEMA 100-year floodplain and 100-year Gamble Creek floodplain</p> <p>Methodology Meeting: A methodology meeting may be requested for drainage design</p> <p>Drainage Easements/Access Easements required for existing system(s): As needed</p> <p>Impairment: Please verify with the SWFWMD/FDEP and any required net improvement</p> <p>Right-of-Way (ROW)/Stormwater Reservation/Other: NA</p>
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 30-inch water main along the westside of North Rye Road <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 8-inch PVC force main along the east side of North Rye Road <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 30-inch DIP reclaimed main along east side of North Rye Road

TRANSPORTATION

Major Transportation Facilities

The site is located on the west side of Rye Road, approximately 0.75 miles south of Golf Course Road. The project will impact the following roadways, adjacent to and near the project site:

Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.

Golf Course Road is an existing two-lane road with a 40-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.

Transportation Link Capacity Analysis

The Applicant is proposing to rezone 10 acres of a parcel from General Agriculture (A) to Planned Development Residential (PDR), with a General Development Plan (GDP) for 24 single-family dwelling units. The applicant did provide a Traffic Study to gauge the impacts of the proposed development on the segment of Rye Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway segments are expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/ PROJECT)
Rye Road	2921	C	D	F/D*	F/D*

* When upgraded from 2 lanes to 4 lanes (CIP Project: PJ6118362)

Access

As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 25% (2.59 acres) (LDC Section 402.7.D.2)

Provided Open Space: 55% (5.72 acres)

Wetlands:

Per the Environmental narrative provided by Monarch Ecology Group dated July 20, 2024 (revised August 3, 2025 and September 4, 2025). Two wetlands were identified on or near the site.

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:			2.83		
Proposed Impact Acreage:			0		
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Justification for Impact
Wetland B	2.57	0	Wetland Forested Mixed (FLUCFCS 630)	N/A	No Impact Proposed
Wetland D	0.26	0	Wetland Forested Mixed (FLUCFCS 630)	N/A	No Impact Proposed
TOTAL	2.83	0	N/A	N/A	N/A

Wetland Buffers:

Wetland buffers are provided in accordance with SWFWMD ERP A.H. Volume 1 10.2.7. The GDP demonstrates a variable width buffer ranging from 30-foot to 25-foot at minimum. Exceeding the 25-foot average, 15-foot minimum wetland buffers as required by the State.

Uplands:

Per the Environmental Narrative provided by Monarch Ecology Group (September 2025) the subject site is comprised of Improved Pastures (FLUCFCS 211; 5.64 acres), Exotic Hardwood Forest (FLUCFCS 451; 0.37 acres), Hardwood Conifer Mixed Habitat (FLUCFCS 343; 0.71 acres). Majority of the Hardwood Conifer Mixed Habitat is within the wetland buffer along the north side of Wetland B. Per the Environmental Narrative the Hardwood Conifer Mixed Habitat will be preserved.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 2.655 acres of native plant communities which is provided as 2.83 acres of wetland (FLUCCS 630) and 0.71 acres of uplands (FLUCCS 434). The Applicant is proposing to preserve 100% of the 3.54 acres of existing plant communities.

Endangered Species:

Per the Environmental Narrative provided by Monarch Ecology Group (September 2025): Monarch conducted field surveys on July 1st and 2nd 2024 to evaluate for listed species or any evidence of them using the site. During the survey, Monarch observed a total of 18 potentially occupied gopher tortoise burrows and three abandoned burrows. A formal 100% pre-construction survey will be required by Florida Fish and Wildlife Conservation Commission (FWC) within 90-days of any future construction or clearing activities to comply with FWC's Gopher Tortoise Permitting Guidelines. A relocation permit will need to be obtained from FWC to relocate any observed tortoises off site prior

to construction. Per the Environmental Narrative provided by Monarch (September 2025), no other listed species were observed on site.

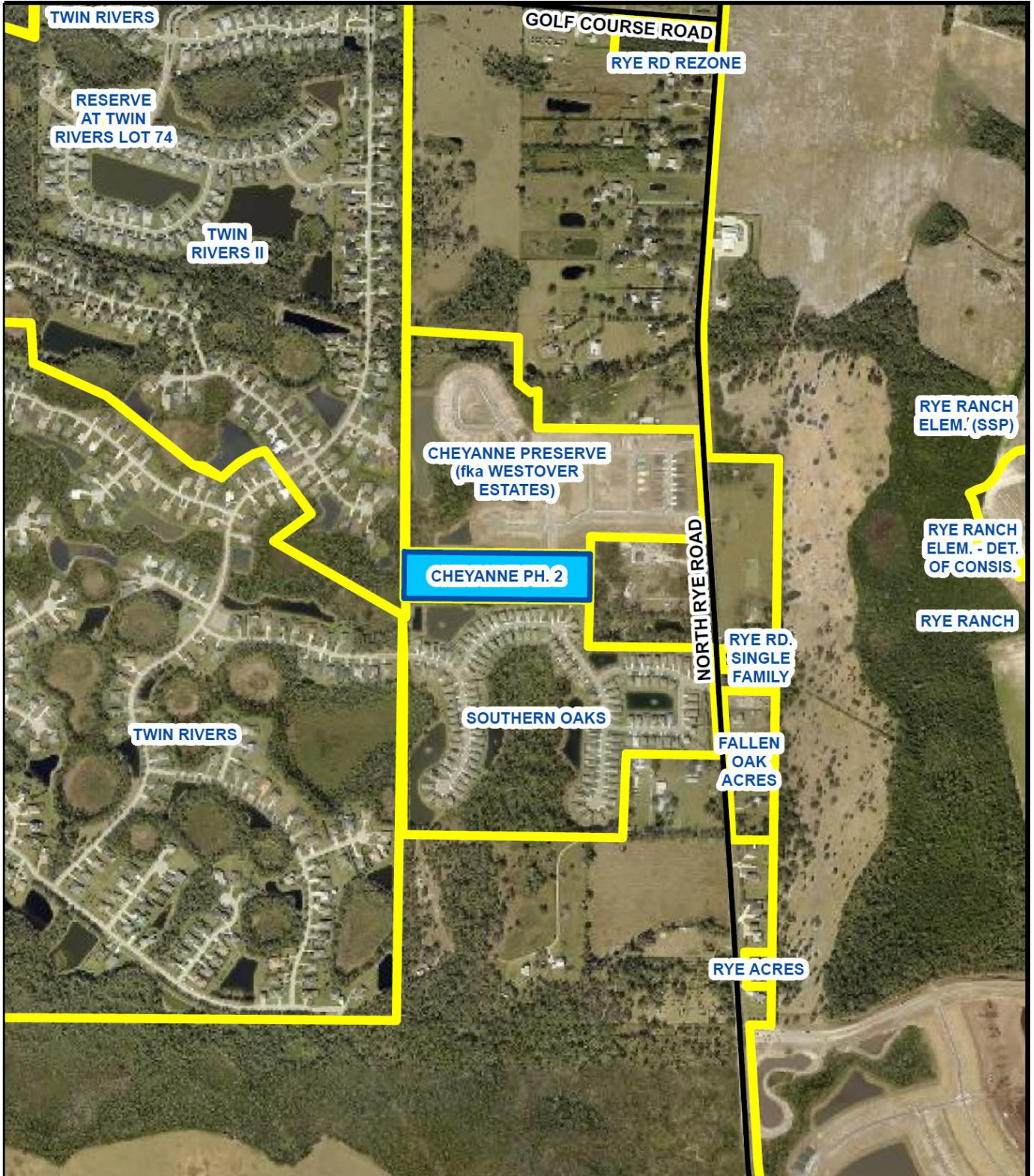
Trees and Landscaping:



Tree Removal and Replacement will be reviewed with the Preliminary Site Plan (PSP) and FSP submissions, in accordance with LDC §700 and §701.

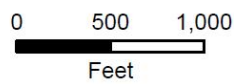
LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Project has no frontage)	N/A		
Greenbelt buffer - North	15 feet	<u>0 feet</u>	Specific Approval requested
Greenbelt Buffer - East & South	15 feet	15 feet	LDC §402.7.D.5
To the west, natural vegetation (wetlands) utilized as screening.	N/A	N/A	

Landscaping will be reviewed with the PSP and FSP submissions, in accordance with LDC Section 701.

LOCATION OF PROPOSED DEVELOPMENT



-  RESIDENTIAL & MIXED USE
-  COMMERCIAL



This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7.D - PLANNED DEVELOPMENT RESIDENTIAL

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Comprehensive Plan and Land Development Code.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	January 23, 2024
Workshop Format	Virtual
Workshop Requirement	Application pre-dated July 2025 Neighborhood workshop strongly encouraged during pre-application meeting (PLN2407-0086)
Citizen Attendees	1
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	Provided
Mail Notice	Provided
Workshop Signage	Not coordinated with Development Services

*For further details, please see attachments for the Neighborhood Workshop Summaries.

LDC SECTION 321.3 – REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this Section.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties. The surrounding residential areas to the north, south, and west are comprised of single-family developments. The surrounding properties are zoned General Agriculture (A) and Planned Development Residential (PDR).

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: The subject property has historically been vacant and remains vacant; the site contains an onsite pond, vegetation, and two wetlands. The surrounding area has trended toward low density residential and agricultural lands.

3. Consistency with the Current Comprehensive Plan.

Analysis: The FLUC has been UF-3 since the adoption of the Manatee County Comprehensive Plan (1989). The proposed rezone may be considered consistent with the applicable policies of the Comprehensive Plan. Refer to Section 5 of this staff report for further analysis.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements. The applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of any future development of the site.

5. Available of Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed residential development is not anticipated to have major impact on schools, sewers, streets, recreation areas and facilities, and other public facilities.

c. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: The proposed development is not anticipated to have a major impact on public facilities. The applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of the FSP submittal a detailed analysis of the required public facilities will be conducted.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: Negative adverse impacts to the health, safety, or welfare of the surrounding neighborhood and Manatee County resulting from this proposed development are not anticipated.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. Furthermore, the application may be considered consistent with the applicable policies of the Comprehensive Plan. See the analysis for compliance with the LDC throughout Section 4 of this staff report.

8. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic consideration pertaining to the applicant shall not be a consideration in reviewing the request.

Analysis: The surrounding area has trended towards low and medium density residential development. The project site is surrounded by the A Zoning District to the south and east, and the PDR Zoning District to the north

and west. The proposed residential development appears to be consistent with how the area transitions to residential development.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The proposed PDR Zoning District is a reasonable expansion of the adjacent PDR Zoning District to the east as well as a reasonable expansion of residential development.

10. Impact on Historic Resources.

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources; treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

11. Environmental Impacts.

Analysis: Based on the Environmental Narrative prepared by Monarch Ecology Group, there are two wetlands on site. The applicant proposes 5.72 acres of open space, which exceeds the minimum Code requirement. Condition B.3 has been added which states that the proposed project density may be subject to a reduction at the time of FSP based on Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters; this is in accordance with the Comprehensive Plan and Land Development Code. The Applicant is proposing to preserve 100% of the 3.54 acres of existing plant communities. For more details, see the Monarch Ecology Group Environmental Narrative attached hereto.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The applicant proposes residential development in an area surrounded by low residential areas located to the north, south, and west of the subject site. Any residential uses proposed for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks. Staff will review for compliance at the time of the PSP and FSP submittals.

13. Relocation of Mobile Homeowners.

Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.

Analysis: The proposed development may be considered consistent with the Planned Development Zoning District standards. See analysis of LDC §402.6 and §402.11.D below.

15. Any Other Matters Which May Be Appropriate.

Analysis: There are no other matters which would be appropriate to discuss at this time.

16. Transportation Impact Review

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The subject property has historically been vacant and remains vacant; the site contains an onsite pond, vegetation, and two wetlands. The surrounding area has trended toward low density residential and agricultural lands. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south and west as well as a reasonable expansion of residential development.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The subject property is located near potable water and sewer facilities. Refer to the Utilities under Section 3 of this staff report. Additional review will be conducted by staff at the time of the PSP and FSP submittals.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

D. Compatibility.

Analysis: The proposed residential development may be considered compatible with surrounding existing developments and zoning of nearby properties. The surrounding residential areas to the north, south, and west are comprised of single-family developments. The surrounding properties are zoned General Agricultural (A) and Planned Development Residential (PDR). The surrounding subdivisions are comprised of Southern Oaks, Twin Rivers, Fallen Oak Acres, Rye Acres, and Rye Ranch. The proposed PDR Zoning District may be a logical expansion of residential development and is consistent with the current development pattern in this area.

E. Transitions.

Analysis: The surrounding area is comprised of low-density residential development. The proposed PDR Zoning District may be a logical expansion of residential development and is consistent with the current development pattern of the surrounding area.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5)

Analysis: The GDP does not provide staff with the specific design of the development. However, the GDP incorporates the following elements:

- One internal access on Public Road
- 15-foot greenbelt buffer along the south and east property boundary lines
- Two stormwater ponds to the south and northwest

G. Relationship to Adjacent Property.

Analysis: See discussion on Sections 342.4.A.1. (A Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties), 342.4.A. (Consistency with the Development Patterns in the Area), 342.4.A.9. (Logical Expansion of Adjacent Zoning Districts), 402.6.D. (Compatibility), and 402.6.E. (Transition).

H. Access. (Section 402.7.D.6)

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed according to Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of the PSP / FSP submissions.

J. Pedestrian Systems.

Analysis: The GDP provided by the applicant does not show internal pedestrian systems. Per LDC §1001.6.B, a 5-foot-wide internal sidewalk system shall be required for the development at the time of the PSP and FSP submission.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources; treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.

Analysis: The Applicant in its application is proposing 24 single-family detached dwelling units located on the

10.37-acre site. The maximum potential density of the project location within the UF-3 FLUC is 3 DU/GA or up to 31 dwelling units. The proposed development of 24 single-family detached dwelling units equates to 2.4 DU/GA, which is less than the maximum permitted density within the UF-3 Future Land Use Category.

M. Height. (Section 402.7.D.9)

Analysis: The proposed maximum height is 2-stories or 35 feet and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.

Analysis: A 15-foot greenbelt buffer is proposed along the south and east property boundaries. The Applicant has requested a Specific Approval for the removal of the entire greenbelt buffer to the north of the site. Staff is not in support of this request for Specific Approval for the removal of the entire greenbelt buffer to the north of the site. The proposed residential development shall provide fencing and screening as required by the LDC. Staff will review for compliance at the time of the PSP / FSP submittals.

O. Yards and Setbacks. (Section 402.7.D.7)

Analysis: Section 3 of this staff report, Site Design Details, provides the setbacks for the proposed development.

P. Trash and Utility Plant Screens.

Analysis: The GDP does not show the level of standard detail for the location of trash and utility plant screenings. This will be reviewed in detail at time of the PSP/FSP and will be consistent with county regulations.

Q. Signs.

Analysis: No signs are shown in the GDP. All signs will be determined at the time of the PSP / FSP submissions and will comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Detailed landscaping plans will be provided with the PSP / FSP submissions. All landscaping will meet or exceed the standards in LDC §701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: Not applicable as this development does not propose mixed-use plan designation nor is it located within an entranceway.

T. Environmental Factors.

- *Water Conservation.*

Analysis: There are no anticipated impacts to the conservation of water resources. See the Environmental Narrative provided by Monarch Ecology Group (September 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.

- *Minimum Open Space Requirements.* (Section 402.7.D.2, 403.8.D.8)

Analysis: The minimum open space required for PDR developments is 25%. The applicant is proposing 55% (5.72 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 above this staff report.

- *Preservation of Existing Plant Communities.*

Analysis: The existing site has historically been vacant and remains vacant; it includes an onsite pond, vegetation, and two wetlands. The site contains 2.655 acres of existing plant communities. Majority of the subject site is classified as Improved Pastures (5.64 acres) with Exotic hardwood Forest (0.37 acres) and Hardwood Conifer Mixed Habitat (0.71 acres).

U. Rights-of-Way and Utility Standards.

Analysis: All ROW and utility improvements shall adhere to the requirements of the Manatee County's Public Works Standard Manual for all public and private ROW construction.

V. Stormwater Management.

Analysis: The GDP provided by the applicant is not required to show the location of nor the calculation for stormwater facilities. Compliance with LDC §801 and the Manatee County Public Works Standards, Part 2 Stormwater Management Design Manual will be reviewed at the time of the PSP/FSP submittal.

W. Consistency with Comprehensive Plan.

Analysis: The project may be considered consistent with the Comprehensive Plan, as discussed in Section “Compliance with the Comprehensive Plan”.

X. Other Factors.

Analysis: The Applicant is requesting one Specific Approval (LDC §402.7.D.5). Please see Section 7 of this Staff Report. However, staff is not in support of this request for this Specific Approval for the removal of the entire greenbelt buffer to the north of the site.

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL STANDARDS

1. Site Planning.

Analysis: Refer to Section 4 (LDC §402.6.F) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: Section 4 (LDC §402.6.R and LDC §402.6.T.3) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Frontage and Accessibility.

Analysis: Section 4 (LDC §402.6.I) of this staff report provides the frontage and accessibility for the proposed development.

4. Neighborhoods.

Analysis: Section 4 (LDC §402.6.F) of this staff report provides the neighborhood requirements for the proposed development.

5. Greenbelts.

Analysis: Section 4 (LDC §402.6.F and LDC §402.6.R) of this staff report provides the greenbelt requirements for the proposed development.

6. Traffic Circulation.

Analysis: Section 4 (LDC §402.6.H and LDC §402.6.I) of this staff report provides the traffic circulation requirements for the proposed development.

7. Yards and Setbacks.

Analysis: Section 4 (LDC §402.6.O) of this staff report provides the yards and setback requirements for the proposed development.

8. Minimum Lot Width.

Analysis: Section 3 (Site Design Details) of this staff report provides the minimum lot width requirements for the proposed development.

9. Building Height.

Analysis: Section 4 (LDC §402.6.M) of this staff report provides the building height requirements for the proposed development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Urban Fringe – 3 (UF-3) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. The applicant will be required to pay the proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.

Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: The proposed development is a contiguous expansion of existing surrounding residential uses.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: As previously stated in Policy 2.1.2.3., the proposed development is a contiguous expansion of existing residential uses and may be considered compatible with the surrounding single-family residential developments.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Analysis: The subject project area consists of one parcel surrounded by residential uses to the north, east, and south. The proposed development may be viewed as consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities, and other necessary infrastructure/services. The timing of the proposed development may be appropriate as the property is no longer being used for agricultural purposes. As previously stated, the surrounding area uses are single-family residential and this site may be appropriate for residential infill development.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 Future Land Use Category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is

conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day-to-day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Analysis: Low and medium density residential uses are permitted within the UF-3 range of potential uses.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed development consists of 24 single-family detached dwelling units located on the 10.37-acre site. The Applicant is proposing a maximum density of 2.4 DU/GA which can be found consistent with the maximum permitted density within the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: Not applicable. The proposed development is not proposing non-residential uses.

SECTION 6
POSITIVE ASPECTS
<ul style="list-style-type: none"> • The UF-3 FLUC encourages low density and medium density clustered residential uses as proposed with this application. (Planning) • The proposed residential development is surrounded by existing residential developments to the north and south. (Planning) • The subject property is west of the FDAB. (Planning) • There are no wetland impacts proposed with this project. (Environmental) • This project is a low trip generator. (Transportation)
NEGATIVE ASPECTS
<ul style="list-style-type: none"> • A GDP does not provide sufficient detail to analyze site design and the location of specific residential uses. (Planning) • There is one Specific Approval request to remove a greenbelt buffer required by the LDC. (Environmental) • There were 18 Gopher Tortoise Burrows identified during the Preliminary Listed Species Survey. (Environmental) • There are no bicycle lanes and no bus routes in the vicinity of the project. Therefore, multimodal transportation is not being encouraged. The project will increase auto-dependency. (Transportation)
MITIGATING FACTORS
<ul style="list-style-type: none"> • No mitigation is proposed for the specific approval request for the removal of the greenbelt buffer. (Environmental) • Gopher Tortoise Relocation Permit required with Florida Fish and Wildlife Conservation Commission (FWC) (Environmental) • No mitigation measures are proposed. Due to the absence of bicycle lanes and transit service in the project vicinity, multimodal transportation opportunities are limited, and the project is anticipated to increase auto dependency. (Transportation)

SECTION 7
SPECIFIC APPROVAL REQUEST
<p>Specific Approval Request 1: LDC §402.7.D.5. requires a minimum greenbelt buffer of 15 feet where two PDR Zoning Districts abut one another. The Applicant is requesting approval for the alternative to the LDC Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.</p> <p>Staff Analysis: Staff does not support the request for the alternative design to LDC §402.7.D.5. as the alternative design does not adhere to the intention for the requirement of the greenbelt buffer. A greenbelt buffer provides separation where two separate PDR Zoning Districts come together. According to LDC §402.7.D.5 – Greenbelts, “in order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous</p>

greenbelt buffer measuring 15 feet in width and containing one shade tree, meeting minimum planting size standards in Section 701, planted every 30 feet on center. Streets and utilities providing inter-neighborhood ties may be permitted to pass through greenbelt buffer areas.”

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.7.D.5., Staff find the purpose of the LDC regulation is not satisfied to an equivalent degree by the proposed greenbelt buffer requirements.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
2. The site plan submitted with this application shall be part of the approval.
3. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
4. 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.
6. Any significant or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State’s Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State’s Division of Historical Resources and the County.
The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of State’s Division of Historical 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 (Offenses Concerning Dead Bodies and Graves) shall be followed.
7. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District’s (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project’s maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project’s maximum density shall be contingent upon SWFWMD’s Formal Determination of Wetlands

and Other Surface Waters for the site.

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Pursuant to the September 2025 Environmental Narrative prepared by Monarch, 90 days prior to commencement of development, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (FWC) permit will be obtained for relocation and/or management of tortoises.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.
7. 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.
8. 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. TRAFFIC ENGINEERING

1. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards (Board of County Commissioners Adopted 2022) Section 3.7 Access and Driveways.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater systems 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 construction plans review process for the project.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Accepted Traffic Impact Statement
4. Concurrency Deferral Form
5. Environmental Narrative -2025-09-24
6. School Report
7. Specific Approval Request Letter
8. Zoning Disclosure Affidavit
9. Neighborhood Workshop Summary
10. Affidavit of Publishing
11. Ordinance PDR-25-20(Z)(G)
12. Public Comment

Planning Commission: 4/23/2026

PDR-25-20(Z)(G) – CHEYANNE PRESERVE PHASE II – KYLE S AND JULIANNE B GIELLA (OWNER) / AMH DEVELOPMENT, LLC (CONTRACT PURCHASER) – PLN2504-0061

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 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) Zoning District; approving a General Development Plan for up to 24 single-family detached dwelling units; subject to voluntarily proffered stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

Planning Commission: 4/16/2026

Board of County Commissioners: 4/23/2026

Alternative Motions

APPROVAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1, ADOPT the Findings for Specific Approval; and GRANT Specific Approval for an alternative to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

DENIAL

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDR-25-20(Z)(G), DENY the General Development Plan; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

APPROVAL WITH DENIAL OF SPECIFIC APPROVAL REQUEST

Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the Manatee County Land Development Code, as conditioned herein, I move to ADOPT Manatee County Zoning Ordinance Number PDR-25-20(Z)(G); APPROVE the General Development Plan with Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1; DENY the Findings for Specific Approval; and DENY Specific Approval for an alternative to Land Development Code Section 402.7.D.5. to remove the entire greenbelt buffer located on the north side of the property as depicted on the General Development Plan.

PLANNING COMMISSION ACTION:

The Planning Commission is being held on April 16, 2026. The Planning Commission recommendation and any changes will be on the update memo for the April 23, 2026, Board of County Commissioners public hearing.

Section	
1	Project Summary
2	Maps & Discussion
3	Project Details
4	LDC Analysis
5	Comp Plan Analysis
6	Positive/Negative Aspects/Mitigating Factors
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDR-25-20(Z)(G) / PLN2504-0061
PROJECT NAME	Cheyenne Preserve Phase II
SECTION / TOWNSHIP / RANGE(S)	11 / 34S / 19E
PARCEL ID / ADDRESS	512600008; 3125 North Rye Rd., Parrish, FL 34219
GENERAL LOCATION	South of Lewis Court, approximately 850 feet west of Rye Rd. (Manatee County)
ACREAGE	10.37 acres
OWNER(S) / APPLICANT(S) / AGENT	Owner: Kyle S and Julianne B Giella Applicant: AMH Development, LLC Agent: Morris Engineering & Consulting, LLC
FUTURE LAND USE CATEGORY	Urban Fringe – 3 (UF-3)
ZONING	Existing: General Agriculture (A) Proposed: Planned Development Residential (PDR)
PROPOSED USE(S)	Proposed development of up to 24 single family-detached dwelling units
DENSITY <i>dwelling units per gross acre (DU/GA)</i>	Maximum Permitted: 3 DU/GA Proposed: 2.4 DU/GA
OVERLAYS/SPECIAL AREAS	N/A
SPECIFIC APPROVAL REQUEST(S)	LDC §402.7.D.5. requesting the code-required 15 ft greenbelt buffer adjacent to another greenbelt buffer be waived, allowing an existing 20 ft greenbelt buffer to remain as a sufficient buffer
NEIGHBORHOOD WORKSHOP	Yes; See review criteria analysis for LDC §312.6 in Section 4 of this Staff Report
CASE MANAGER	Lindsey Craig, Planner I

SECTION 2

MAPS & DISCUSSION

History

The subject property consists of one parcel that is 10.37 acres. The 1981 Zoning Map shows the property zoned as General Agriculture (A). With the adoption of the Land Development Code (LDC) in 1990, the zoning district remained unchanged. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project was assigned the Urban Fringe – 3 (UF-3) Future Land Use Category (FLUC). According to the Manatee County Property Appraiser's website, the property is currently undeveloped including a pond evacuated between 2015 - 2017, vegetation, and wetlands. The property also abuts Cheyanne Preserve Phase I to the north and Southern Oaks to the south.



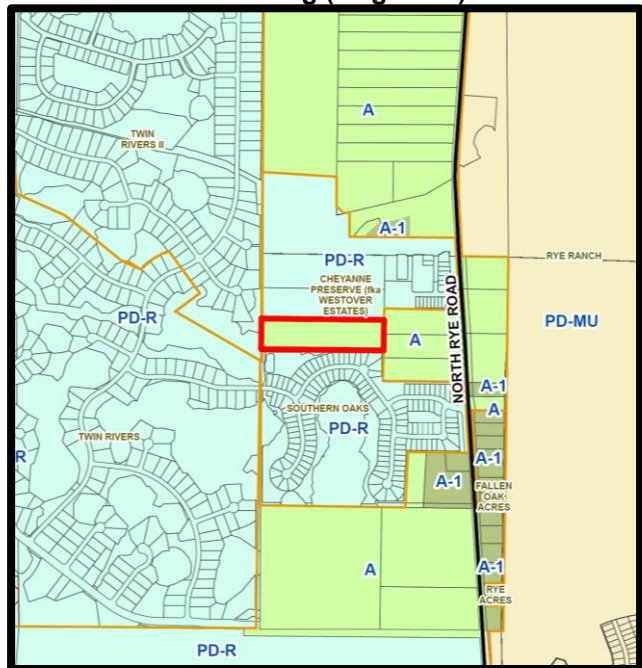
Aerial Map



Aerial Mag (Magnified)



Future Land Use Map



Zoning Map

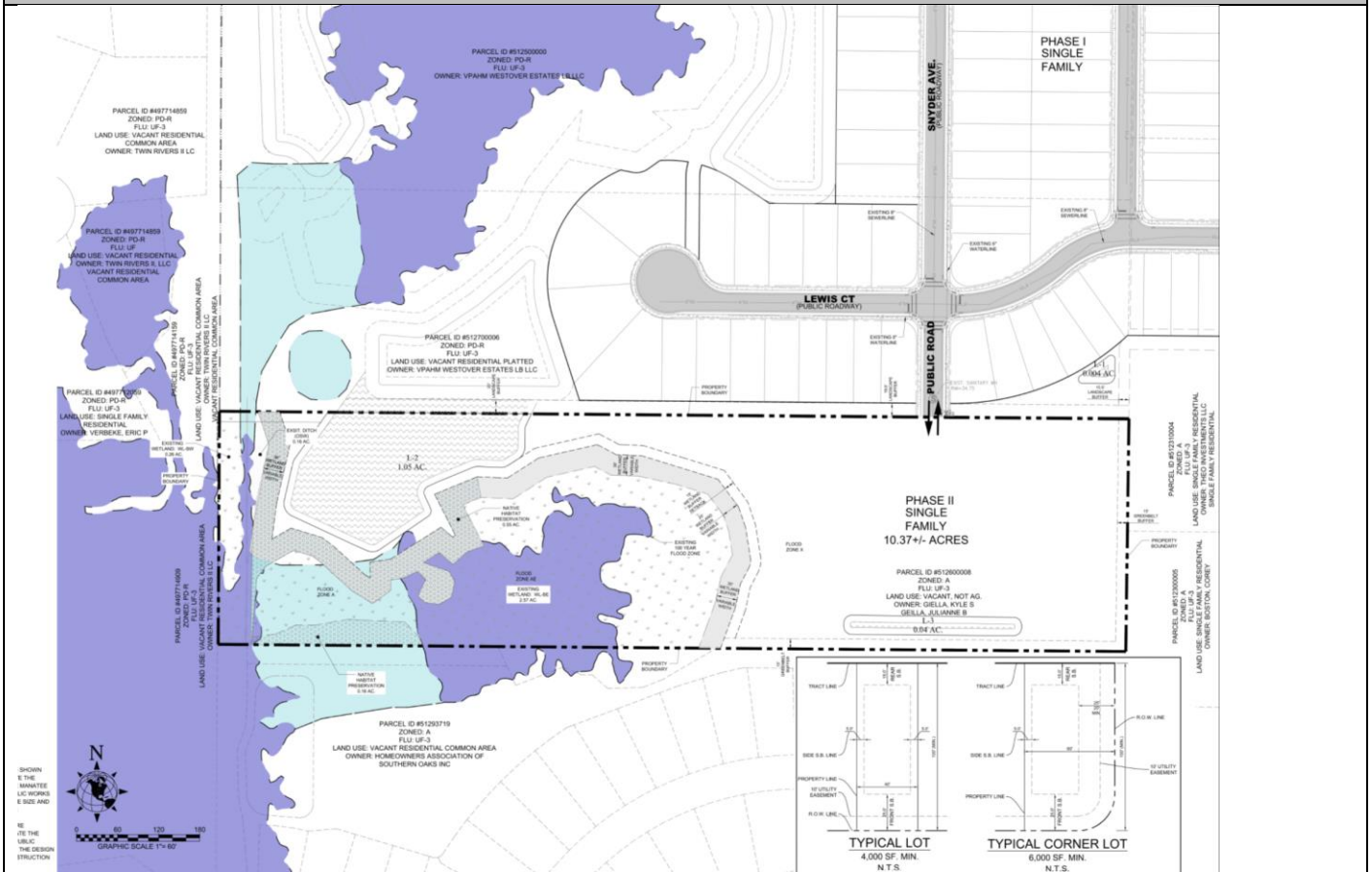
Request

The applicant is requesting a rezone from General Agriculture (A) to Planned Development Residential (PDR) with a General Development Plan (GDP) for 24 single-family detached dwelling units.

SURROUNDING USES AND ZONING

NORTH	Single Family Residential / Planned Development Residential (PDR)
SOUTH	Single Family Residential / Planned Development Residential (PDR)
EAST	Single Family Residential / General Agriculture (A)
WEST	Single Family Residential / Planned Development Residential (PDR)

**SECTION 3
PROJECT DETAILS**



- Up to 24 single-family detached dwelling units
- One Internal cross access on Public Road
- Two wetlands
- Two stormwater facilities to the south and northwest
- One Specific Approval from LDC Section 402.7.D.5

SITE DESIGN DETAILS	
SETBACKS REQUIRED	Front: 25 feet Rear: 15 feet Side: 5 feet Corner: 15 feet
MINIMUM LOT SIZE REQUIRED	<u>Detached Standard Lot</u> : 4,000 square feet <u>Corner Lot</u> : 6,000 square feet
MINIMUM LOT WIDTH	<u>Detached Standard Lot</u> : 40 feet <u>Corner Lot</u> : 60 feet
MAXIMUM HEIGHT ALLOWED	Maximum 2 Stories or 35 feet Subject to LDC §401.5- Building Height Compatibility
OPEN SPACE	Required: 25% (2.59 acres) Provided: 55% (5.72 acres)
ACCESS	Public Road
FLOOD ZONE(S)	Site lies in Zones X, A, AE (Elevation 24.2) per FIRM Panel 12081C0192F, effective 8/10/2021 and 12081C0211F, effective 8/10/2021.
AREA OF KNOWN FLOODING	<p>Project Located in Flood Prone Area: Yes</p> <p>Type of Flooding (i.e. rainfall, riverine, storm surge, etc.): Rainfall</p> <p>Project Subject to flow reduction: 50% reduction in allowable runoff</p> <p>Project subject to OFW: N/A</p> <p>Watershed/Basin: Gamble Creek Watershed</p> <p>Project located within Floodplain and/or Floodway: Property is located in the FEMA 100-year floodplain and 100-year Gamble Creek floodplain</p> <p>Methodology Meeting: A methodology meeting may be requested for drainage design</p> <p>Drainage Easements/Access Easements required for existing system(s): As needed</p> <p>Impairment: Please verify with the SWFWMD/FDEP and any required net improvement</p> <p>Right-of-Way (ROW)/Stormwater Reservation/Other: NA</p>
UTILITIES	<p>POTABLE WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 30-inch water main along the westside of North Rye Road <p>WASTEWATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 8-inch PVC force main along the east side of North Rye Road <p>RECLAIMED WATER INFRASTRUCTURE</p> <ul style="list-style-type: none"> County 30-inch DIP reclaimed main along east side of North Rye Road

TRANSPORTATION

Major Transportation Facilities

The site is located on the west side of Rye Road, approximately 0.75 miles south of Golf Course Road. The project will impact the following roadways, adjacent to and near the project site:

Rye Road is an existing two-lane road with a 45-mph posted speed. It is designated as a four-lane arterial roadway with a planned right of way width of 120-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.

Golf Course Road is an existing two-lane road with a 40-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan’s Future Traffic Circulation Plan.

Transportation Link Capacity Analysis

The Applicant is proposing to rezone 10 acres of a parcel from General Agriculture (A) to Planned Development Residential (PDR), with a General Development Plan (GDP) for 24 single-family dwelling units. The applicant did provide a Traffic Study to gauge the impacts of the proposed development on the segment of Rye Road adjacent to the project site. The results of the traffic study, which were reviewed and accepted by the Transportation Planning and Traffic Engineering Division, indicated that the impacted roadway segments are expected to operate at or above the level of service (LOS) performance standards.

NEAREST THOROUGHFARE	LINK	EXISTING LOS	ADOPTED LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/ PROJECT)
Rye Road	2921	C	D	F/D*	F/D*

* When upgraded from 2 lanes to 4 lanes (CIP Project: PJ6118362)

Access

As the County has repealed transportation concurrency and implemented an Alternative Transportation System (ATS), at the time of future site plan submittal and accompanying Trip Reservation Report (TRR) and Operational Analysis (OA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site.

CERTIFICATE OF LEVEL OF SERVICE (CLOS)

CLOS APPLIED FOR: No, concurrency must be deferred with a GDP.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan (FSP).

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:

Required Open Space: 25% (2.59 acres) (LDC Section 402.7.D.2)

Provided Open Space: 55% (5.72 acres)

Wetlands:

Per the Environmental narrative provided by Monarch Ecology Group dated July 20, 2024 (revised August 3, 2025 and September 4, 2025). Two wetlands were identified on or near the site.

ENVIRONMENTAL INFORMATION					
Overall Wetland Acreage:			2.83		
Proposed Impact Acreage:			0		
Wetland I.D.	Wetland Acreage	Acres Impacted	Classification (FLUCFCS)	Quality (UMAM Score)	Justification for Impact
Wetland B	2.57	0	Wetland Forested Mixed (FLUCFCS 630)	N/A	No Impact Proposed
Wetland D	0.26	0	Wetland Forested Mixed (FLUCFCS 630)	N/A	No Impact Proposed
TOTAL	2.83	0	N/A	N/A	N/A

Wetland Buffers:

Wetland buffers are provided in accordance with SWFWMD ERP A.H. Volume 1 10.2.7. The GDP demonstrates a variable width buffer ranging from 30-foot to 25-foot at minimum. Exceeding the 25-foot average, 15-foot minimum wetland buffers as required by the State.

Uplands:

Per the Environmental Narrative provided by Monarch Ecology Group (September 2025) the subject site is comprised of Improved Pastures (FLUCFCS 211; 5.64 acres), Exotic Hardwood Forest (FLUCFCS 451; 0.37 acres), Hardwood Conifer Mixed Habitat (FLUCFCS 343; 0.71 acres). Majority of the Hardwood Conifer Mixed Habitat is within the wetland buffer along the north side of Wetland B. Per the Environmental Narrative the Hardwood Conifer Mixed Habitat will be preserved.

Preservation of Existing Plant Communities:

Per LDC Section 402.6.T.3.b., when existing native plant communities occur on a parcel of land and are located within planned open spaces, 35% of the required open space or 75% of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities. The applicant is required to preserve 2.655 acres of native plant communities which is provided as 2.83 acres of wetland (FLUCCS 630) and 0.71 acres of uplands (FLUCCS 434). The Applicant is proposing to preserve 100% of the 3.54 acres of existing plant communities.

Endangered Species:

Per the Environmental Narrative provided by Monarch Ecology Group (September 2025): Monarch conducted field surveys on July 1st and 2nd 2024 to evaluate for listed species or any evidence of them using the site. During the survey, Monarch observed a total of 18 potentially occupied gopher tortoise burrows and three abandoned burrows. A formal 100% pre-construction survey will be required by Florida Fish and Wildlife Conservation Commission (FWC) within 90-days of any future construction or clearing activities to comply with FWC's Gopher Tortoise Permitting Guidelines. A relocation permit will need to be obtained from FWC to relocate any observed tortoises off site prior

to construction. Per the Environmental Narrative provided by Monarch (September 2025), no other listed species were observed on site.

Trees and Landscaping:



Tree Removal and Replacement will be reviewed with the Preliminary Site Plan (PSP) and FSP submissions, in accordance with LDC §700 and §701.

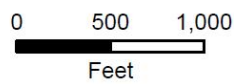
LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Project has no frontage)	N/A		
Greenbelt buffer - North	15 feet	<u>0 feet</u>	Specific Approval requested
Greenbelt Buffer - East & South	15 feet	15 feet	LDC §402.7.D.5
To the west, natural vegetation (wetlands) utilized as screening.	N/A	N/A	

Landscaping will be reviewed with the PSP and FSP submissions, in accordance with LDC Section 701.

LOCATION OF PROPOSED DEVELOPMENT



-  RESIDENTIAL & MIXED USE
-  COMMERCIAL



This map is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOCC shall be held harmless for inappropriate or unintended uses of the information.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 321.3 – REVIEW CRITERIA

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

LDC SECTION 402.7.D - PLANNED DEVELOPMENT RESIDENTIAL

The following represents an analysis of how the application achieves compliance with applicable review standards of the Manatee County Comprehensive Plan and Land Development Code.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	Requirement Met
Date and Time of Workshop	January 23, 2024
Workshop Format	Virtual
Workshop Requirement	Application pre-dated July 2025 Neighborhood workshop strongly encouraged during pre-application meeting (PLN2407-0086)
Citizen Attendees	1
Sign-In Sheet	Provided
Summary	Provided
Issues, Suggestions, and Concerns	Provided
Mail Notice	Provided
Workshop Signage	Not coordinated with Development Services

*For further details, please see attachments for the Neighborhood Workshop Summaries.

LDC SECTION 321.3 – REVIEW CRITERIA

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district, contained in Chapter 4.

Analysis: See the analysis for consistency with the Comprehensive Plan in Section 5 of this staff report. See compliance with the applicable standards of the LDC in the analysis in this Section.

LDC SECTION 342.4 – REVIEW CRITERIA FOR ALL ZONING MAP AMENDMENTS

A. General Review Criteria. In deciding whether to recommend adoption of, or to adopt, a proposed amendment, the Department Director, Planning Commission, or the Board, as the case may be, shall consider whether the proposed amendment is consistent with this Code and the Comprehensive Plan. In determining such consistency, the following factors shall be addressed and considered:

1. Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties.

Analysis: The proposed residential development can be found to be compatible with surrounding existing developments and zoning of nearby properties. The surrounding residential areas to the north, south, and west are comprised of single-family developments. The surrounding properties are zoned General Agriculture (A) and Planned Development Residential (PDR).

2. Changes in Land Use or Conditions Upon Which the Original Zoning Designation was Based.

Analysis: The subject property has historically been vacant and remains vacant; the site contains an onsite pond, vegetation, and two wetlands. The surrounding area has trended toward low density residential and agricultural lands.

3. Consistency with the Current Comprehensive Plan.

Analysis: The FLUC has been UF-3 since the adoption of the Manatee County Comprehensive Plan (1989). The proposed rezone may be considered consistent with the applicable policies of the Comprehensive Plan. Refer to Section 5 of this staff report for further analysis.

4. Conflicts with Existing or Planned Public Improvements.

Analysis: There are no anticipated conflicts between this proposed development and any existing or planned public improvements. The applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of any future development of the site.

5. Available of Public Facilities.

a. Impact on the Traffic Characteristics – Specifically Trip Generation Potential.

Analysis: The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

b. Impact on Population Density or Development Intensity Demand for Schools, Sewers, Streets, Recreational Areas and Facilities and Other Public Facilities.

Analysis: The proposed residential development is not anticipated to have major impact on schools, sewers, streets, recreation areas and facilities, and other public facilities.

c. Impact on Public Facilities Planned and Funded to Support Any Change in Density or Intensity.

Analysis: The proposed development is not anticipated to have a major impact on public facilities. The applicant will be required to enter into a written agreement to either construct the improvement or pay the proportionate share contribution for any improvements to public infrastructure due to the impact of the proposed development of the site. At the time of the FSP submittal a detailed analysis of the required public facilities will be conducted.

6. Health, Safety or Welfare of the Neighborhood and County.

Analysis: Negative adverse impacts to the health, safety, or welfare of the surrounding neighborhood and Manatee County resulting from this proposed development are not anticipated.

7. Conformance with All Applicable Requirements of this Code.

Analysis: The proposed development shall be required to be designed in conformance with all applicable requirements of the LDC. Furthermore, the application may be considered consistent with the applicable policies of the Comprehensive Plan. See the analysis for compliance with the LDC throughout Section 4 of this staff report.

8. Consistency with the development patterns in the area and appropriateness for orderly development of the community. The cost of land or other economic consideration pertaining to the applicant shall not be a consideration in reviewing the request.

Analysis: The surrounding area has trended towards low and medium density residential development. The project site is surrounded by the A Zoning District to the south and east, and the PDR Zoning District to the north

and west. The proposed residential development appears to be consistent with how the area transitions to residential development.

9. Logical Expansion of Adjacent Zoning Districts.

Analysis: The proposed PDR Zoning District is a reasonable expansion of the adjacent PDR Zoning District to the east as well as a reasonable expansion of residential development.

10. Impact on Historic Resources.

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources; treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

11. Environmental Impacts.

Analysis: Based on the Environmental Narrative prepared by Monarch Ecology Group, there are two wetlands on site. The applicant proposes 5.72 acres of open space, which exceeds the minimum Code requirement. Condition B.3 has been added which states that the proposed project density may be subject to a reduction at the time of FSP based on Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters; this is in accordance with the Comprehensive Plan and Land Development Code. The Applicant is proposing to preserve 100% of the 3.54 acres of existing plant communities. For more details, see the Monarch Ecology Group Environmental Narrative attached hereto.

12. Types of Allowable Uses and Impact of those on Surrounding Residential Areas.

Analysis: The applicant proposes residential development in an area surrounded by low residential areas located to the north, south, and west of the subject site. Any residential uses proposed for the site shall be required to comply with all applicable standards of the LDC to provide adequate buffering, screening, and setbacks. Staff will review for compliance at the time of the PSP and FSP submittals.

13. Relocation of Mobile Homeowners.

Analysis: Not applicable for the proposed development. There are no mobile homes currently occupying the project area.

14. Consistency with the Planned Development District Standards.

Analysis: The proposed development may be considered consistent with the Planned Development Zoning District standards. See analysis of LDC §402.6 and §402.11.D below.

15. Any Other Matters Which May Be Appropriate.

Analysis: There are no other matters which would be appropriate to discuss at this time.

16. Transportation Impact Review

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

LDC SECTION 402.6 - GENERAL DESIGN REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

A. Physical Characteristics of the Site; Relation to Surrounding Property.

Analysis: The subject property has historically been vacant and remains vacant; the site contains an onsite pond, vegetation, and two wetlands. The surrounding area has trended toward low density residential and agricultural lands. The proposed PDR Zoning District may be considered a reasonable expansion of the adjacent PDR Zoning District to the south and west as well as a reasonable expansion of residential development.

B. Relation to Public Utilities, Facilities and Services.

Analysis: The subject property is located near potable water and sewer facilities. Refer to the Utilities under Section 3 of this staff report. Additional review will be conducted by staff at the time of the PSP and FSP submittals.

C. Relation to Major Transportation Facilities.

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

D. Compatibility.

Analysis: The proposed residential development may be considered compatible with surrounding existing developments and zoning of nearby properties. The surrounding residential areas to the north, south, and west are comprised of single-family developments. The surrounding properties are zoned General Agricultural (A) and Planned Development Residential (PDR). The surrounding subdivisions are comprised of Southern Oaks, Twin Rivers, Fallen Oak Acres, Rye Acres, and Rye Ranch. The proposed PDR Zoning District may be a logical expansion of residential development and is consistent with the current development pattern in this area.

E. Transitions.

Analysis: The surrounding area is comprised of low-density residential development. The proposed PDR Zoning District may be a logical expansion of residential development and is consistent with the current development pattern of the surrounding area.

F. Design Quality. (Section 402.7.D.1; Section 402.7.D.4; Section 402.7.5)

Analysis: The GDP does not provide staff with the specific design of the development. However, the GDP incorporates the following elements:

- One internal access on Public Road
- 15-foot greenbelt buffer along the south and east property boundary lines
- Two stormwater ponds to the south and northwest

G. Relationship to Adjacent Property.

Analysis: See discussion on Sections 342.4.A.1. (A Compatibility with the Existing Development Pattern and the Zoning of Nearby Properties), 342.4.A. (Consistency with the Development Patterns in the Area), 342.4.A.9. (Logical Expansion of Adjacent Zoning Districts), 402.6.D. (Compatibility), and 402.6.E. (Transition).

H. Access. (Section 402.7.D.6)

Analysis: The proposed development will have two access on Rye Road, an Urban Collector. The proposed development is not anticipated to create adverse transportation impacts on thoroughfare roadways analyzed in the Traffic Impact Statement. The affected links of Rye Road (2921) are projected to operate at an accepted level of service (LOS) relative to the minimum adopted LOS standard for Manatee County. A more detailed analysis from the applicant will be required by staff at the time of PSP and FSP.

I. Streets, Drives, Parking and Service Areas. (Section 402.7.D.3; 402.7.D.6)

Analysis: All access points, drive-aisles, and utilities within the project site will be required to be designed according to Manatee County standards. The required parking for any proposed development will be reviewed for compliance with Table 10-2 of the LDC at the time of the PSP / FSP submissions.

J. Pedestrian Systems.

Analysis: The GDP provided by the applicant does not show internal pedestrian systems. Per LDC §1001.6.B, a 5-foot-wide internal sidewalk system shall be required for the development at the time of the PSP and FSP submission.

K. Natural and Historic Features, Conservation and Preservation Areas.

Analysis: There are no known historic features within the subject project area. Any significant historical or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State's Division of Historical Resources; treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County.

L. Density/Intensity.

Analysis: The Applicant in its application is proposing 24 single-family detached dwelling units located on the

10.37-acre site. The maximum potential density of the project location within the UF-3 FLUC is 3 DU/GA or up to 31 dwelling units. The proposed development of 24 single-family detached dwelling units equates to 2.4 DU/GA, which is less than the maximum permitted density within the UF-3 Future Land Use Category.

M. Height. (Section 402.7.D.9)

Analysis: The proposed maximum height is 2-stories or 35 feet and is subject to Section 401.5 Building Height Compatibility.

N. Fences and Screening.

Analysis: A 15-foot greenbelt buffer is proposed along the south and east property boundaries. The Applicant has requested a Specific Approval for the removal of the entire greenbelt buffer to the north of the site. Staff is not in support of this request for Specific Approval for the removal of the entire greenbelt buffer to the north of the site. The proposed residential development shall provide fencing and screening as required by the LDC. Staff will review for compliance at the time of the PSP / FSP submittals.

O. Yards and Setbacks. (Section 402.7.D.7)

Analysis: Section 3 of this staff report, Site Design Details, provides the setbacks for the proposed development.

P. Trash and Utility Plant Screens.

Analysis: The GDP does not show the level of standard detail for the location of trash and utility plant screenings. This will be reviewed in detail at time of the PSP/FSP and will be consistent with county regulations.

Q. Signs.

Analysis: No signs are shown in the GDP. All signs will be determined at the time of the PSP / FSP submissions and will comply with the requirements of Chapter 6 of the LDC.

R. Landscaping (Section 402.7.D.2; 402.7.D.5)

Analysis: Detailed landscaping plans will be provided with the PSP / FSP submissions. All landscaping will meet or exceed the standards in LDC §701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.

Analysis: Not applicable as this development does not propose mixed-use plan designation nor is it located within an entranceway.

T. Environmental Factors.

- *Water Conservation.*

Analysis: There are no anticipated impacts to the conservation of water resources. See the Environmental Narrative provided by Monarch Ecology Group (September 2025) as well as the Environmental Information in Section 3 of this staff report for analysis by the Environmental Planning Section staff.

- *Minimum Open Space Requirements.* (Section 402.7.D.2, 403.8.D.8)

Analysis: The minimum open space required for PDR developments is 25%. The applicant is proposing 55% (5.72 acres) of open space, fulfilling the minimum requirement. See Environmental Information and Open Space in Section 3 above this staff report.

- *Preservation of Existing Plant Communities.*

Analysis: The existing site has historically been vacant and remains vacant; it includes an onsite pond, vegetation, and two wetlands. The site contains 2.655 acres of existing plant communities. Majority of the subject site is classified as Improved Pastures (5.64 acres) with Exotic hardwood Forest (0.37 acres) and Hardwood Conifer Mixed Habitat (0.71 acres).

U. Rights-of-Way and Utility Standards.

Analysis: All ROW and utility improvements shall adhere to the requirements of the Manatee County's Public Works Standard Manual for all public and private ROW construction.

V. Stormwater Management.

Analysis: The GDP provided by the applicant is not required to show the location of nor the calculation for stormwater facilities. Compliance with LDC §801 and the Manatee County Public Works Standards, Part 2 Stormwater Management Design Manual will be reviewed at the time of the PSP/FSP submittal.

W. Consistency with Comprehensive Plan.

Analysis: The project may be considered consistent with the Comprehensive Plan, as discussed in Section “Compliance with the Comprehensive Plan”.

X. Other Factors.

Analysis: The Applicant is requesting one Specific Approval (LDC §402.7.D.5). Please see Section 7 of this Staff Report. However, staff is not in support of this request for this Specific Approval for the removal of the entire greenbelt buffer to the north of the site.

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL STANDARDS

1. Site Planning.

Analysis: Refer to Section 4 (LDC §402.6.F) of this Staff Report.

2. Landscaped Open Space and Pervious Area Requirements.

Analysis: Section 4 (LDC §402.6.R and LDC §402.6.T.3) of this staff report provides the landscaped open space and pervious area requirements for the proposed development.

3. Frontage and Accessibility.

Analysis: Section 4 (LDC §402.6.I) of this staff report provides the frontage and accessibility for the proposed development.

4. Neighborhoods.

Analysis: Section 4 (LDC §402.6.F) of this staff report provides the neighborhood requirements for the proposed development.

5. Greenbelts.

Analysis: Section 4 (LDC §402.6.F and LDC §402.6.R) of this staff report provides the greenbelt requirements for the proposed development.

6. Traffic Circulation.

Analysis: Section 4 (LDC §402.6.H and LDC §402.6.I) of this staff report provides the traffic circulation requirements for the proposed development.

7. Yards and Setbacks.

Analysis: Section 4 (LDC §402.6.O) of this staff report provides the yards and setback requirements for the proposed development.

8. Minimum Lot Width.

Analysis: Section 3 (Site Design Details) of this staff report provides the minimum lot width requirements for the proposed development.

9. Building Height.

Analysis: Section 4 (LDC §402.6.M) of this staff report provides the building height requirements for the proposed development.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Urban Fringe – 3 (UF-3) FLUC. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.

Analysis: The subject property is located near public facilities and services. See Utilities under Section 3 of this staff report. The applicant will be required to pay the proportionate share for any improvements to public infrastructure due to the impact of the proposed development of the site.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB.

Analysis: The proposed development is consistent with this Policy as the subject property is located west of the Future Development Area Boundary (FDAB).

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.

Analysis: The proposed development is a contiguous expansion of existing surrounding residential uses.

Policy 2.1.2.4. Limit urban sprawl through consideration of new and redevelopment when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.

Analysis: As previously stated in Policy 2.1.2.3., the proposed development is a contiguous expansion of existing residential uses and may be considered compatible with the surrounding single-family residential developments.

Policy 2.1.2.7. Review all proposed development for compatibility and appropriate timing of development. This analysis shall include the following:

- Consideration of existing development patterns;
- Types of land uses;
- Transition between land uses;
- Density and intensity of land uses;
- Natural features;
- Approved development in the area;
- Availability of adequate roadways;
- Adequate centralized water and sewer facilities;
- Other necessary infrastructure and services;
- Limiting urban sprawl;
- Applicable specific area plans;
- (See also policies under Objectives 2.6.1—2.6.3).

Analysis: The subject project area consists of one parcel surrounded by residential uses to the north, east, and south. The proposed development may be viewed as consistent with the development pattern of the area, is similar in land use, and has adequate roadways, public facilities, and other necessary infrastructure/services. The timing of the proposed development may be appropriate as the property is no longer being used for agricultural purposes. As previously stated, the surrounding area uses are single-family residential and this site may be appropriate for residential infill development.

Policy 2.2.1.11. UF-3: Establish the Urban Fringe-3 Future Land Use Category as follows:

Policy 2.2.1.11.1. Intent: To identify, textually, in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services. The nature, extent, location of development, and availability of services shall be reviewed to ensure the development of these lands is

conducted consistent with the intent of this policy. The UF-3 land use category includes areas of low density urban residential development, generally developed through an integrated master plan approach. The UF-3 category also provides for a complement of residential support uses normally utilized during the daily activities of residents of these low-density environments, and in limited circumstances nonresidential uses of a community serving nature to allow for a variety of uses within these areas which serve more than the day-to-day needs of the community. (See further policies under Policy 2.2.1.11.4)

Policy 2.2.1.11.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Low density residential and medium-density clustered residential uses, short-term agriculture, neighborhood and community-serving commercial and office uses, and public/semi-public uses, recreation and schools. See Objectives 4.2.1 and 2.10.4.

Analysis: Low and medium density residential uses are permitted within the UF-3 range of potential uses.

Policy 2.2.1.11.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Three (3) dwelling units per acre.

Nine (9) dwelling units per acre at activity nodes (see Policy 2.2.1.11.4).

Nine (9) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Properties within the CEA and CHHA are not eligible for the additional density offered for activity nodes and affordable housing.

Maximum net residential density:

Nine (9) dwelling units per acre.

Twelve (12) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.11.4).

12 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing."

Clustered developments in the WO or CHHA Overlay Districts may exceed the maximum net density pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:

0.35.

0.5 at activity nodes (see Policy 2.2.1.11.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (One hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.13.4).

Large (300,000 sf), subject to the Commercial Locational Criteria (see Policy 2.2.1.11.4).

Analysis: The proposed development consists of 24 single-family detached dwelling units located on the 10.37-acre site. The Applicant is proposing a maximum density of 2.4 DU/GA which can be found consistent with the maximum permitted density within the UF-3 FLUC.

Policy 2.2.1.11.4. Other Information:

(a) Schools in the UF-3 future land use category may only be permitted in areas where residential development has created demand or is projected to create demand within a reasonable planning timeframe.

(b) In order to serve more than day to day needs within the UF-3 suburban environment, activity nodes with neighborhood and community-serving commercial uses may be permitted if consistent with the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.11.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(c) Professional office uses within this category are exempt from compliance with any locational criteria specified under Policies 2.10.4.1 and 2.10.4.2 and detailed in the Land Use Operative Provisions provided such office is located on a roadway classified as a minor or principal arterial (not including interstates) and it meets all other commercial development standards and the goals, objectives, and policies in this Comprehensive Plan.

Analysis: Not applicable. The proposed development is not proposing non-residential uses.

SECTION 6
POSITIVE ASPECTS
<ul style="list-style-type: none"> • The UF-3 FLUC encourages low density and medium density clustered residential uses as proposed with this application. (Planning) • The proposed residential development is surrounded by existing residential developments to the north and south. (Planning) • The subject property is west of the FDAB. (Planning) • There are no wetland impacts proposed with this project. (Environmental) • This project is a low trip generator. (Transportation)
NEGATIVE ASPECTS
<ul style="list-style-type: none"> • A GDP does not provide sufficient detail to analyze site design and the location of specific residential uses. (Planning) • There is one Specific Approval request to remove a greenbelt buffer required by the LDC. (Environmental) • There were 18 Gopher Tortoise Burrows identified during the Preliminary Listed Species Survey. (Environmental) • There are no bicycle lanes and no bus routes in the vicinity of the project. Therefore, multimodal transportation is not being encouraged. The project will increase auto-dependency. (Transportation)
MITIGATING FACTORS
<ul style="list-style-type: none"> • No mitigation is proposed for the specific approval request for the removal of the greenbelt buffer. (Environmental) • Gopher Tortoise Relocation Permit required with Florida Fish and Wildlife Conservation Commission (FWC) (Environmental) • No mitigation measures are proposed. Due to the absence of bicycle lanes and transit service in the project vicinity, multimodal transportation opportunities are limited, and the project is anticipated to increase auto dependency. (Transportation)

SECTION 7
SPECIFIC APPROVAL REQUEST
<p>Specific Approval Request 1: LDC §402.7.D.5. requires a minimum greenbelt buffer of 15 feet where two PDR Zoning Districts abut one another. The Applicant is requesting approval for the alternative to the LDC Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.</p> <p>Staff Analysis: Staff does not support the request for the alternative design to LDC §402.7.D.5. as the alternative design does not adhere to the intention for the requirement of the greenbelt buffer. A greenbelt buffer provides separation where two separate PDR Zoning Districts come together. According to LDC §402.7.D.5 – Greenbelts, “in order to promote and enhance the creation of unique neighborhood units, each distinct neighborhood shall be bordered by a continuous</p>

greenbelt buffer measuring 15 feet in width and containing one shade tree, meeting minimum planting size standards in Section 701, planted every 30 feet on center. Streets and utilities providing inter-neighborhood ties may be permitted to pass through greenbelt buffer areas.”

Finding for Specific Approval:

Notwithstanding the failure of this plan to comply with the requirements of LDC Section 402.7.D.5., Staff find the purpose of the LDC regulation is not satisfied to an equivalent degree by the proposed greenbelt buffer requirements.

SECTION 8

CONDITIONS OF APPROVAL

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
2. The site plan submitted with this application shall be part of the approval.
3. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
4. 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.
6. Any significant or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State’s Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State’s Division of Historical Resources and the County.
The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of State’s Division of Historical 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 (Offenses Concerning Dead Bodies and Graves) shall be followed.
7. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District’s (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project’s maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project’s maximum density shall be contingent upon SWFWMD’s Formal Determination of Wetlands

and Other Surface Waters for the site.

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Pursuant to the September 2025 Environmental Narrative prepared by Monarch, 90 days prior to commencement of development, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (FWC) permit will be obtained for relocation and/or management of tortoises.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.
7. 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.
8. 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. TRAFFIC ENGINEERING

1. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards (Board of County Commissioners Adopted 2022) Section 3.7 Access and Driveways.

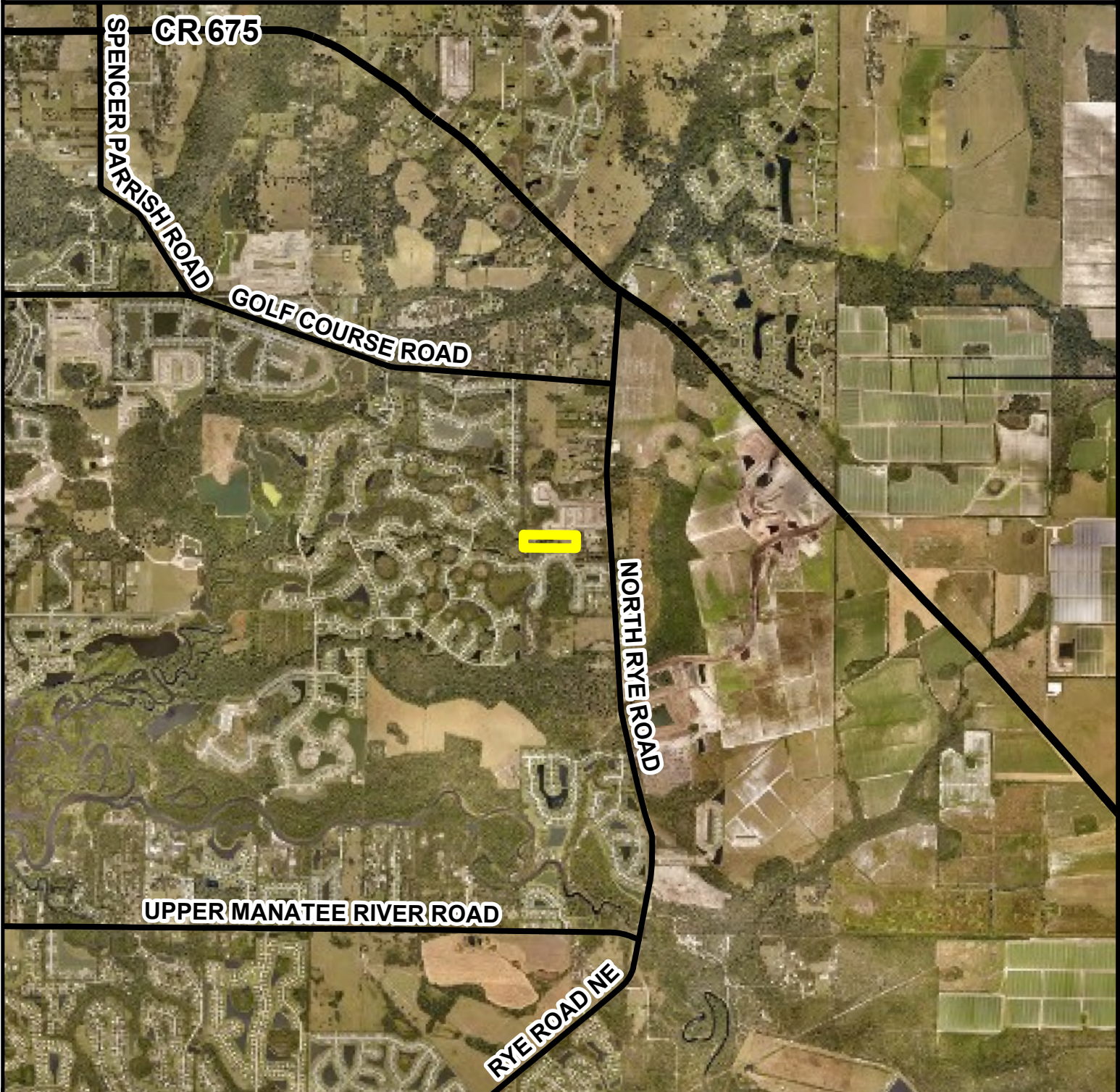
D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater systems 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 construction plans review process for the project.

ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Accepted Traffic Impact Statement
4. Concurrency Deferral Form
5. Environmental Narrative -2025-09-24
6. School Report
7. Specific Approval Request Letter
8. Zoning Disclosure Affidavit
9. Neighborhood Workshop Summary
10. Affidavit of Publishing
11. Ordinance PDR-25-20(Z)(G)
12. Public Comment

AERIAL



Parcel ID #(s) 512600008

Project Name: Cheyenne Preserve Phase II

Project #: PDR-25-20 (Z)(G)

Accela #: PLN2504-0061

S/T/R: 33 34S 18E

Acreage: 10.35

Existing Zoning: A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

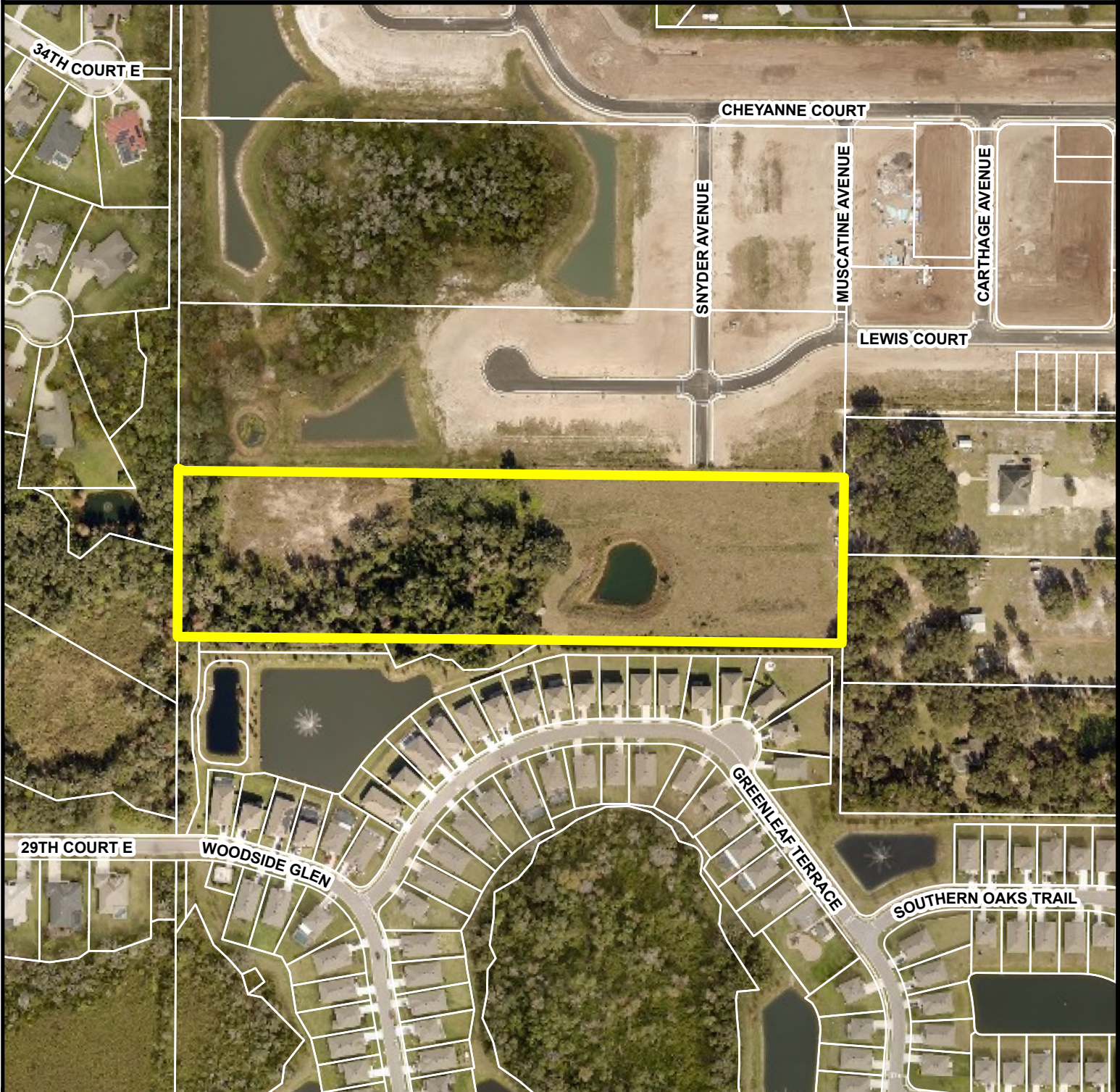
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK

Commissioner: Vacant

AERIAL



Parcel ID #(s) 512600008

Project Name: Cheyenne Preserve Phase II

Project #: PDR-25-20 (Z)(G)

Accela #: PLN2504-0061

S/T/R: 33 34S 18E

Acreage: 10.35

Existing Zoning: A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

CHH: N

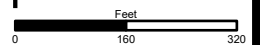
Watershed: NONE

Drainage Basin: GAMBLE CREEK

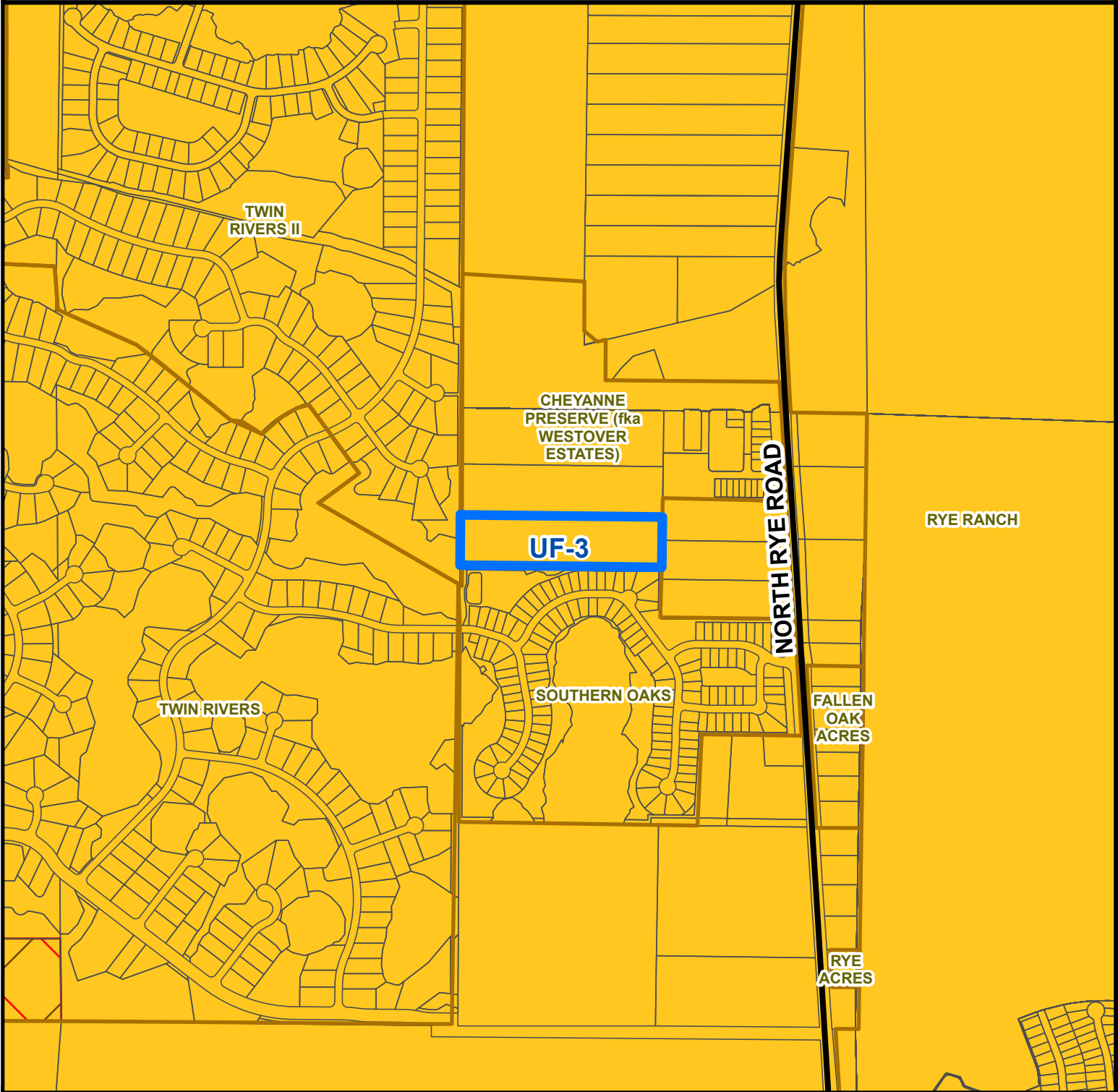
Commissioner: Vacant



Manatee County
Staff Report Map
Map Prepared 3 / 2026



FUTURE LAND USE



Parcel ID #(s) 512600008

Project Name: Cheyanne Preserve Phase II

Project #: PDR-25-20 (Z)(G)

Accela #: PLN2504-0061

S/T/R: 33 34S 18E

Acreage: 10.35

Existing Zoning: A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

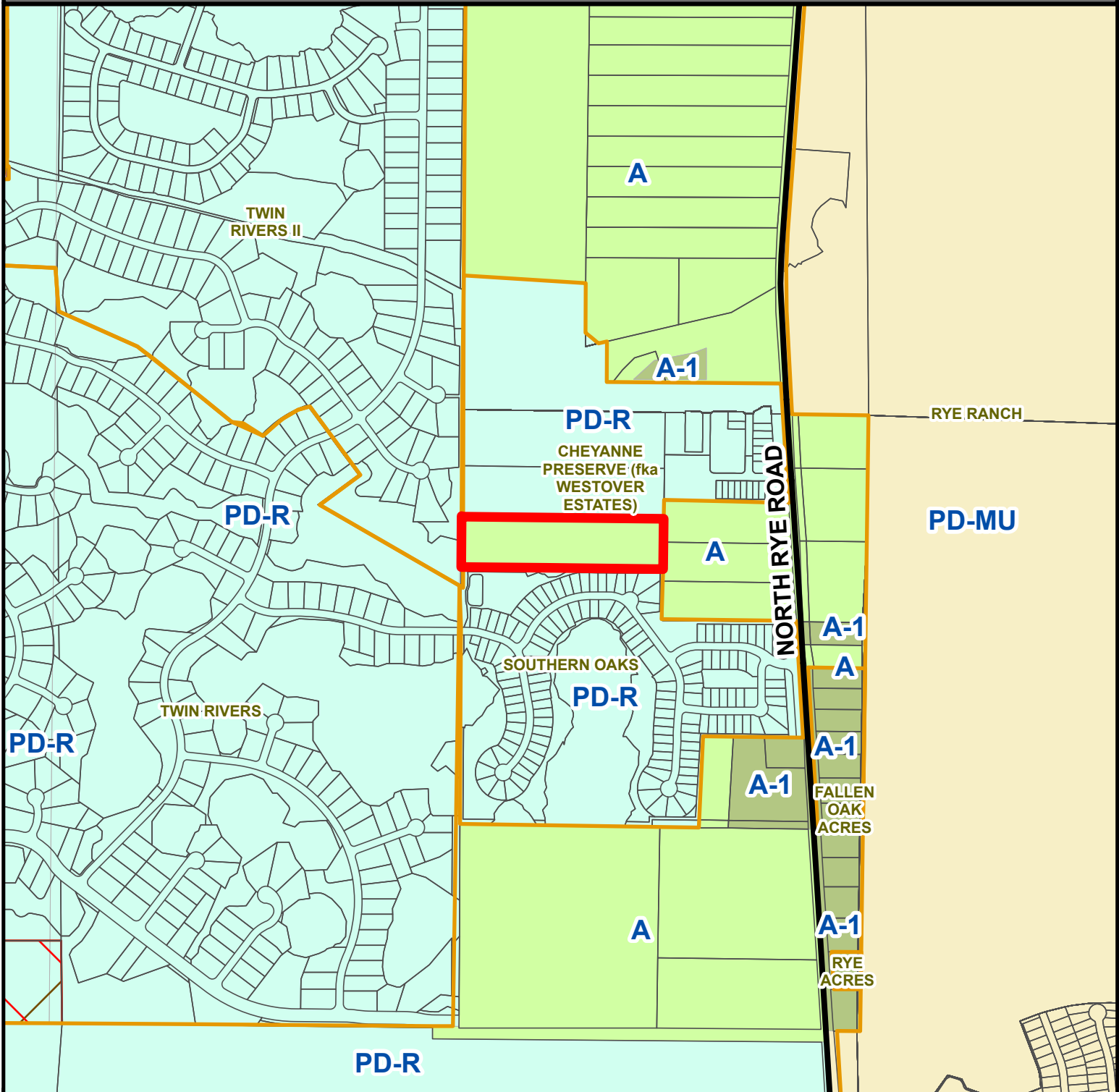
CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK

Commissioner: Vacant

ZONING



Parcel ID #(s) 512600008

Project Name: Cheyenne Preserve Phase II

Project #: PDR-25-20 (Z)(G)

Accela #: PLN2504-0061

S/T/R: 33 34S 18E

Acreage: 10.35

Existing Zoning: A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

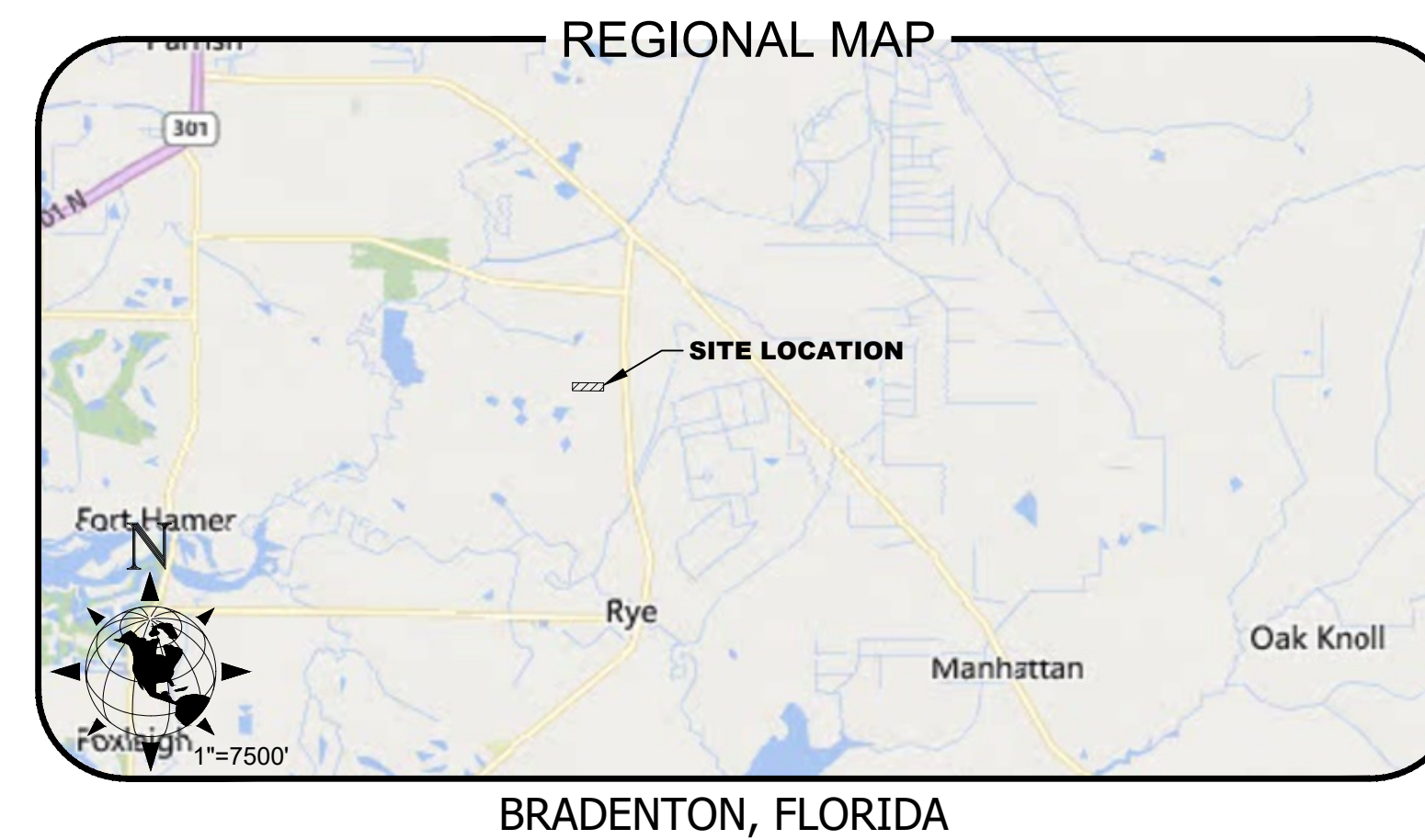
Drainage Basin: GAMBLE CREEK

Commissioner: Vacant

REZONE TO PLANNED DEVELOPMENT for a REVISED GENERAL DEVELOPMENT PLAN for **CHEYANNE PRESERVE PHASE II** SINGLE -FAMILY RESIDENTIAL SUBDIVISION

3125 NORTH RYE ROAD., PARRISH, FLORIDA 34219
SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION
NUMBERS: 512600008
PLN2504-0061

A DEVELOPMENT BY
AMH DEVELOPMENT, LLC
280 EAST PILOT ROAD
LAS VEGAS, NV 89119



BRADENTON, FLORIDA



SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

INDEX OF SHEETS	
SHEET	TITLE
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITIONS - AERIAL
4	GENERAL DEVELOPMENT PLAN

SITE NOTES:

1. **REQUIRED OPEN SPACE:**
25% OF OVERALL DEVELOPMENT REQUIRES = 2.59 ACRES
PROVIDED OPEN SPACE = 5.72 ACRES (55%)
 2. NATIVE HABITAT OF 0.71 ACRES (6%) WILL BE PRESERVED ON SITE.
(SEE FIGURE 11 IN THE ENVIRONMENTAL REPORT).
 3. THERE ARE WETLANDS LOCATED WITHIN THE PROJECT LIMITS. THERE ARE NO WETLAND IMPACTS.
 4. SITE IS NOT IN AN OVERLAY DISTRICT.
 5. A SPECIFIC APPROVAL IS REQUESTED.
-
1. FROM LDC SECTION 402.7.D.5. FROM THE REQUIRED 15 FOOT GREENBELT BUFFER ADJACENT TO ANOTHER GREENBELT BUFFER ON THE NORTH PROPERTY LINE, TO ALLOW THE EXISTING 20 FOOT GREENBELT BUFFER SEPARATING THE TWO PARCELS TO REMAIN AS A SUFFICIENT BUFFER BETWEEN SINGLE FAMILY RESIDENTIAL USES. THIS IS AN ADDITIONAL PHASE TO THE EXISTING DEVELOPMENT AND IS NOT ABUTTING A SEPARATE DEVELOPMENT NECESSITATING ADDITIONAL SEPARATION.

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

WETLAND	WETLAND ACREAGE	WETLAND IMPACT	WETLAND BUFFER	WETLAND BUFFER IMPACT	MITIGATION ACREAGE
WL-BE	2.57	0	0.00	0	0
WL-BW	0.26	0	0.00	0	0
TOTAL	2.83	0	0.94	0	0

SERVICE PROVIDERS

ELECTRIC:
FLORIDA POWER & LIGHT
1253 12TH AVE. E...
PALMETTO, FLORIDA
1(941) 917-0708

UTILITIES, POTABLE, & WASTEWATER:
MANATEE COUNTY UTILITIES
4410 66TH ST. W.
BRADENTON, FLORIDA 34210
1(941)792-8811

UTILITIES, GAS:
TECO GAS
8261 VICO CT.
SARASOTA, FLORIDA 34340
1(877) 832-6747

SOLID WASTE:
WASTE MANAGEMENT
3333 LENA ROAD
BRADENTON, FLORIDA 34211
1(941)748-5543

UTILITIES, CABLE TV PHONE:
SPECTRUM
9780 S.R. 64
BRADENTON, FLORIDA 34212
1(888) 406-7063

PROJECT CONTACTS

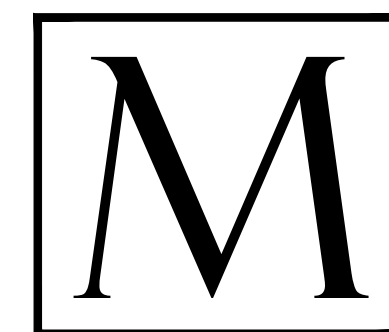
ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6901 PROFESSIONAL PARKWAY EAST, SUITE 103
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

APPLICANT:
AMH DEVELOPMENT, LLC
280 EAST PILOT ROAD
LAS VEGAS, NV 89119
PHONE:813-257-9177
www.amh.com

SURVEYOR:
ZNS ENGINEERING
1023 MANATEE AVENUE WEST (7TH FLOOR)
BRADENTON, FLORIDA 34205
PHONE:941-748-8080
www.znsengineering.com

ENVIRONMENTAL:
MONARCH ECOLOGY GROUP, LLC
3431 PINE VALLEY DRIVE
SARASOTA, FLORIDA
PHONE:34239
www.monarchecology.com

PREPARED BY



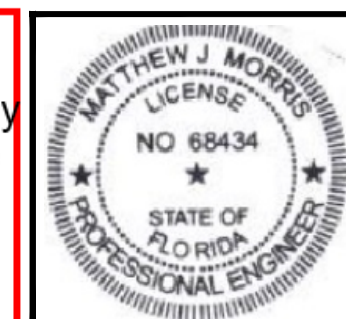
MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

REVISIONS				
NO.	DATE	DESCRIPTION		BY
1	2025-05	LEGAL DESCRIPTION, NOTES		KGH
2	2025-10	SPECIFIC APPROVALS		KGH
3	2025-11	SPECIFIC APPROVALS		KGH
4	2025-12	SPECIFIC APPROVALS		KGH

Matthew J. Morris, PE, State of Florida, Professional Engineer, License No. 68434. This item has been digitally signed and sealed by **Matthew J. Morris, PE**, on the date adjacent to the seal.

Signature must be verified on any electronic copies.



MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

SHEET
1 OF
4

LAND USE NOTES:

1. PROJECT SITE IS CURRENTLY ZONED A, THE FUTURE LAND USE CATEGORY IS UF-3.
2. THE PROJECT SITE LIES IN FLOOD ZONE "A", "AE" AND "X", PER THE FEMA FIRM PANEL MAP NUMBER 12081C0192F AND 12081C0211F (EFFECTIVE DATE AUGUST 10, 2021) AND THE SITE IS NOT IN A HURRICANE EVACUATION ZONE.
3. COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OR HOMEOWNERS ASSOCIATION, AN INDEPENDENT SPECIAL DISTRICT, A DEVELOPER, OR THE MASTER DEVELOPER.
4. ANY DEVELOPMENT OF THREE STORIES OR MORE MUST BE ANALYZED UNDER SECTION 401.5 BUILDING HEIGHT COMPATIBILITY WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS.
5. STREET LIGHTS MAY BE INSTALLED IN ACCORDANCE WITH LDC SECTION 806 AT THE DEVELOPERS OPTION.
6. ALL FUTURE SIGNAGE WILL BE IN COMPLIANCE WITH CHAPTER 6 AND 900.6.C.OF THE MANATEE COUNTY LAND DEVELOPMENT CODE AS AMENDED FROM TIME TO TIME. NO SIGNAGE IS APPROVED WITH THIS GENERAL DEVELOPMENT PLAN.
7. PROJECT WILL UTILIZE COUNTY SOLID WASTE COLLECTION
8. UNDEVELOPED LAND MAY BE USED FOR AGRICULTURAL PURPOSES THROUGHOUT THE LIFE OF PROJECT.
9. SIGNAGE WILL BE IN COMPLIANCE WITH SECTION 605 OF THE LDC.

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "MADSION" HAVING A PUBLISHED ELEVATION OF 32.52 FEET (NAVD 88). THE CONVERSION FROM NGVD 1929 TO NAVD 1988 -0.9514'.

ENVIRONMENTAL/LANDSCAPE NOTES:

1. THERE ARE KNOWN EASEMENTS. NO KNOWN FOUNDATIONS, MOUNDS OR MIDDENS IN AREAS OF HISTORIC ORIGIN. THERE ARE WETLANDS WITHIN THE PROJECT SITE. THERE ARE 2.83 ACRES ALONG THE WEST AND SOUTH WEST BOUNDARY OF PROJECT SITE.
2. THERE ARE NO KNOWN EXISTING WELLS ON THE PROJECT SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH THE RULE 40D-531(2) F.A.C.
3. ANY EXISTING SEPTIC TANKS WILL BE REMOVED CONSISTENT WITH LOCAL AND STATE PERMITTING REQUIREMENTS.
4. PROJECT IS SUBJECT TO LANDSCAPE REQUIREMENTS LDC SECTION 402, 531,700, AND 701 DURING THE FSP REVIEW.
5. ALL BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS.
6. INTERNAL SCREENING BUFFERS WILL BE REVIEWED AT FSP IN ACCORDANCE WITH LDC SEC. 701.
7. NO MAINTENANCE IS ANTICIPATED FOR EXISTING DITCH.

STORMWATER NOTES:

1. THE PROJECT IS WITHIN THE GAMBLE CREEK BASIN.
2. THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.
3. POST DEVELOPMENT DRAINAGE PATTERNS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL, AND WILL BE CONSISTENT WITH PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE GREATEST EXTENT POSSIBLE.
4. NO MAINTENANCE IS ANTICIPATED FOR EXISTING DITCH.

UTILITIES NOTES:

1. ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.
2. THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
3. THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
4. MASTER INFRASTRUCTURE IS NOT SUBJECT TO PHASING.
5. 100% PERCENT AUTOMATIC IRRIGATION SYSTEM SHALL BE REQUIRED.

TRANSPORTATION NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
2. PROPOSED SIDEWALKS ARE SUBJECT TO LDC SECTION 1001.6
3. AUTOMATIC GATES WILL BE IN COMPLIANCE WITH COUNTY ORD. 19-15 COMPANION AUTOMATIC GATE SYSTEMS STANDARDS MEMORANDUM.
4. PARKING BASED UPON USE AT TIME OF FSP REVIEW IN ACCORDANCE WITH LDC TABLE 10-2, SECTION 1005.3 UNLESS OTHERWISE NOTED HEREIN.
5. THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARD MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

Source: 7/5/2025 2:08:06 PM KHEPNER I Printed: 7/05/2025 2:08:16 PM KHEPNER I 23,085 PLS\CHEYANNE PH II PLANS\REVISED PLANS\CDP\02 GHY PH II 0402

1	2025-05	REVISE NOTES	KGH
2	2025-10	REVISE NOTES	KGH
NO.	DATE	REVISION DESCRIPTION	BY



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	2025-02
PROJECT	CHEYANNE PRESERVE PH II
DRAWING	GENERAL NOTES
DRAWN	KGH
CHECKED	MM

GENERAL NOTES
CHEYANNE PRESERVE PHASE II
 MANATEE COUNTY, FLORIDA

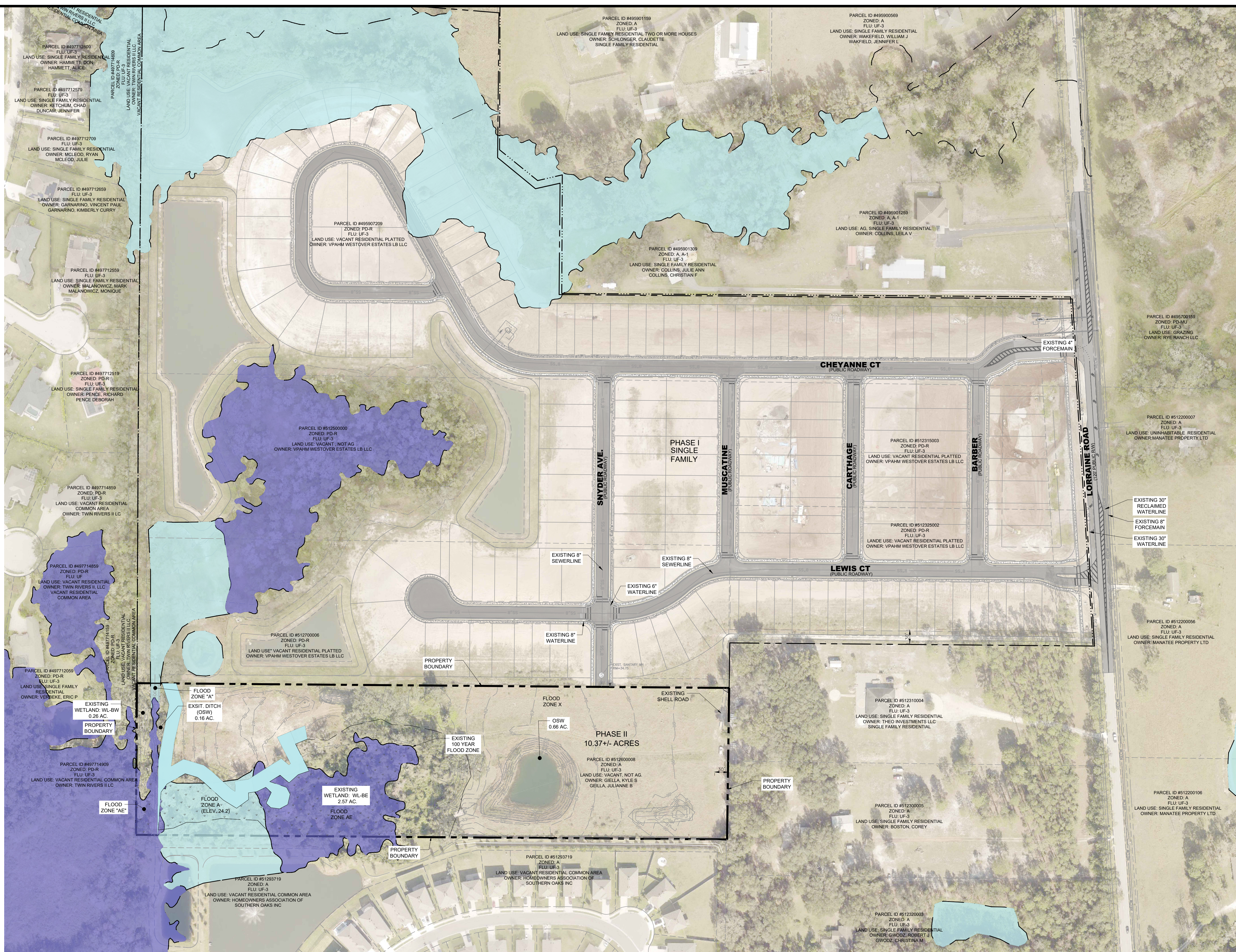
SCALE	AS NOTED
VERTICAL DATUM	NAVD88
SHEET	2
OF	4

MATTHEW J. MORRIS P.E.
 FL LICENSE NO. 68434

LEGEND

- "A" 100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "A", "AE" & "X" (BASE FLOOD ELEVATION IS 24.2) PER FIRM PANEL 1208C0192F EFFECTIVE 8/10/2021 & 2081C211.EFFECTIVE 8/10/2021. ("A" 0.65 AC. ON SITE) ("AE" 1.42 AC. ON SITE) (FLOOD "X" 8.28 AC. ON SITE)
- "AE"
- WETLANDS (2.83 ACRES ONSITE)
- OTHER SURFACE WATERS (0.82 ACRES ONSITE)
- PROJECT BOUNDARY

ENTIRE SITE IS WITHIN THE GAMBLE CREEK BASIN
TOTAL SITE AREA = 10.37± ACRES



N

0 100 200 300
GRAPHIC SCALE 1"=100'

Source: 1/5/2026 8:12:51 AM SHEPHERD | PHASE II, CHEYENNE PRESERVE PH II, PLANNING SPEC PLANS (CDD) 03, CIVIL PH II, EX03

1	2025-05	REVISE NOTES, PID #S, BOUNDARY FOR PH I	KGH
2	2025-10	REVISE NOTES	KGH
NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	2025-02
PROJECT	CHEYANNE PRESERVE PH II
DRAWING	EXIST COND AERIAL
DRAWN	KGH
CHECKED	MM

EXISTING CONDITIONS - AERIAL
CHEYANNE PRESERVE PHASE II
MANATEE COUNTY, FLORIDA

SCALE	1"=100'		
VERTICAL DATUM	NAVD88		
SHEET	3	OF	4

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

LEGEND

- "A" 100 YEAR FLOOD LINE/FLOOD ZONE SITE LIES IN ZONES: "A", "AE", & "X" (BASE FLOOD ELEVATION IS 24.2) PER FIRM PANEL 1208C0192F EFFECTIVE 8/10/2021 & 2081C211, EFFECTIVE 8/10/2021. ("A" 0.65 AC. ON SITE) ("AE" 1.42 AC. ON SITE) (FLOOD "X" 8.28 AC. ON SITE)
- "AE" WETLAND BUFFER (0.94 ACRES)
- HABITAT PRESERVATION 0.71 ACRES (6%)
- WETLANDS (2.83 ACRES ON PROJECT SITE)
- L-1 LAKE
- PROJECT BOUNDARY

TOTAL PROJECT SITE AREA = 10.37± ACRES

SITE DATA:
 ADDRESS: 3125 NORTH RYE ROAD
 PARRISH, FLORIDA 34219
 P.I.D.: 512600008
 SITE AREA: 451,523± S.F. (10.37± AC.)

EXISTING ZONING: A
 EXISTING LAND USE: UF-3, VACANT
 DENSITY: 3 DU/AC

PROPOSED ZONING: PD-R (PLANNED DEVELOPMENT RESIDENTIAL)
 PROPOSED USE: SINGLE FAMILY DETACHED
 PROPOSED LOTS: 24 LOTS

FLOOD ZONE: "A", "AE", & "X" (BASE FLOOD ELEVATION IS 24.2) PER FIRM PANEL 1208C0192F EFFECTIVE 8/10/2021 & 2081C211, EFFECTIVE 8/10/2021.

PROPOSED MAX BUILDING HEIGHT: 2 STORIES - 35'

MINIMUM LOT SIZE: 40' x 100' 4,000 SF. (MIN.)
 60' x 100' 6,000 SF. (MIN.)

NET DENSITY:
 10.37 - 2.83 AC. = 7.54
 7.54 + 2.07 = 9.61
 9.61 x 3 = 28.83 PROPOSED NET DENSITY
 PROJECT NET DENSITY: = 3 DU/AC

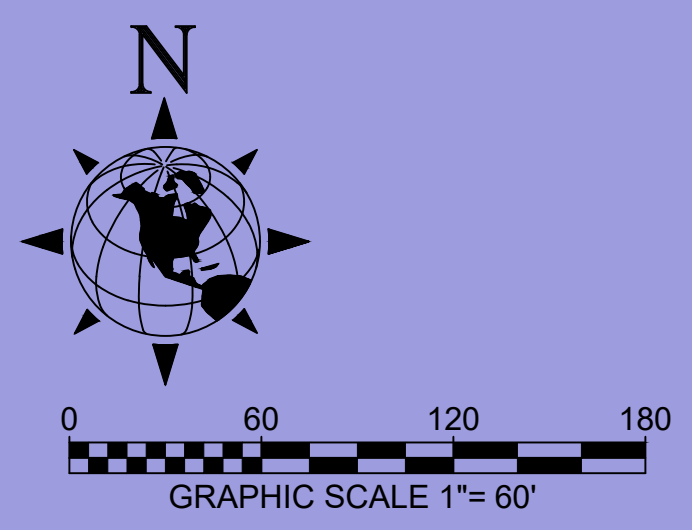
LAKES: 47,654 SF. (1.09 AC.) = 10%
 WETLANDS ON SITE: 123,276 SF. (2.83 AC.) = 26%
 WETLAND BUFFER: 40,974 SF. (0.94 AC.) = 9%
 BUFFERS: 18,150 SF. (0.42 AC.) = 4%
 OTHER OPEN SPACE: 27,094 SF. (0.62 AC.) = 6%

OPEN SPACE REQUIRED: 25% (2.59 AC.)
 OPEN SPACE PROVIDED: 55% (5.72 AC.)
 (INCLUDES WETLANDS, LAKES, BUFFERS)

REQUIRED PARKING: 2 SPACES PER SFD

LOT SETBACKS:
 FRONT = 25'
 REAR = 15'
 SIDE = 5'
 WATERFRONT SETBACK 30'
 FRONT LOAD GARAGES: 25'
 GREENBELT BUFFER: 15'
 WETLAND BUFFER: VARIABLE WIDTH BUFFER

- NOTES:**
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED.
 - THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
 - ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND/OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.
 - THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.
 - THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARD MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.



1	2025-05	REVISE NOTES, PID #S, BOUNDARY FOR PH I	KGH
2	2025-10	REVISE NOTES, ADD LOT DETAIL	KGH
3	2025-11	REVISE NOTES, REVISE LOT DETAIL	KGH
4	2025-12	WATERFRONT SETBACK REQUEST	KGH

M MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A. 28780 941-444-6644 www.morrisengineering.net

DATE	2025-02
PROJECT	CHEYANNE PRESERVE PH II
DRAWING	GDP
DRAWN	KGH
CHECKED	MM

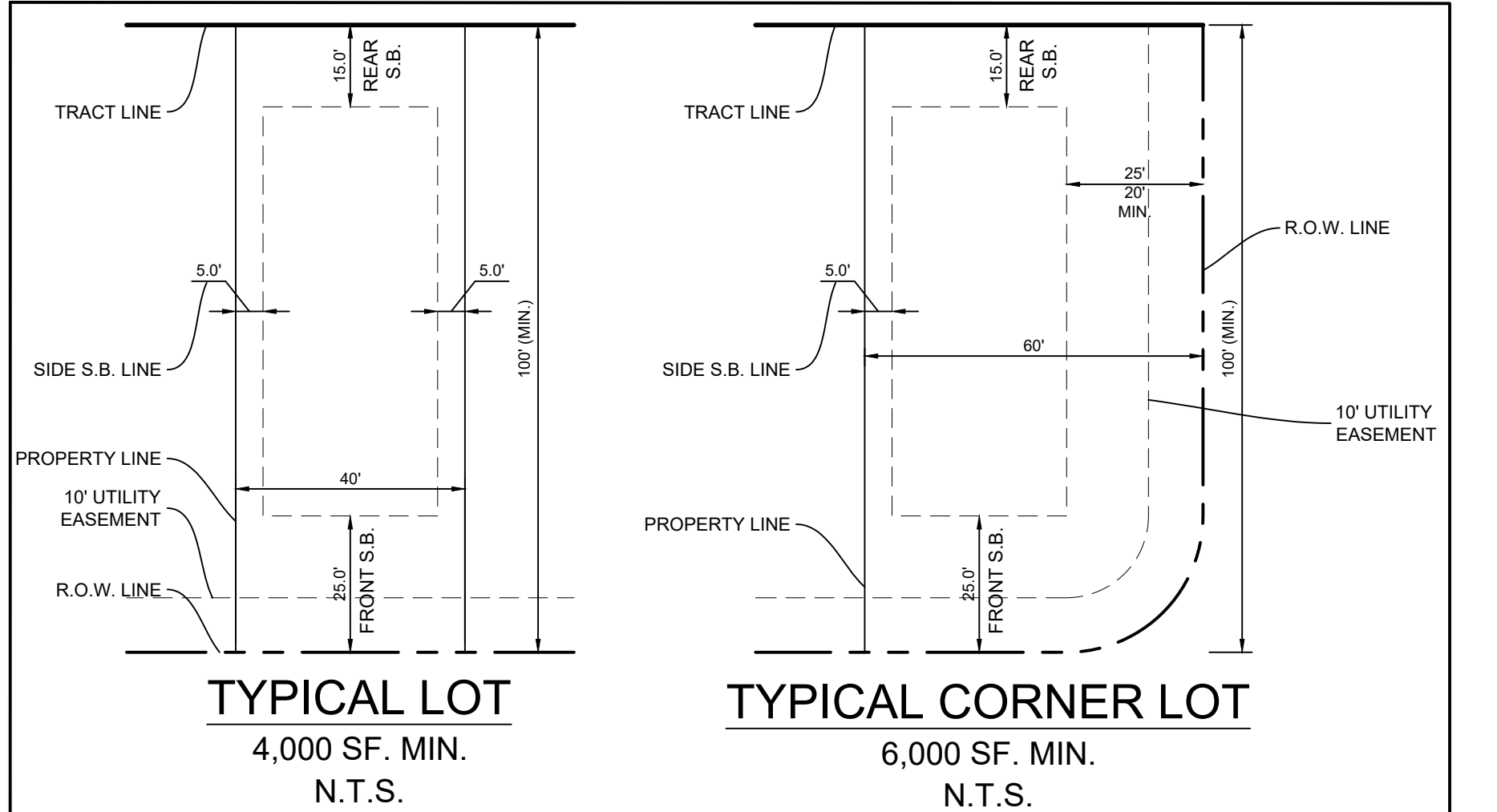
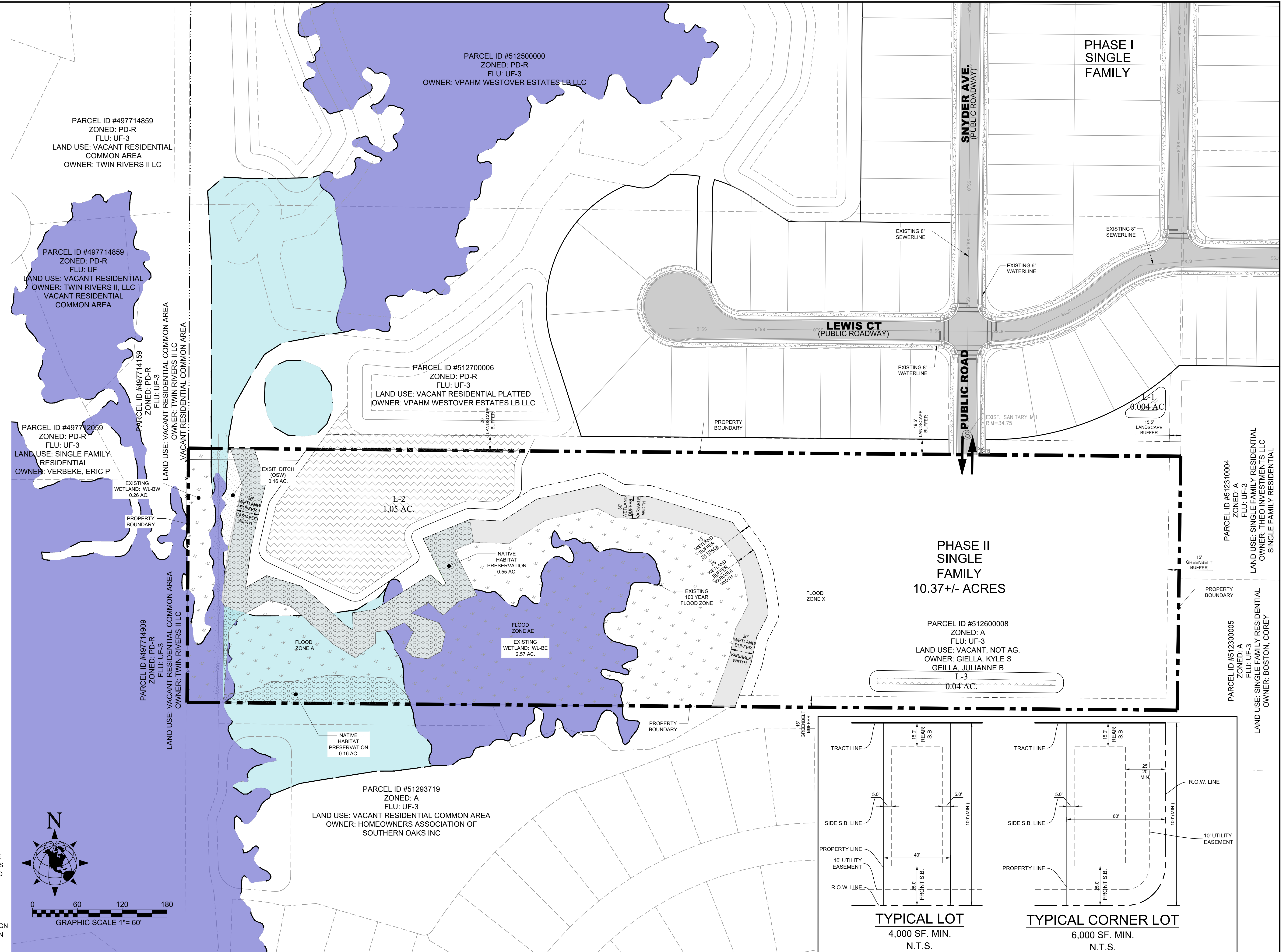
GENERAL DEVELOPMENT PLAN
CHEYANNE PRESERVE PHASE II
 MANATEE COUNTY, FLORIDA

SCALE 1"=60'

VERTICAL DATUM NAVD88

SHEET 4 OF 4

MATTHEW J. MORRIS P.E.
 FL LICENSE NO. 68434



Morris Engineering & Consulting, LLC

Cheyenne Preserve Phase 2

APPROVED

TRAFFIC IMPACT STATEMENT - PSP Draft December 26, 2024

Project # Record #PLN2407-0086

Narrative

This project is located west of Rye Road and south of Golf Course Road. The approximately 10.9-acre parcel is currently vacant. The existing zoning is Agricultural (AG). This request is to rezone the property to PD-R and allow 24 single-family dwelling units. This Traffic Impact Statement (TIS) supports a Preliminary Site Plan (PSP).

Trip Generation – Existing Conditions

Table 1a below indicates the estimated trips using ITE Trip Generation 11th Edition for the existing site conditions.

TABLE 1a. Trip Generation – Existing Conditions

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
	Vacant		0	0	0

Trip Generation – Proposed Conditions

Table 1b below indicates the estimated trips using ITE Trip Generation 11th Edition for the proposed site conditions.

TABLE 1b. Trip Generation – Proposed Zoning

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family	24 DUs	16	10	26

Based on the trip generation calculations, the proposed development would add 26 PM Peak Hour trips to the adjacent thoroughfare network.

Impact Area

The significant impact area includes first-impacted thoroughfares and thoroughfares carrying project traffic equal to or greater than five percent of the PM peak hour service volume ("capacity") at adopted level of service (LOS). Rye Road is the first-impacted thoroughfare and is included in the analysis. Table 2 below indicates the impacted roadway links, and the project traffic impacts on the impacted links and the capacity of those facilities. The project distribution was based on the D1RPM.

Table 2. Impact Area

Link No	Road	From	To	Lanes	Adopted LOS	PM Peak Service Volume	% Project Trips	Peak Hour Project Traffic	Project Traffic as % of Svc Vol
2921	Rye Rd	Golf Course Rd	UMRR	2U	D	2,290	100%	26	1.1%

As shown in Table 2, the development’s traffic does meet the five percent threshold except on the first-impacted road segment. Therefore, only the first impacted road segment will be evaluated.

Level of Service Analysis

Table 3 below summarizes the generalized level of service analysis on the impacted roadways without the reserve trips.

Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	9% Annual Growth – 3 years	Estimated Project Traffic	Peak Hour Total Traffic	LOS
Rye Rd	Golf Course Rd	UMRR	752	203	26	981	C

Based on the general link analysis using an annual growth rate of 9.0 percent for three years, the impacted segment of Rye Road is shown to operate at an acceptable level of service.

Access

The project proposes access to Rye Road through Cheyenne Phase 1 which has one (1) full access to Rye Road and one (1) right-in/right-out access to Rye Road. Access will be evaluated in the Operational Analysis.

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County regarding right of way needs.

Multi-Modal Transportation

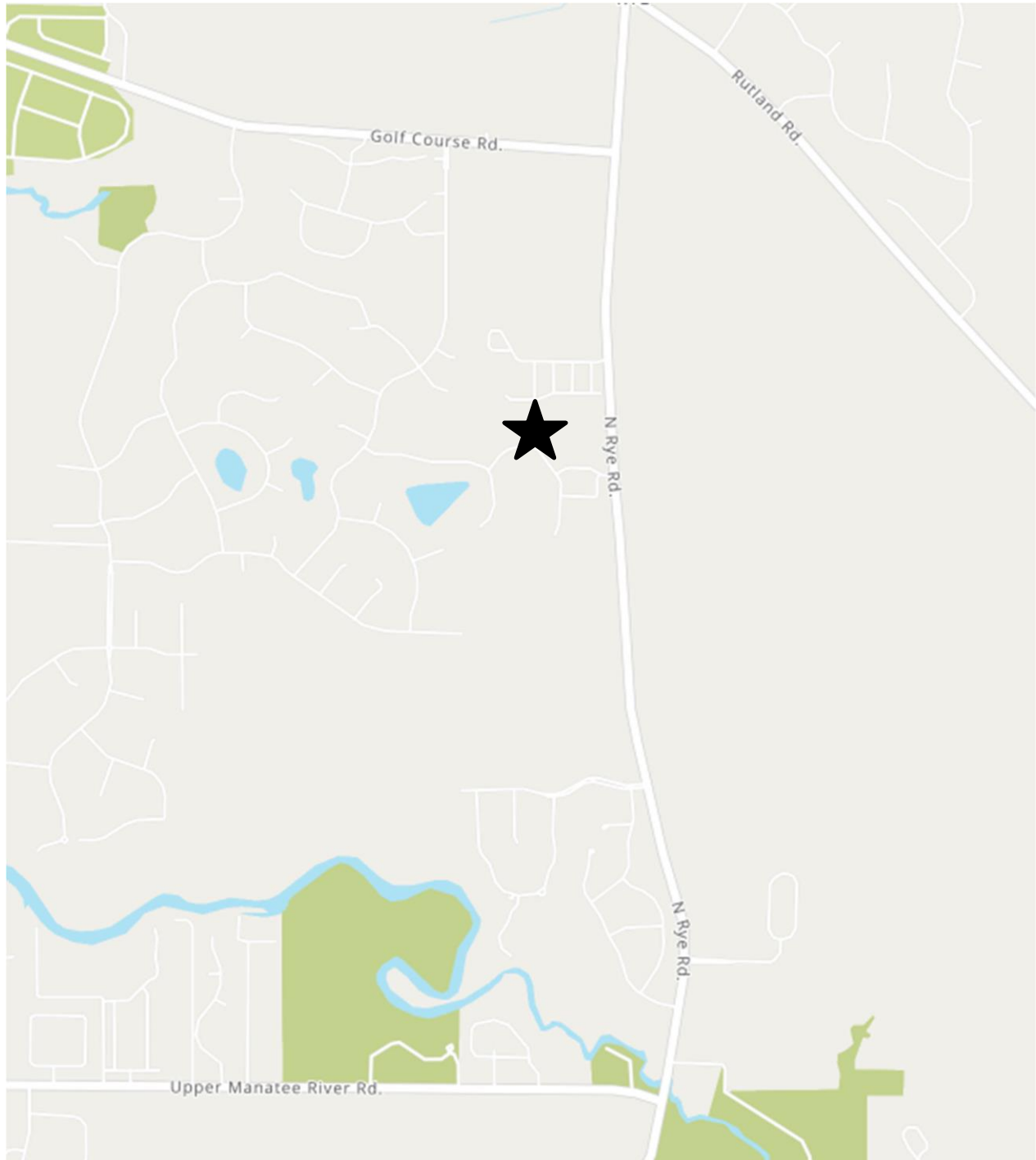
There are segments of sidewalk on both sides of Rye Road where new development has occurred. There are no bicycle lanes. There are no bus routes in the vicinity of the project.

Sidewalks will be provided within the development.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The link 2921 (Rye Road) from Golf Course Road to Upper Manatee River Road will be impacted with 26 PM Peak Hour trips.

Site Location



**Vicki L
Castro**

Digitally signed by
Vicki L Castro
Date: 2024.12.27
10:34:38 -05'00'

Vicki L Castro, PE
Palm Traffic

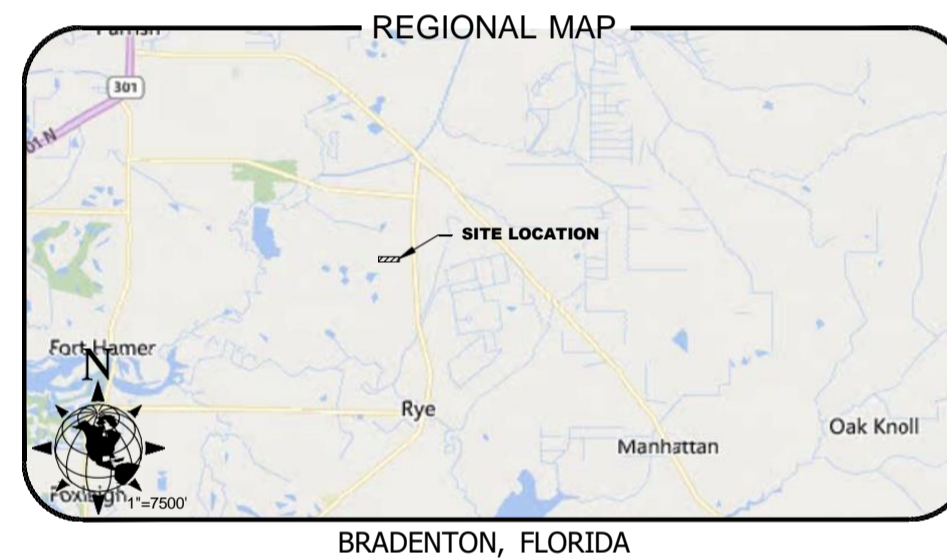
APPENDIX

APPENDIX
CONCEPTUAL SITE PLAN

REZONE TO PLANNED DEVELOPMENT WITH
PRELIMINARY SITE PLAN for
CHEYANNE PRESERVE PHASE II
SINGLE -FAMILY RESIDENTIAL SUBDIVISION

3125 NORTH RYE ROAD., BRADENTON, FLORIDA 34219
SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST
MANATEE COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION
NUMBERS: 512600008
PLN

A DEVELOPMENT BY
AMH DEVELOPMENT, LLC
280 EAST PILOT ROAD
LAS VEGAS, NV 89119



BRADENTON, FLORIDA



SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA

INDEX OF SHEETS	
SHEET	TITLE
1	COVER
2	GENERAL NOTES
3	AERIAL MAP/EXISTING CONDITIONS
4	PRELIMINARY SITE PLAN
5	MASTER DRAINAGE PLAN
6	MASTER UTILITY PLAN
7	DRAINAGE BASIN PLAN
8	LANDSCAPE PLAN
9	TREE INVENTORY PLAN
10	SITE DETAILS

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

SITE NOTES:

1. REQUIRED OPEN SPACE:
25% OF OVERALL DEVELOPMENT = 2.58 ACRES
PROVIDED OPEN SPACE = 6.35 ACRES (63%)
2. THERE ARE NATIVE PLANT COMMUNITIES ON THIS SITE.
3. THERE ARE WETLANDS LOCATED WITHIN THE PROJECT LIMITS.

SERVICE PROVIDERS

FLORIDA POWER & LIGHT
1253 12TH AVE. E.
PALMETTO, FLORIDA
1(941) 917-0708

UTILITIES, GAS
TECO GAS 8261 VICO CT.
SARASOTA, FLORIDA 34340
1(877) 832-6747

UTILITIES, CABLE TV PHONE:
113 MILLER MAC RD.
APOLLO BEACH, FLORIDA 33572
1(813)756-7653

UTILITIES, POTABLE, & WASTEWATER
MANATEE COUNTY UTILITIES
4410 96TH ST. W.
BRADENTON, FLORIDA 34210
1(941)792-8811

SOLID WASTE:
WASTE MANAGEMENT
3333 LENA ROAD
BRADENTON, FLORIDA 34211
1(941)748-5543

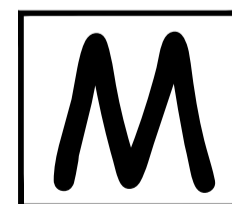
PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6997 PROFESSIONAL PARKWAY EAST, SUITE B
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

APPLICANT:
AMH DEVELOPMENT, LLC
280 EAST PILOT ROAD
LAS VEGAS, NV 89119
PHONE: 813-257-9177
www.amh.com

SURVEYOR:
MRIC SPATIAL SURVEYING
701 S. HOWARD AVENUE, SUITE 106-320
TAMPA, FLORIDA 33606
PHONE: 813-515-0821
www.MRICSpatial.com

ENVIRONMENTAL:
MONARCH ECOLOGY GROUP, LLC
3431 PINE VALLEY DRIVE
SARASOTA, FLORIDA
PHONE: 94239
www.monarchecology.com



PREPARED BY
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

REVISIONS			
NO.	DATE	DESCRIPTION	BY

		SHEET 1 OF 10
MATTHEW J. MORRIS P.E. FL LICENSE NO. 68434		

LAND USE NOTES:

- PROJECT SITE IS CURRENTLY ZONED A, THE FUTURE LAND USE CATEGORY IS UF-3.
- THE PROJECT SITE LIES IN FLOOD ZONE "A", "AE" AND "X", PER THE FEMA FIRM PANEL MAP NUMBER 12081C0192F AND 12081C0211F (EFFECTIVE DATE AUGUST 10, 2021) AND THE SITE IS NOT IN A HURRICANE EVACUATION ZONE.
- COMMON OPEN SPACE SHALL BE OWNED AND MAINTAINED BY A PROPERTY OR HOMEOWNERS ASSOCIATION, AN INDEPENDENT SPECIAL DISTRICT, A DEVELOPER, OR THE MASTER DEVELOPER.
- ANY DEVELOPMENT OF THREE STORIES OR MORE MUST BE ANALYZED UNDER SECTION 401.5 BUILDING HEIGHT COMPATIBILITY WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL ZONING DISTRICTS.
- STREET LIGHTS MAY BE INSTALLED IN ACCORDANCE WITH LDC SECTION 806 AT THE DEVELOPERS OPTION.
- ALL FUTURE SIGNAGE WILL BE IN COMPLIANCE WITH CHAPTER 6 AND 900.6.C.OF THE MANATEE COUNTY LAND DEVELOPMENT CODE AS AMENDED FROM TIME TO TIME. NO SIGNAGE IS APPROVED WITH THIS GENERAL DEVELOPMENT PLAN.
- PROJECT WILL UTILIZE COUNTY SOLID WASTE COLLECTION
- UNDEVELOPED LAND MAY BE USED FOR AGRICULTURAL PURPOSES THROUGHOUT THE LIFE OF PROJECT.
- SIGNAGE WILL BE IN COMPLIANCE WITH SECTION 605 OF THE LDC.

GENERAL NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), BASED ON NATIONAL GEODETIC SURVEY BENCHMARK "CITRUS" HAVING A PUBLISHED ELEVATION OF 32.30 FEET (NAVD 88). THE CONVERSION FROM NGVD 1929 TO NAVD 1988 -0.9514'.

ENVIRONMENTAL/LANDSCAPE NOTES:

- THERE ARE KNOWN EASEMENTS. NO KNOWN FOUNDATIONS, MOUNDS OR MIDDENS IN AREAS OF HISTORIC ORIGIN. THERE ARE WETLANDS WITHIN THE PROJECT SITE. THERE ARE 2.78 ACRES ALONG THE WEST AND SOUTH WEST BOUNDARY OF PROJECT SITE.
- THERE ARE NO KNOWN EXISTING WELLS ON THE PROJECT SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH THE RULE 40D-531(2) F.A.C.
- ANY EXISTING SEPTIC TANKS WILL BE REMOVED CONSISTENT WITH LOCAL AND STATE PERMITTING REQUIREMENTS.
- PROJECT IS SUBJECT TO LANDSCAPE REQUIREMENTS LDC SECTION 402, 531.700, AND 701 DURING THE FSP REVIEW.
- ALL BUFFERS SHALL BE EXCLUSIVE OF ANY RIGHT-OF-WAY OR FUTURE DEDICATIONS.
- INTERNAL SCREENING BUFFERS WILL BE REVIEWED AT FSP IN ACCORDANCE WITH LDC SEC. 701.

STORMWATER NOTES:

- THE PROJECT IS WITHIN THE GAMBLE CREEK BASIN.
- THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING FINAL SITE CONSTRUCTION PLAN REVIEW PROCESS.
- POST DEVELOPMENT DRAINAGE PATTERNS WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN SUBMITTAL, AND WILL BE CONSISTENT WITH PRE-DEVELOPMENT DRAINAGE PATTERNS TO THE GREATEST EXTENT POSSIBLE.

UTILITIES NOTES:

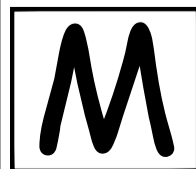
- ALL IRRIGATION SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE NEEDS OF THE SYSTEM. STORMWATER REUSE, RECLAIMED USE, GREY WATER IRRIGATION SYSTEMS AND /OR SHALLOW WELLS SHALL BE USED. THE USE OF POTABLE FOR IRRIGATION WILL NOT BE ALLOWED.
- THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THE FACILITIES WILL BE ANALYZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.
- THIS PROJECT IS PLANNING TO CONNECT INTO COUNTY UTILITIES AND IS IN ACCORDANCE WITH THE MOST RECENT COUNTY MASTER PLAN FOR THIS AREA.
- MASTER INFRASTRUCTURE IS NOT SUBJECT TO PHASING.
- 100% PERCENT AUTOMATIC IRRIGATION SYSTEM SHALL BE REQUIRED.

TRANSPORTATION NOTES:

- ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MUTCD, FDOT DESIGN STANDARDS AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT HIGHWAY, TRAFFIC AND STORMWATER STANDARDS. TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THESE DOCUMENTS, AND THAT ARE WITHIN THE PUBLICLY MAINTAINED RIGHT-OF-WAY, IF ACCEPTABLE, WILL REQUIRE AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.
- PROPOSED SIDEWALKS ARE SUBJECT TO LDC SECTION 1001.6
- AUTOMATIC GATES WILL BE IN COMPLIANCE WITH COUNTY ORD. 19-15 COMPANION AUTOMATIC GATE SYSTEMS STANDARDS MEMORANDUM.
- PARKING BASED UPON USE AT TIME OF FSP REVIEW IN ACCORDANCE WITH LDC TABLE 10-2, SECTION 1005.3 UNLESS OTHERWISE NOTED HEREIN.

Source: 12/13/2024 9:32:21 AM KIEFNER | Path: 12/13/2024 9:33:54 AM KIEFNER | Z:\CBS PL\CHEYANNE PH II\Planning\DEV PLANS\03 CIV PH II GR02

NO.	DATE	REVISION DESCRIPTION	BY



MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 2024-10	
PROJECT CHEYANNE PRESERVE PH II	
DRAWING GENERAL NOTES	
DRAWN KGH	CHECKED MM

GENERAL NOTES
CHEYANNE PRESERVE PHASE II
 MANATEE COUNTY, FLORIDA

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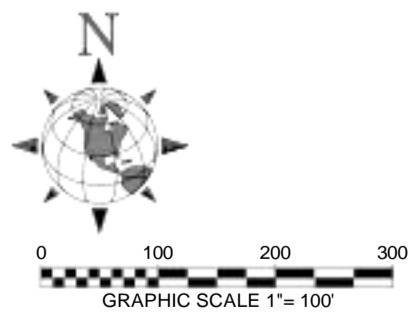
SCALE AS NOTED	
VERTICAL DATUM NAVD88	
SHEET 2	OF 10

MATTHEW J. MORRIS P.E.
FL LICENSE NO. 68434

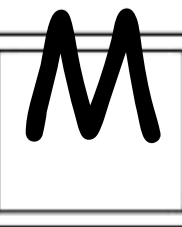
LEGEND

- 100 YEAR FLOODLINE/FLOODZONE "A" & "AE" (2.07 ACRES ON SITE)
(FLOOD ZONE "X" 8.28 ACRES ON SITE)
- WETLANDS (2.78 ACRES ONSITE)
- DITCH (0.15 ACRES ONSITE)
- PROJECT BOUNDARY

ENTIRE SITE IS WITHIN THE GAMBLE CREEK BASIN
TOTAL SITE AREA = 10.35± ACRES



NO.	DATE	REVISION DESCRIPTION	BY



Civil Engineering and Land Development Consulting
MORRIS ENGINEERING AND CONSULTING, LLC

6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	2024-10
PROJECT	CHEYANNE PRESERVE PH II
DRAWING	EXIST COND AERIAL
DRAWN	KGH
CHECKED	MM

EXISTING CONDITIONS - AERIAL
CHEYANNE PRESERVE PHASE II
 MANATEE COUNTY, FLORIDA

SCALE	1"=100'
VERTICAL DATUM	NAVD83
SHEET	3
OF	10

MATTHEW J. MORRIS P.E.
 FL. LICENSE NO. 64634

LEGEND

- 100 YEAR FLOOD ZONE (2.07 ACRES WITHIN PROJECT)
- WETLAND BUFFER (0.81 ACRES)
- WETLAND BUFFER IMPACT (0.184 ACRES)
- WETLAND BUFFER COMPENSATION (0.184 ACRES)
- WETLANDS (2.74 ACRES ON PROJECT SITE)
- VISIBILITY TRIANGLE
- L-1= LAKE
- PROJECT BOUNDARY

TOTAL PROJECT SITE AREA = 10.35± ACRES

SITE DATA:
 ADDRESS: 3125 NORTH RYE ROAD
 SR 62 PARRISH, FLORIDA 34219
 P.I.D.: 512600008
 SITE AREA: 450,974± S.F. (10.35± AC.)

EXISTING ZONING: A
EXISTING LAND USE: UF-3, VACANT
DENSITY: 3/ DU/AC

PROPOSED ZONING: PD-R (PLANNED DEVELOPMENT RESIDENTIAL)
PROPOSED USE: SINGLE FAMILY DETACHED

FLOOD ZONE: "A", "AE", & "X" (BASE FLOOD ELEVATION IS APPROX. 32.30 FEET NAVD 88)
FLOOD ZONE (DATED 08/10/2021) FLOOD MAP 1208C0192F & 2081C211F

PROPOSED MAX BUILDING HEIGHT: 2 STORIES - 35'

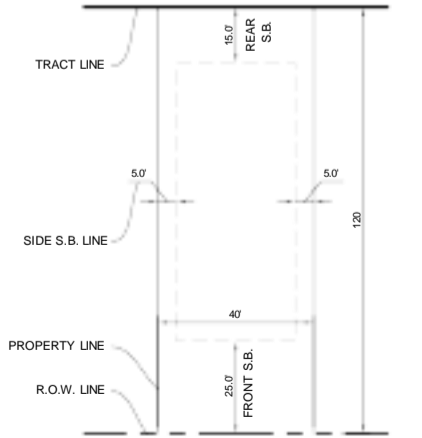
NET DENSITY:
 10.55 - 2.78 AC. = 7.57
 7.57 + 2.07 = 9.64
 9.65 x 3 = 28.92 PROPOSED NET DENSITY
PROJECT NET DENSITY: = 3 DU/AC

LAKES: 47,6545 SF. (1.07 AC.) = 10%
WETLANDS ON SITE: 121,096.8 SF. (2.78 AC.) = 32%
WETLAND BUFFER: 35,258 SF. (0.81 AC.) = 8%
BUFFERS: 18,150 SF. (0.42 AC.) = 4%
OTHER OPEN SPACE: 27,094 SF. (0.62 AC.) = 6%

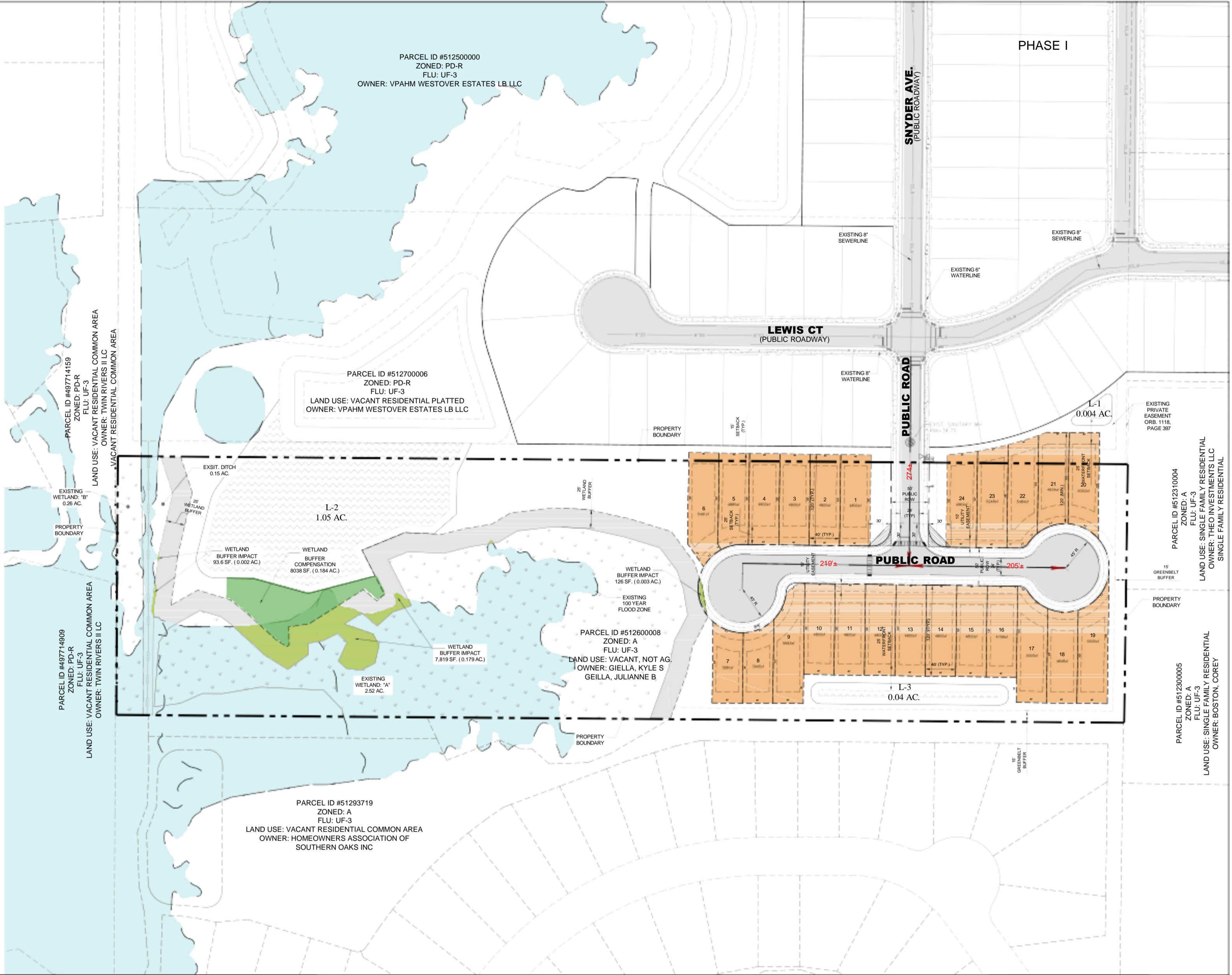
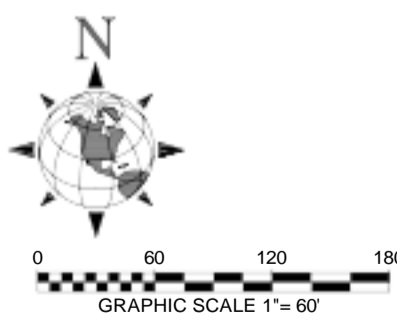
OPEN SPACE REQUIRED: 25% (2.58 AC.)
OPEN SPACE PROVIDED: 61% (6.34 AC.)
 (INCLUDES WETLANDS, LAKES, BUFFERS)

REQUIRED PARKING: 2 SPACES PER SFD

LOT SETBACKS:
 FRONT = 25'
 REAR = 15'
 SIDE = 5'
 FRONT LOAD GARAGES: 25'
 GREENBELT BUFFER: 15'



SINGLE FAMILY DETACHED
 N.T.S.



NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	2024-10
PROJECT	CHEYANNE PRESERVE PH II
DRAWING	PSI
DRAWN	KSH
CHECKED	MM

PRELIMINARY SITE PLAN
CHEYANNE PRESERVE PHASE II
 MANATEE COUNTY, FLORIDA

SCALE	1"=60'
VERTICAL DATUM	NA83
SHEET	4
OF	10

MATTHEW J. MORRIS P.E.
 FL. LICENSE NO. 68454

APPENDIX
TRIP GENERATION

PERIOD SETTING

Analysis Name : PM Peak Hour
Project Name : Cheyenne Preserve Phase II **No :**
Date: 12/23/2024 **City:**
State/Province: **Zip/Postal Code:**
Country: **Client Name:**
Analyst's Name: **Edition:** Trip Generation Manual, 11th Ed

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing (General Urban/Suburban)	Dwelling Units	24	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) $\ln(T) = 0.94\ln(X) + 0.27$	16 62%	10 38%	26

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	16	0 %	10

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	26	0	0	26

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 210 - Single-Family Detached Housing (General Urban/Suburban)
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	16
Total Exiting	10
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	16
Total Exiting Non-Pass-by Trips	10

APPENDIX
MANATEE COUNTY LINK SHEETS

Manatee County Planning Department Concurrency Transportation Link Sheet

Report run on: December 4, 2024 8:30 AM

Link No	Road Name	From Street	To Street	Jrs Dtn	Fnc Cls	U R	(#1) Crs Sec	Sig/ Mile	Nu m Sig	Cl ass Gr p	Le ft Tu ms	5% Peak Hour Vol	Los Std	Exist Los	Proje ctcd LOS	Art Plan LOS	Trf Cnt Yr	Exist AADT	K100	O C S	Peak Hour Base	Peak Hour Res	Peak Hour Total	(#2) Peak Hr LOS Vol	Avail Peak Hour Cap	3 Yr Growth Rate	Cn Yr	Con Typ	De tm Rs	Stn Num
2916	RANGELAND PKY	POST BLVD	UIHLEIN RD	MC	UC	U	2U	1.33	1		N	47.5	D	C	F		22	4688	0.090		422	1,307	1,729	950	-779	0.000				02-19
2917	RANGELAND PKY	UIHLEIN RD	BOURNESIDE BLVD	MC	UC	U	2U	0.80	1		N	47.5	D	C	C		22	4688	0.090				422	950	528	0.000				02-19
2918	RYE RD - Not Exist	SR 62	CR 675	MC	MAC	R	2U	0.40	1		Y	39.5	C	F	F		22	4927	0.950		4,681	0	4,681	790	-3,891	0.000				11-04
2920	RYE RD	CR 675	GOLF COURSE RD	MC	UC	R	2U	2.22	1	US	N	109.5	D	B	D		22	4928	0.095	O	468	1,167	1,635	2,190	555	0.000		0	11-04	
2921	RYE RD	GOLF COURSE RD	UPPER MANATEE RR	MC	UC	R	2U	0.37	1		N	114.5	D	B	F		22	7921	0.095		752	2,507	3,259	2,290	-969	0.000				11-18
2922	RYE RD	UPPER MANATEE RR	SR 64	MC	UC	U	2U	0.31	1		Y	113.5	D	C	E		22	12582	0.090		1,132	1,461	2,593	2,270	-323	0.000				4014
2930	SAFFOLD RD	SR 62	HILLSBOROUGH CO	MC	MIC	R	2U	0.31	1	55	Y	39.5	C	B	B		22	1421	0.095	O	135	0	135	790	655	0.000		0	12-11	
2950	SR 37	SR 62	POLK CO	ST	MA	R	2U	0.18	1	55	Y	67.5	D	B	B		22	2700	0.095	O	257	0	257	1,350	1,093	0.000		0	0045	
2960	SR 62	US 301	SAFFOLD RD	ST	MA	T	2U	0.12	1	55	Y	109.5	D	B	E		22	4300	0.090	O	387	2,326	2,713	2,190	-523	0.000		0	0015	
2961	SR 62	SAFFOLD RD	CR 39	ST	MA	R	2U	0.11	1		Y	70.5	D	C	C		22	5500	0.095		523	14	537	1,410	873	0.000				0019
2970	SR 62	CR 39	SR 37	ST	MA	R	2U	0.47	1	55	Y	70.5	D	C	C		22	5500	0.095	C	523	0	523	1,410	887	0.000		0	0019	
2980	SR 62	SR 37	HARDEE CO	ST	MA	R	2U	0.25	1	55	Y	67.5	D	C	C		22	5200	0.095	O	494	3	497	1,350	853	0.000		0	0013	
2990	SR 64	SR 789	PERRICO BAY BLVD	ST	MA	U	2U	0.52	1	US	Y	88	D	C	C		22	17600	0.090	O	1,584	0	1,584	1,760	176	0.000		0	0033	
3000	SR 64	PERRICO BAY BLVD	PALMA SOLA BLVD	ST	PA	U	2U	0.50	1	US	Y	88	D	C	C		22	18000	0.090	C	1,620	0	1,620	1,760	140	0.000		0	0036	
3010	SR 64	PALMA SOLA BLVD	75 ST W	ST	PA	U	4D	2.44	1	US	Y	187.5	D	C	C		22	18000	0.090	O	1,620	3	1,623	3,750	2,127	0.000		0	0036	
3025	SR 64	75 ST W	59 ST W	ST	PA	U	4D	1.00	1	II	Y	187.5	D	C	C		22	32000	0.090	O	2,880	30	2,910	3,750	840	0.000		0	5033	
3035	SR 64	59 ST W	51 ST W	ST	MA	U	4D	2.08	1	II	Y	187.5	D	C	C		22	32000	0.090	C	2,880	18	2,898	3,750	852	0.000		0	5033	
3036	SR 64	51 ST W	43 ST W	MC	MA	U	4D	2.00	1	II	Y	187.5	D	C	C		22	39500	0.090		3,555	0	3,555	3,750	195	0.000				5025
3037	SR 64	43 ST W	34 ST W (BRAD CL)	MC	MA	U	4D	2.00	1	II	Y	179	D	D	D		22	39500	0.090		3,555	0	3,555	3,580	25	0.000				5025
3040	SR 64	CARLTON ARMS BLVD	43RD ST BLVD E	ST	PA	U	6D	2.38	1	II	Y	282.5	D	C	C		22	49500	0.090	C	4,455	636	5,091	5,650	559	0.000		0	0005	

APPENDIX
FDOT HISTORICAL COUNT



Form D3 - Concurrency Deferral & Acknowledgement

DEFERRAL AND ACKNOWLEDGMENT OF EVENTUAL REQUIREMENT FOR CONCURRENCY CERTIFICATION

NOTE: When an application for a development order defers "Concurrency" certification to a later stage of approval, the property owner(s) or authorized representative(s) must acknowledge the eventual requirement for certification. A development order that does not have a "Concurrency" Certificate of Level of Service Compliance shall not grant any rights or entitlements to certification; shall not exempt the proposed development from the eventual requirements for certification; and shall not grant any rights to commence development without certification.

Parcel No: **512600008**

Section: **11**

Print Name(s) of all Property Owners:

Being first duly sworn, depose(s) and say(s):

Property Size (acres or sq. ft.): **10.37^{+/-}**

Township: **34S**

Range: **19E**

TAZ: **N/A**

AMH DEVELOPMENT LLC

1. That (I am/we are) the owner(s) and record title holder(s) or authorized representative(s) of the following described property: (print legal description)

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

2. That this property constitutes the property for which a request for approval is sought precedent to the use or development of land and is sought through the Building & Development Services Department, an administrative agency of the Board of County Commissioners of Manatee County, Florida.
3. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not exempt me/us, or the successors and/or assigns of the property, when seeking further development approval(s) from Manatee County Government for the above-cited property, from the requirement for a Certificate of Level of Service which shall ensure the adequacy of public facilities to serve land development according to the adopted level-of-service standards.
4. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not grant me/us, or the successors and/or assigns of the property, any rights or entitlements to a Certificate of Level of Service Compliance, public facility capacities or approval to commence development.
5. That (I/we) hereby recognize and acknowledge that any approval of the above-cited request shall not assure me/us, or the successors and/or assigns of the property, of future adequate capacities in public facilities, and that (I/we) proceed aware of the risk of future inadequate capacities.



Building and Development Services Department
1112 Manatee Ave West, Suite 408
Bradenton, FL 34205
Phone: (941) 749-3012
ReviewerOnCall@mymanatee.org
www.mymanatee.org

Affix Signatures of All Property Owner(s)/Agent(s):

[Signature]
(Signature) **BRAD EDWARDS, AUTHORIZED
REPRESENTATIVE OF AMH DEVELOPMENT
LLC**

6/6/25
(Date)

(Signature)

(Date)

STATE OF **GEORGIA**
COUNTY OF ~~COBB~~ **FULTON**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 06 day of June (month), **2025** (year), by BRAD EDWARDS (name of person acknowledging) who is personally known to me or who has produced DL (type of identification) as identification.

[Signature]
Signature of Notary Public – State of ~~Florida~~ **GEORGIA**

MURALI BIJJULA
(Print, Type or Stamp Commissioned Name of Notary Public to the Left of Signature)



EXHIBIT A
LEGAL DESCRIPTION

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

**CHEYANNE PRESERVE PHASE II
PARRISH, MANATEE COUNTY, FL**

**MANATEE COUNTY
REZONE APPLICATION**

ENVIRONMENTAL ASSESSMENT REPORT

Prepared for:

**AMH Development, LLC
3923 Coconut Palm Drive, Suite 110
Tampa, FL 33619**

Prepared by:



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941-374-6339

Revised

September 24, 2025

TABLE OF CONTENTS

1.0 INTRODUCTION 1-1

2.0 HABITAT ASSESSMENT 2-1

2.1 UPLANDS.....2-1

2.2 WETLANDS AND SURFACE WATERS.....2-2

3.0 LISTED SPECIES 3-1

4.0 HABITAT IMPACT ASSESSMENT.....4-1

APPENDICES

- Appendix A 2015-2017 Aerials
- Appendix B SWFWMD Wetland Petition and Approved Survey
- Appendix C Photolog

LIST OF TABLES

- Table 3-1. Listed Wildlife Species Observed or Having Potential to Occur at the Cheyenne Preserve Parcel

LIST OF FIGURES

- Figure 1. Location Map
- Figure 2. USGS Topographic Map
- Figure 3. Watershed Map
- Figure 4. 1951 Aerial Map
- Figure 5. 1964 Aerial Map
- Figure 6. 1970 Aerial Map
- Figure 7. 1984 Aerial Map
- Figure 8. Wetland Map

- Figure 9. Soils Map
- Figure 10. Land Use Map
- Figure 11. Listed Species Observation Map
- Figure 12. Listed Species Database Map

1.0 INTRODUCTION

Monarch Ecology Group, LLC (MONARCH) conducted an environmental assessment in support of a Manatee County Rezone Application for Cheyenne Preserve (Phase II) which is a future residential development proposed in Parrish, Manatee County, Florida. The site encompasses approximately 10-acres (+/-) associated with one (1) parcel (Parcel ID Number 5126000008) located west of North Rye Road in Parrish, Manatee County, Florida (Figures 1 and 2). The property is also located approximately 1.5 miles north of the Manatee River and sits in the Manatee River watershed (Figure 3), but is not located in the Manatee Watershed Overlay. The property is currently zoned for agriculture (A) and has a future land use designation of UF-3 (Urban Fringe 3). The property also directly abuts residential development including Cheyenne Preserve (Phase 1) to the north and Southern Oaks to the south.

The parcel is currently undeveloped but has been partially cleared and was historically part of a citrus grove operation. Historic aerials dating back to 1951, 1964 and 1970 (Figure's 4-6) shows the east side of the site was previously a citrus grove (or tree nursery) and the west side had a large, forested wetland surrounded by pasture. Historic aerials from 1984 (Figure 7) show the tree nursery/grove on the east side of the parcel was abandoned. Approximately 10 years ago (after 2015), a pond was also excavated on the east side of the parcel (excavated from uplands) as shown on historic imagery from 2015 and 2017 (Appendix A). All of the land to the north, west and south has been developed and converted to residential communities and the land directly north is under construction for residential development.

This environmental assessment addresses environmental criteria outlined in County's Comprehensive Plan (Element 3) and Section's 400, 705 and 706 of the Land Development Code (LDC). The environmental assessment included a desktop review of publicly available data and GIS resources including: high resolution aerial photographs (current and historic), National Wetlands Inventory (NWI), Southwest Florida Water Management District (SWFWMD) Land Use data, Manatee County GIS data, the Natural Resource Conservation Service (NRCS) Soil Survey, and a number of listed species databases published by the Florida Fish and Wildlife Conservation Commission (FWC) and the United States Fish and Wildlife Service (USFWS). Following the desktop review, MONARCH conducted field surveys (on July 1st and 2nd 2024)

including wetland delineations, habitat assessments and preliminary listed species surveys. The wetland lines were also recently approved by SWFWMD as part of a formal wetland determination (SWFWMD Petition No. 42048608.000) issued on July 2, 2025 (Appendix B) as discussed in Section 2.0. MONARCH's findings for habitats and listed species are summarized in Section's 2.0 and 3.0 of the report, followed by a discussion pertaining habitat impacts and preservation (Section 4.0).

2.0 HABITAT ASSESSMENT

MONARCH conducted a habitat assessment on July 1st and 2nd, 2024 to evaluate the property for wetlands and surface waters and found one forested wetland and two (2) surface water features onsite. MONARCH delineated the jurisdictional extent of wetlands and surface waters in accordance with state wetland delineation methodology (Chapter 62-340, F.A.C. *Delineation of the Landward Extent of Wetlands and Surface Waters*). The wetland lines were also surveyed by ZNS Engineering, Inc. and were recently approved by SWFWMD as part of a formal wetland determination (SWFWMD Petition No. 42048608.000) that was issued on July 4, 2025 (Appendix B). Overall, the site contains 2.83 acres of wetlands and approximately 0.82 acres of surface waters associated with a pond and ditch as shown on the enclosed Wetland Map (Figure 8). The remainder of the site (6.72 +/- acres) is characterized by uplands.

The wetland (Wetland B) is a forested system that drains west into a ditch (OSW C) that runs along the west side of the site and drains offsite to the south. A man-made pond (OSW A) is also located on the east side of the site and is an isolated pond that was excavated from uplands. As shown on the enclosed Soils Map (Figure 9), a portion of the wetlands are mapped as hydric soils (Canova, Anclote and Okeelanta Soils), but the remainder of the site is mapped as Eau Gallie and Myakka Fine Sands which are not hydric and are commonly associated with uplands.

In addition to the wetland delineations, MONARCH also conducted a general habitat assessment and mapped all habitats and land uses on the property based on the *Florida Land Use and Cover Forms Classification Systems*¹ (FLUCFCS). All habitats and land uses are shown on the enclosed Land Use Map (Figure 10) and are discussed in more detail below.

2.1 UPLANDS

The site contains approximately 6.72 acres of uplands characterized by improved pasture (FLUCFCS 211), exotic hardwood forest (FLUCFCS 451) and hardwood conifer mixed habitat (FLUCFCS 434). Below is a description of each upland habitat and land use.

¹ Published by FDOT January 1999

Improved Pasture (FLUCFCS 211; 5.64 acres)

Most of the uplands are characterized by pasture with scattered spoil piles. This pasture area is vegetated with bahia grass (*Paspalum notatum*), Bermuda grass (*Cynadon dactylon*), broomsedge (*Andropogon glomeratus*), cogon grass (*Imperata cylindrica*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), caesarweed (*Urena lobata*), beggarticks (*Bidens alba*), showy rattlebox (*Crotalaria spectabilis*), praxelis (*Praxelis clematidea*), hairy indigo (*Indigofera hirsuta*), smutgrass (*Sporobolus indicus*), arrowleaf sida (*Sida rhombifolia*), and tropical girdlepod (*Mitracarpus hirtus*). The pasture also has some scattered spoil piles (likely from digging the pond) and other remnant structures onsite. Representative photographs of this pasture are included in the Photolog (Appendix C).

Exotic Hardwood Forest (FLUCFCS 451; 0.37 acres)

The north side of the property has a small wooded area that is dominated by invasive/exotic species including camphor trees intermixed with rosary pea (*Abrus precatorius*) and caesarweed overgrown with grapevine and greenbriar, but also has a few scattered live oaks, laurel oaks and cabbage palms.

Hardwood Conifer Mixed Habitat (FLUCFCS 434; 0.71 acres)

The west side of Wetland B has some wooded upland buffers on the north and south side that are dominated by live oaks, laurel oaks, slash pine and cabbage palms and scattered saw palmetto (*Serenoa repens*) in the understory.

2.2 WETLANDS AND SURFACE WATERS

As shown on the Wetland Map (Figure 8), the site contains 2.83 acres of forested wetlands (FLUCFCS 630) and 0.82 acres of surface waters associated with a ditch (FLUCFCS 513) and man-made pond (FLUCFCS 534).

Wetland Forested Mixed FLUCFCS 630; 2.83 acres)

Wetland B is a forested system that is dominated by hardwood trees with occasional pines intermixed throughout the canopy. The canopy is dominated by laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), sweetbay (*Magnolia virginiana*), swamp bay (*Persea palustris*), red maples (*Acer rubrum*), slash pine (*Pinus elliotti*), camphor (*Cinnamomum camphora*), cabbage

palms (*Sabal palmetto*) and live oaks (*Quercus virginiana*) around the edge. The understory is dominated by wax myrtle, American beautyberry (*Callicarpa americana*), elephant ear (*Colocasia esculenta*), Brazilian pepper (*Schinus terebinthifolius*), Carolina willow (*Salix caroliniana*), sword fern (*Nephrolepis cordifolia*), Virginia chain fern (*Woodwardia virginiana*), swamp fern (*Blechnum serrulatum*), cinnamon fern (*Osmundastrum cinnamomeum*), wild coffee (*Psychotria nervosa*), cogon grass, red root (*Lachnanthes caroliniana*), soft rush, maidencane (*Panicum hemitomon*), wedelia (*Wedelia trilobata*), and heavy vines including grapevine (*Vitis* sp.), greenbriar (*Smilax laurifolia*) and jessamine trumpet vine (*Gelsemium sempervirens*).

The main part of the wetland drains west and is directly connected to a ditch (OSW C) which runs along the west property boundary and drains offsite (to the south), but the wetland also flanks the west side of the ditch and extends offsite to the west and north. Representative photographs of the forested wetlands are included in the photolog (Appendix C).

Ditch (FLUCFCS 513; 0.16 acres)

A ditch (OSW C) runs down the west side of the site and drains south (offsite). The west side of the ditch is directly connected to Wetland B along the entire length of the ditch, but the east side is only connected to Wetland B at the south end. The ditch is an open channel with flowing water and is vegetated with maidencane, pickerelweed (*Pontedaria cordata*) and smartweed (*Persicaria punctata*) along the edges. The ditch also has scattered trees and shrubs at the top of bank including laurel oaks, water oaks, cabbage palms, bays, palms, Carolina willow and wax myrtle. Representative photographs of the ditch are included in the photolog (Appendix C).

Pond (FLUCFCS 534; 0.66 acres)

The pond is located on the east side of the site and was excavated between 2015 and 2017 as shown on historic aerials (Appendix A). It is a man-made pond that was excavated from uplands and is completely isolated. The top of bank is vegetated with cogon grass, smutgrass, ragweed, beggarticks, caesarweed, dog fennel, scattered wax myrtle (*Morella cerifera*) and saltbush (*Baccharis halimifolia*). The littoral zone around the edge of the water is vegetated with spikerush (*Eleocharis interstincta*), broomsedge, beakrush (*Rynchospora* sp.), yellow-eyed grass (*Xyris*

elliotti) and softrush (*Juncus effusus*). Representative photographs of the pond are included in the photolog (Appendix C).

3.0 LISTED SPECIES

MONARCH conducted a general wildlife survey to specifically evaluate the site for state listed species designated as either Endangered, Threatened, or of Special Concern by the FWC (under Chapter 68A-27, F.A.C.) or federally listed species designated as Endangered or Threatened by the USFWS (under 50 CFR 17 and 23). The wildlife survey was conducted following general guidelines and methodologies provided in the Florida Wildlife Conservation Guide², but focused on listed species that are known to occur in eastern Manatee County as summarized in Table 4-1 below.

Before initiating field surveys, MONARCH first conducted a desktop analysis to review relevant regulatory databases for listed species that are known to occur in the area (i.e., eagle nests, wood stork colonies, scrub jay territories, etc.) and also took into consideration USFWS consultation areas (i.e., caracaras) that overlap this site. After the desktop review, MONARCH then conducted a field surveys on July 1st and 2nd 2024 to evaluate for listed species or any evidence of them using the site (e.g. burrows, nests, etc.). The wildlife survey included a preliminary gopher tortoise (*Gopherus polyphemus*) survey that was conducted in accordance with FWC’s *Gopher Tortoise Permitting Guidelines* (Revised April 2023). During the survey, MONARCH observed 18 potentially occupied (PO) gopher tortoise burrows as shown on the Listed Species Map (Figure 11), but no other listed species were observed. Table 3-1 below provides a summary of listed species that were evaluated for the survey followed by a brief summary for each species.

Table 3-1. Listed Species Observed or Having Potential to Occur on the Cheyenne Preserve Parcel.

Common Name	Scientific Name	Legal Status		Probability of Occurrence
		USFWS	FWC ¹	
Reptiles				
American Alligator	<i>Alligator mississippiensis</i>	T (S/A)	FT(S/A)	High (Pond only)
Gopher Tortoise	<i>Gopherus polyphemus</i>	C	ST	Observed

² Developed by FWC and USFWS

Eastern Indigo Snake	<i>Drymarchon couperi</i>	T	FT	Very Low
Florida Pine Snake	<i>Pituophis melanoleucus mugitus</i>	----	ST	Very Low
Birds				
Bald Eagle	<i>Haliaeetus leucocephalus</i>	*	----	Moderate
Crested Caracara	<i>Caracara cheriway</i>	T	FT	Very Low
Florida Scrub-jay	<i>Aphelocoma coerulescens</i>	T	FT	Very Low
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	----	ST	Moderate
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	----	ST	Low
Everglades Snail Kite	<i>Rostrhamus sociabilis plumbeus</i>	E	FE	Very Low
Florida Sandhill Crane	<i>Antigone canadensis pratensis</i>	----	ST	Moderate
Wood Stork	<i>Mycteria americana</i>	T	FT	Moderate
Little Blue Heron	<i>Egretta caerulea</i>	----	ST	Moderate
Tricolored Heron	<i>Egretta tricolor</i>	----	ST	Moderate
Roseate spoonbill	<i>Platalea ajaja</i>	----	ST	Moderate

* Bald eagles are afforded federal protection under the Bald and Golden Eagle Protection Act.

USFWS Status: E: Endangered (subject to state and federal protection); T: Threatened (subject to state and federal protection); T(S/A): Threatened due to similarity of appearance; C=Candidate for Listing.

FWC Status: FE: Federal Endangered (subject to state and federal protection); FT: Federally Threatened (subject to state and federal protection); ST: State-Threatened only (not federally listed); SSC: Species of Special Concern (not federally listed).

FT(S/A): Federally Threatened due to similarity of appearance.

American Alligator

The American alligator (*Alligator mississippiensis*) is a common species in Florida that is federally listed as threatened only because of its similarity in appearance to the federally threatened American crocodile (*Crocodylus acutus*). American crocodiles mostly occur in coastal areas of south Florida, but their range can extend as far north as Tampa Bay. They primarily occur in brackish or saltwater areas and can also be found in ponds, coves, tidal creeks, mangrove swamps and occasionally are encountered in more inland freshwater areas where extensive canal systems exist. American alligators on the other hand have potential to occur on nearly any site in Florida that has freshwater wetlands, rivers, lakes, ponds, ditches and canals. Alligators probably use the pond onsite periodically since it provides suitable open water habitat, but crocodiles are not expected to use this site since they are recognized as more of a coastal species and would not be

able to access a site this far inland. The project is not expected to result in adverse impacts to American alligators or crocodiles and more alligator habitat will be provided with the large stormwater pond proposed on the northwest corner.

Gopher Tortoise

Gopher tortoises are state listed as threatened and prefer sandhills, xeric scrub habitat, palmetto prairie and pine flatwoods, but can be found in other developed areas and pasturelands. MONARCH conducted a preliminary gopher tortoise survey and found a total of 18 potentially occupied burrows and 3 abandoned burrows as shown on the Listed Species Map (Figure 11). As shown on the survey, the majority of the burrows were found on the east side of the site and were concentrated around the east/south property fencelines and the spoil piles. A formal (100%) pre-construction survey will be required (by FWC) within 90-days of any future construction or clearing activities to comply with FWC's *Gopher Tortoise Permitting Guidelines* (Revised April 2023) and a relocation permit will need to be obtained from FWC to relocate tortoises offsite (to FWC approved recipient site) prior to construction.

Eastern Indigo Snakes

Eastern indigo snakes (*Drymarchon couperi*) are federally listed as threatened and can be found in a wide range of habitats but generally prefer xeric habitats including pine flatwoods, scrubby flatwoods, sandhills, high pine, and dry prairie. They are also a commensal species commonly associated with gopher tortoise burrows which were found onsite. The site does not offer suitable habitat for indigo snakes, and given the agricultural uses and habitat fragmentation from surrounding development and roads, they are very unlikely to occur onsite. Therefore, the project is not expected to result in adverse impacts to Eastern Indigo Snakes.

Florida Pine Snake

Florida pine snakes (*Pituophis melanoleucus mugitus*) are state listed as threatened and inhabit sandhill, scrub, xeric hammock, scrubby flatwoods, mesic pine flatwoods, and dry prairie with dry soils. The site does not offer any suitable habitat for this species. Pine snakes are not expected to use this site since there is no suitable xeric habitat and the site is completely surrounded by

development and roads. Therefore, the project is not expected to result in adverse impacts to Florida Pine Snakes.

Bald Eagles

While no longer listed as threatened by FWS or FWC, bald eagles (*Haliaeetus leucocephalus*) continue to be protected by state and federal laws under the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act. No eagles were observed, and although the site has some pines, MONARCH did not observe any large pines that are considered suitable for eagle nests. According to the Audubon Eagle Watch database, the closest known eagle nest (MN070) is located less than one mile northwest of the site (Figure 12). The site is located well beyond the 660-ft protective zone for the nearby nest. Therefore, eagle sightings can be expected given the nearby nest, but will not be adversely impacted from development of this site.

Crested Caracaras

Crested caracaras (*Caracara cheriway*) are federally listed as threatened and tend to nest in scattered cabbage palms or cabbage palm hammocks surrounded by pasture or dry/wet prairie. The site occurs in the USFWS consultation area for caracaras, but no caracaras were observed, nor does the site contain any cabbage palm hammocks which are preferred for nesting. Furthermore, caracaras rely on large open pastures and fields for foraging purposes and this site is too small to provide substantial foraging grounds for this species. Given the lack of nesting habitat on the property and surrounding lands and the limited foraging habitat, caracaras are not expected to occur on this site and will not be adversely impacted from development of this site.

Florida Scrub Jays

The site occurs in the consultation area for Florida scrub-jays (*Aphelocoma coerulescens*) which are federally listed as threatened. Scrub jays prefer xeric scrub habitat, scrubby flatwoods and sandhills which does not occur onsite or anywhere near the site. The closest known xeric scrub habitat is located at Rye Preserve located less than 2 miles south of this site. Therefore, Florida scrub jays are not expected to use this site and will not be adversely impacted from development of this site.

Southeastern American Kestrel

The Southeastern American kestrel (*Falco sparverious paulus*) is state listed as threatened and tends to inhabit open lands where both foraging and nesting opportunities exist. They prefer to nest in natural cavities of dead trees (snags), abandoned woodpecker nests or utility poles and use open lands for foraging where prey can be easily detected, including sandhills, open pine savannah, pastures, and open wooded lots. No kestrels were observed onsite nor does the site contain any suitable nesting habitat. Although the site has some open foraging lands, they are not expected to use this site given there is no suitable nesting habitat and surrounding lands to the south and north are either developed or under construction. Kestrels generally rely on large open tracts of land for foraging grounds which are found further east (east of Rye Road and Rutland Road). Furthermore, the field work was conducted in July which is in the middle of kestrel breeding season (April through August) when we would expect to see kestrels if they were using the site. Therefore, it's unlikely that southeastern American kestrels use this site and they will not be adversely impacted from development of this site.

Florida Burrowing Owls

Florida Burrowing owls (*Athene cunicularia floridana*) are state listed as threatened and inhabit sandhills, ruderal communities, dry prairies, and pasture with minimal groundcover vegetation. No burrowing owls were observed during the preliminary gopher tortoise survey nor are they expected to use the site since it is surrounded by development and the pasture is also too overgrown to serve as suitable habitat for burrowing owls. Furthermore, the field work was conducted in early July which is the end of the burrowing owl breeding season (February through July). Therefore, if Florida burrowing owls were using this site, they would have been observed during the recent field surveys. Therefore, it's unlikely that burrowing owls use this site and will not be adversely impacted from development of this site.

Everglades Snail Kite

The site occurs in the USFWS consultation area for the Everglades Snail Kite (*Rostrhamus sociabilis plumbeus*) which is federally listed as endangered. Everglades Snail kites inhabit shallow freshwater marshes and shallow grassy shorelines of lakes and feed almost exclusively on apple snails (*Pomacea*) which are found in these habitats. There are known populations of snail

kites that are primarily found in Kissimmee Valley, St. Johns River headwaters, Lake Okeechobee, Loxahatchee National Wildlife Refuge, Big Cypress National Preserve, Everglades National Park, and Water Conservation Areas (in Broward, Palm Beach and Dade Counties). No Everglades Snail Kites were observed, nor does the site offer suitable habitat for this species. Therefore, Everglades Snail Kites are not expected to use this site and will not be adversely impacted from development of this site.

Florida Sandhill Cranes

Florida sandhill cranes (*Antigone canadensis pratensis*) are state listed as threatened and typically nest in shallow, freshwater marsh wetlands and utilize open grassy areas and pasture for foraging. No sandhill cranes were observed during the surveys, and although the site has wetlands, they are not considered suitable nesting habitat for sandhill cranes since they are forested systems. Sandhill cranes may periodically use the pasture for foraging, although most of it is too overgrown to be considered suitable foraging habitat for sandhill cranes. Therefore, sandhill cranes will not be adversely impacted from development of this site.

Listed Wading Birds

A number of listed wading birds are known to occur in Manatee County including the federally threatened wood stork (*Mycteria americana*) and state listed³ wading birds including little blue herons (*Egretta caerulea*) and tricolored herons (*Egretta tricolor*). No listed wading birds were observed during the site review, but wading birds in general can be expected to use the onsite wetlands and ponds for foraging purposes only. However, the site does not have any suitable nesting habitat for wading birds. Based on the USFWS database, the closest known wood stork⁴ colony and wading bird colony is located approximately ten (10) miles west of the site near the confluence of the Braden River and Manatee River (Figure 12). Therefore, the project is located in the Core Foraging Area⁵ (CFA) of a wood stork colony. Regardless, wading birds are not expected to nest onsite since there is no suitable nesting habitat for rookeries or colonies. Listed wading birds may periodically use the pond and ditch onsite for foraging, but they will not be

³ Listed as State Threatened

⁴ Listed as Federally Threatened

⁵ 15-mile radius

adversely impacted from development of this site. Furthermore, any additional ponds created (or expansion of ponds) from future development will provide more habitat for wading birds.

4.0 HABITAT IMPACT ASSESSMENT

As shown on the General Development Plan (GDP) prepared by Morris Engineering and Consulting, Inc., LLC, no wetland impacts are proposed, but the surface water pond (OSW A) will be filled to accommodate future development. OSW A (0.66-acres) is a man-made, upland cut surface water feature that does not require avoidance/minimization or mitigation by SWFWMD based on ERP criteria outlined in Section 10.2.2.2 of the ERP Applicant's Handbook, nor does it require mitigation under Section 706 of the LDC. All proposed OSW impacts will also be subject to review and approval by SWFWMD as part of an Environmental Resource Permit (ERP) prior to construction.

It should be noted that Manatee County Ordinance No. 22-66 was adopted in which case wetland and buffer protection criteria outlined in Section 706 of the LDC are no longer applicable. As a result, Manatee County is currently deferring to State regulations for wetland protection including buffer criteria (15-foot minimum, 25-foot average buffers). Regardless, a more conservative 30-foot buffer will be maintained around the wetlands as shown on the GDP with the exception of one area on the east side of the wetland where the buffer is being reduced to 25-feet (consistent with State criteria) to accommodate grading for the future cul-de-sac (Sheet 4 of GDP).

Habitat preservation efforts also took into consideration open space requirements to ensure consistency with Manatee County's requirements outlined in Section 402.6(T)(3) of the LDC. Based on the County open space criteria, *when existing native plant communities occur on a parcel of land and are located within planned open spaces, thirty-five (35) percent of the required open space or seventy-five (75) percent of the existing native plant communities, whichever is less, shall be in the form of preserved native plant communities.* Planned open space in native habitats only includes the wetland preserves (2.83 acres) and preserved upland habitats (hardwood conifer mixed habitat) that buffers the wetlands. Preservation of these habitats exceeds the County's 75% open space requirement.

APPENDIX A

2015-2017 AERIALS

2015 AERIAL



2017 AERIAL



APPENDIX B

SWFWMD PETITION NO. 42048608.000

AND APPROVED WETLAND SURVEY



An Equal
Opportunity
Employer

Southwest Florida Water Management District



2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

WaterMatters.org

Bartow Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office

78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office

7601 U.S. 301 North (Fort King Highway)
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

July 02, 2025

AMH Development, LLC.
c/o Brad Edwards
280 East Pilot Road
Las Vegas, NV 89119

Subject: **Notice of Intended Agency Action - Approval**
Petition for Formal Determination of Wetlands and Other Surface Waters
Petition No.: 912929/42048608.000
Project Name: Cheyanne Phase 2
County: Manatee
Sec/Twp/Rge: S11/T34S/R19E

Dear Permittee:

The Southwest Florida Water Management District (District) has completed its review of the petition for Formal Determination of Wetlands and Other Surface Waters. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the petition.

The File of Record associated with this application can be viewed at www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact Lisa Bowers at the Tampa Service Office, at 8133550554.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Monarch Ecology Group, LLC
AMH Development, LLC, c/o Jeff Olischlager
Kyle and Julianne Giella
FDEP Formal JDs



An Equal
Opportunity
Employer

Southwest Florida Water Management District

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
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7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

July 02, 2025

AMH Development, LLC.
c/o Brad Edwards
280 East Pilot Road
Las Vegas, NV 89119

Subject: **Notice Agency Action Letter - Approval**
Petition for Formal Determination of Wetlands and Other Surface Waters
Petition No.: 912929/42048608.000
Project Name: Cheyanne Phase 2
County: Manatee
Sec/Twp/Rge: S11/T34S/R19E

Dear Permittee:

The Southwest Florida Water Management District (District) is in receipt of your petition for Formal Determination of Wetlands and Other Surface Waters. Based upon a review of the information you submitted, the petition is approved. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the petition described in this letter.

Approved surveys are available for viewing or downloading through the District's Application and Permit Search Tools located at www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, Lisa Bowers at the Tampa Service Office, at 8133550554.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Formal Determination of Wetlands and Other Surface Waters
 Notice of Rights

cc: Monarch Ecology Group, LLC
 AMH Development, LLC, c/o Jeff Olischlager
 Kyle and Julianne Giella
 FDEP Formal JDs

**SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
FORMAL DETERMINATION OF WETLANDS AND OTHER SURFACE WATERS
No. 912929/42048608.000**

EXPIRATION DATE:
July 2, 2030

FORMAL DETERMINATION ISSUED DATE
July 2, 2025

This Formal Determination of Wetlands and Other Surface Waters No. 912929/42048608.000 is issued under the provisions of Section 373.421, Florida Statutes, (F.S.), and 62-330.201, Florida Administrative Code, (F.A.C.). This Formal Determination consists of the District's determination of the locations on the property of the landward extent (boundaries) of wetlands and other surface waters based on the documentation consisting of a certified survey submitted by the Petitioner. This Formal Determination does not authorize any construction activities or constitute conceptual approval of any anticipated projects. Construction, alteration, operation, removal or abandonment of a surface water management system requires a permit from the District pursuant to Rule 62-330.020, Florida Administrative Code, (F.A.C.), and Section 373.413, Florida Statutes, (F.S.), unless exempt pursuant to 62-330.051 or 62-330.0511, F.A.C., or 373.406, F.S. This Formal Determination does not in any way establish boundaries of sovereign submerged lands.

PROJECT NAME: Cheyanne Phase 2

GRANTED TO: AMH Development, LLC.
c/o Brad Edwards
280 East Pilot Road
Las Vegas, NV 89119

ABSTRACT: The landward extent of wetlands and/or other surface waters was established by Kerri MacNutt of Monarch Ecology. These boundaries were identified by applying the rule criteria of Chapter 62-340, F.A.C. Agency review of the site for the potential presence of wetlands and surface waters and verification of the wetland and/or surface water boundaries, was conducted by Environmental Scientist, Lisa Bowers, during a site inspection with Kerri MacNutt of Monarch Ecology on April 10, 2025. A certified survey, dated June 17, 2025, signed and sealed by Kavin Wilmott, Professional Surveyor and Mapper, License #6809, State of Florida, which depicts the wetland and/or surface water boundaries, was received on June 18, 2025 to view the survey, please visit <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> to locate the formal determination record and view the documents associated with this file. The 10.37-acre site contains 3.65 acres of wetlands and surface waters.

COUNTY: Manatee

SEC/TWP/RGE: S11/T34S/R19E

PROJECT ACRES: 10.37

**WETLAND AND OTHER
SURFACE WATER ACRES:** 3.65

CURRENT LAND USE: COMMERCIAL

DATE PETITION FILED: March 05, 2025

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination upon a finding that the Petitioner has submitted inaccurate information to the District.

The Formal Wetland Determination shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and other surface waters during that period.

Documents depicting the landward extent (boundaries) of wetlands and other surface waters are hereby incorporated into this petition by reference and the Petitioner shall comply with them. These documents are available for viewing or downloading at www.WaterMatters.org.

David Kramer, P.E.

Authorized Signature

Notice of Rights

Administrative Hearing

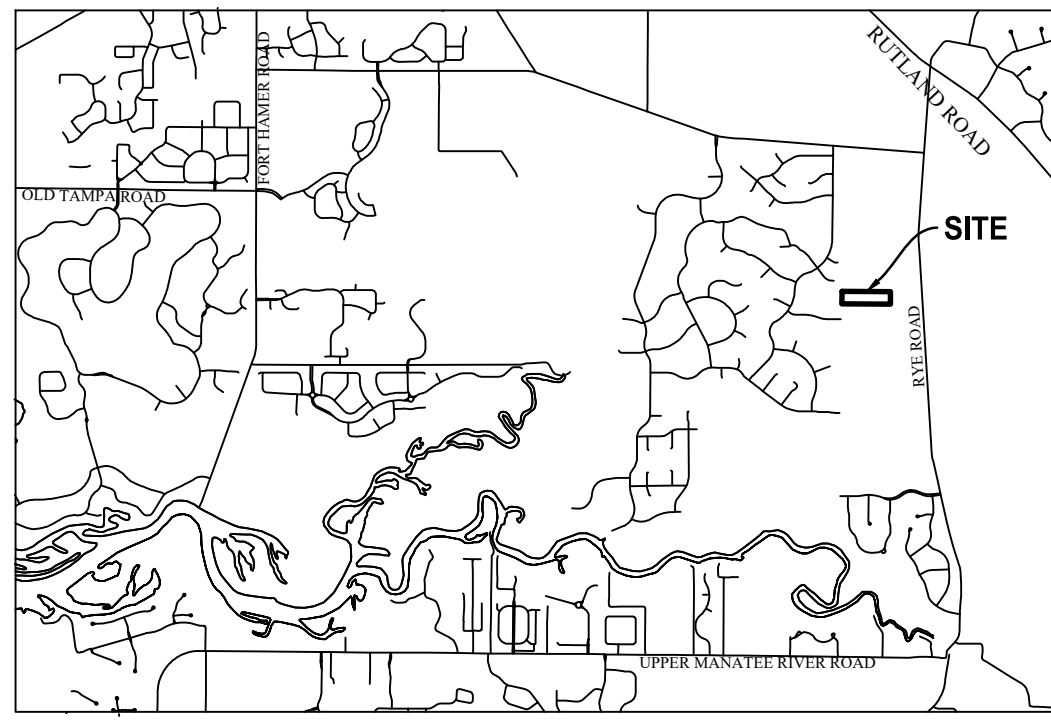
1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

SURVEYORS REPORT:

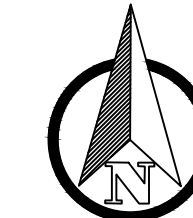
- 1. The purpose of this Specific Purpose Survey is to define jurisdictional wetlands and other surface water.
2. This survey is a graphic depiction of the current boundary and visible improvements in accordance with the legal description shown hereon and may not reflect ownership.
3. Bearings shown hereon are based on Florida State Plane Coordinate System, West Zone, as referenced to the North American Datum of 1983(2011) adjustment...



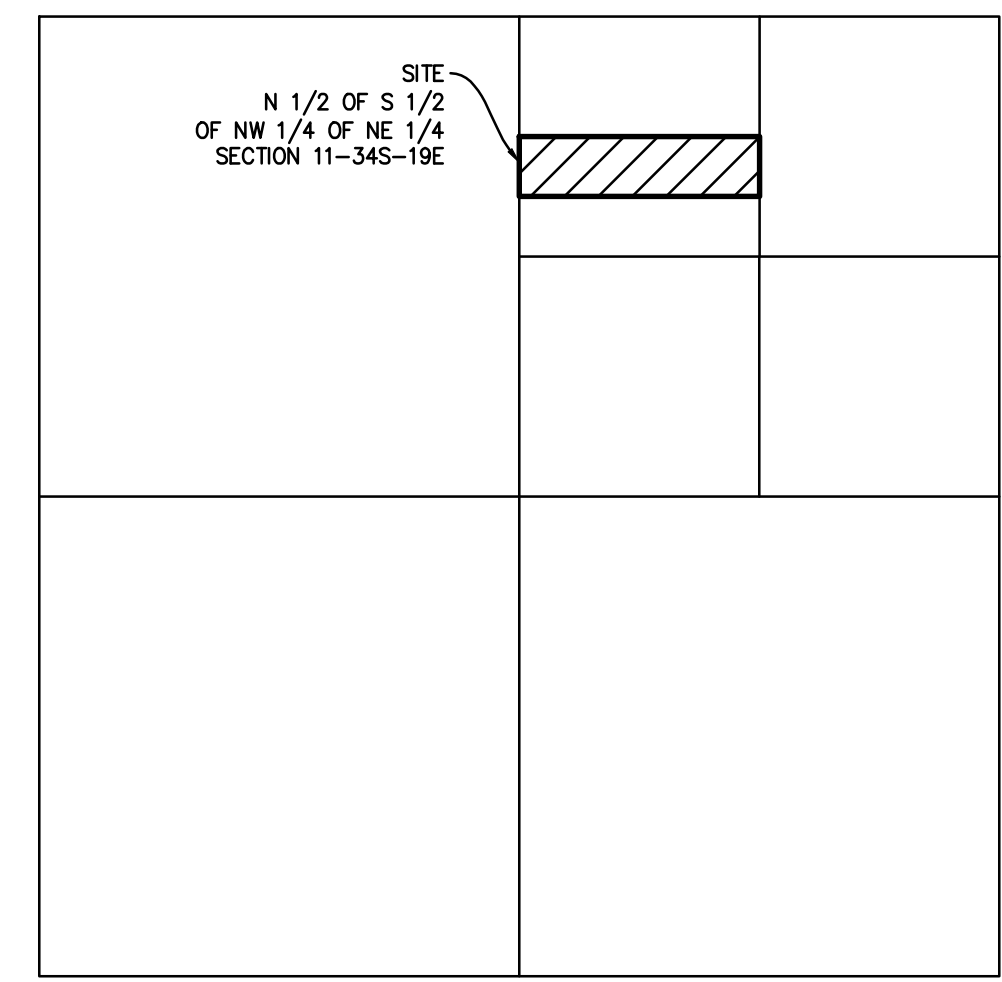
LOCATION MAP NOT TO SCALE

DESCRIPTION (SEE NOTE #6):

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



SCALE 1"=60'



SECTION 11 BREAKDOWN NOT TO SCALE

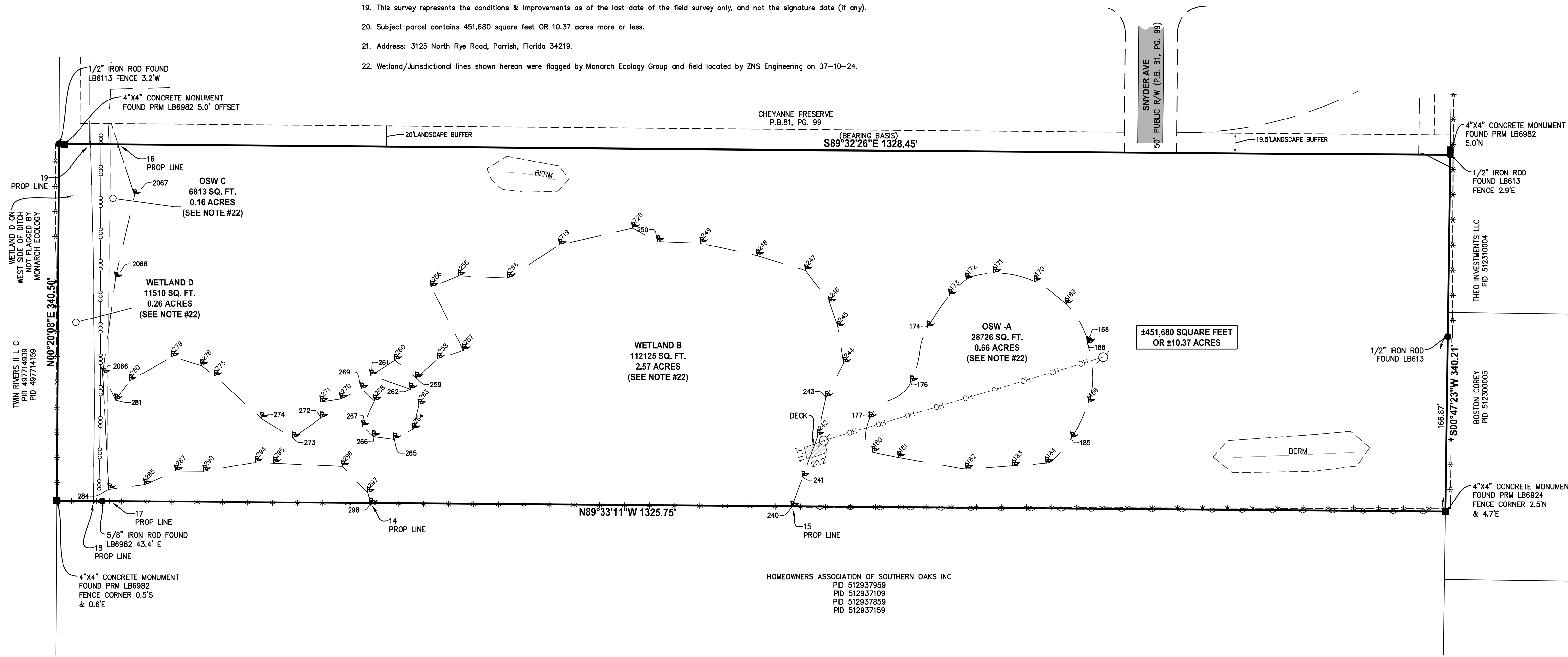
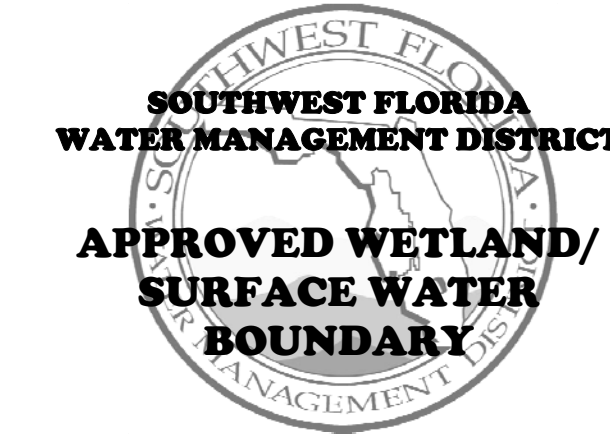


Table with 4 columns: POINT NUMBER, FLAG NUMBER, NORTHING, EASTING. Lists data for WETLAND B points 14 through 265.

Table with 4 columns: POINT NUMBER, FLAG NUMBER, NORTHING, EASTING. Lists data for WETLAND B points 266 through 720.

Table with 4 columns: POINT NUMBER, FLAG NUMBER, NORTHING, EASTING. Lists data for OSW-C points 16 through 2068.

Table with 4 columns: POINT NUMBER, FLAG NUMBER, NORTHING, EASTING. Lists data for WETLAND-D points 18 through 224.

LEGEND

- BENCHMARK (CMF) CONCRETE MONUMENT FOUND
(RF) IRON ROD FOUND
IRON PIPE FOUND
GRATE INLET
MITERED END SECTION
SANITARY MANHOLE
UTILITY POLE
WATER VALVE
BACK FLOW PREVENTER
BLOWOFF VALVE
WETLAND MARKER

OSW-A table with 4 columns: POINT NUMBER, FLAG NUMBER, NORTHING, EASTING. Lists points 168 through 188.



The fieldwork was completed on 07/10/2024.

Date of Plat or Map: KAVIN C. WILMOTT, P.S.M. FLORIDA CERTIFICATE No. PSM 6809

This survey is not valid without the original signature and raised seal of a licensed Florida Professional Surveyor and Mapper, an electronic copy must have a verified independent authenticated seal affixed.

Table with columns: REVISION, BY, DATE, DRAWN BY, FIELD BY, JOB NO., DATE, SCALE, SHEET OF.

ZNS ENGINEERING Land Planning Engineering Surveying Landscape Architecture. Includes contact information and logo.

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APPENDIX C

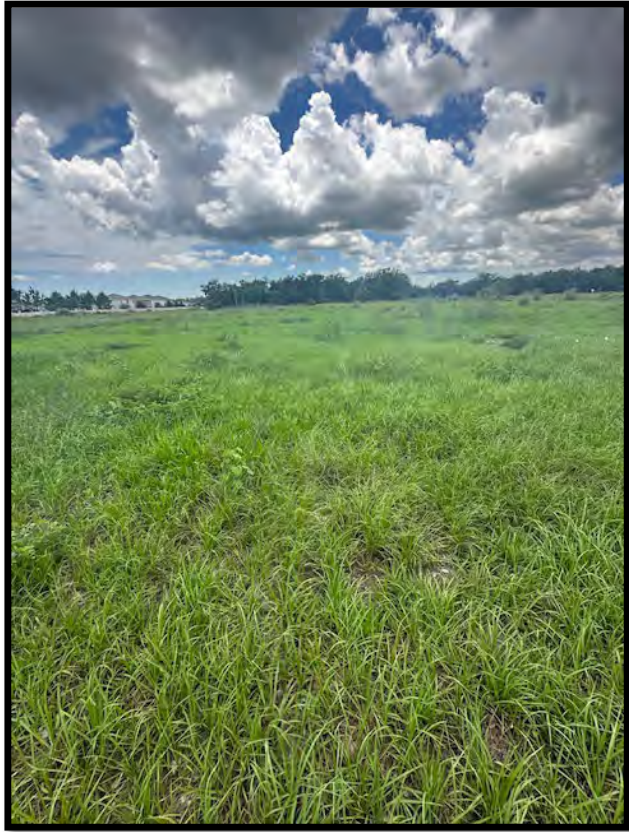
PHOTOLOG



Photograph 1. East Side of Pasture Facing West



Photograph 2. East Pasture Facing South



Photograph 3. East Pasture Facing West



Photograph 4. East Pasture Facing East



Photograph 5. Spoil Pile in East Pasture



Photograph 6. Spoil Pile in East Pasture



Photograph 7. West Pasture Facing West



Photograph 8. West Pasture Facing South



Photograph 9. Spoil Pile in West Pasture



Photograph 10. Isolated Pond



Photograph 11. Isolated Pond



Photograph 12. Isolated Pond



Photograph 13. Gopher Tortoise Burrow



Photograph 14. Gopher Tortoise Burrow



Photograph 15. Forested Wetland



Photograph 16. Forested Wetland



Photograph 17. Forested Wetland



Photograph 18. Forested Wetland (Understory)



Photograph 19. Forested Wetland (Understory)



Photograph 20. Forested Wetland (Understory)



Photograph 21. Forested Wetland (Understory)



Photograph 22. Forested Wetland (Understory)



Photograph 23. Forested Wetland (Understory)



Photograph 24. Forested Wetland



Photograph 25. Forested Wetland



Photograph 26. Forested Wetland (Draining West into Ditch)



Photograph 28. West Ditch



Photograph 29. West Ditch

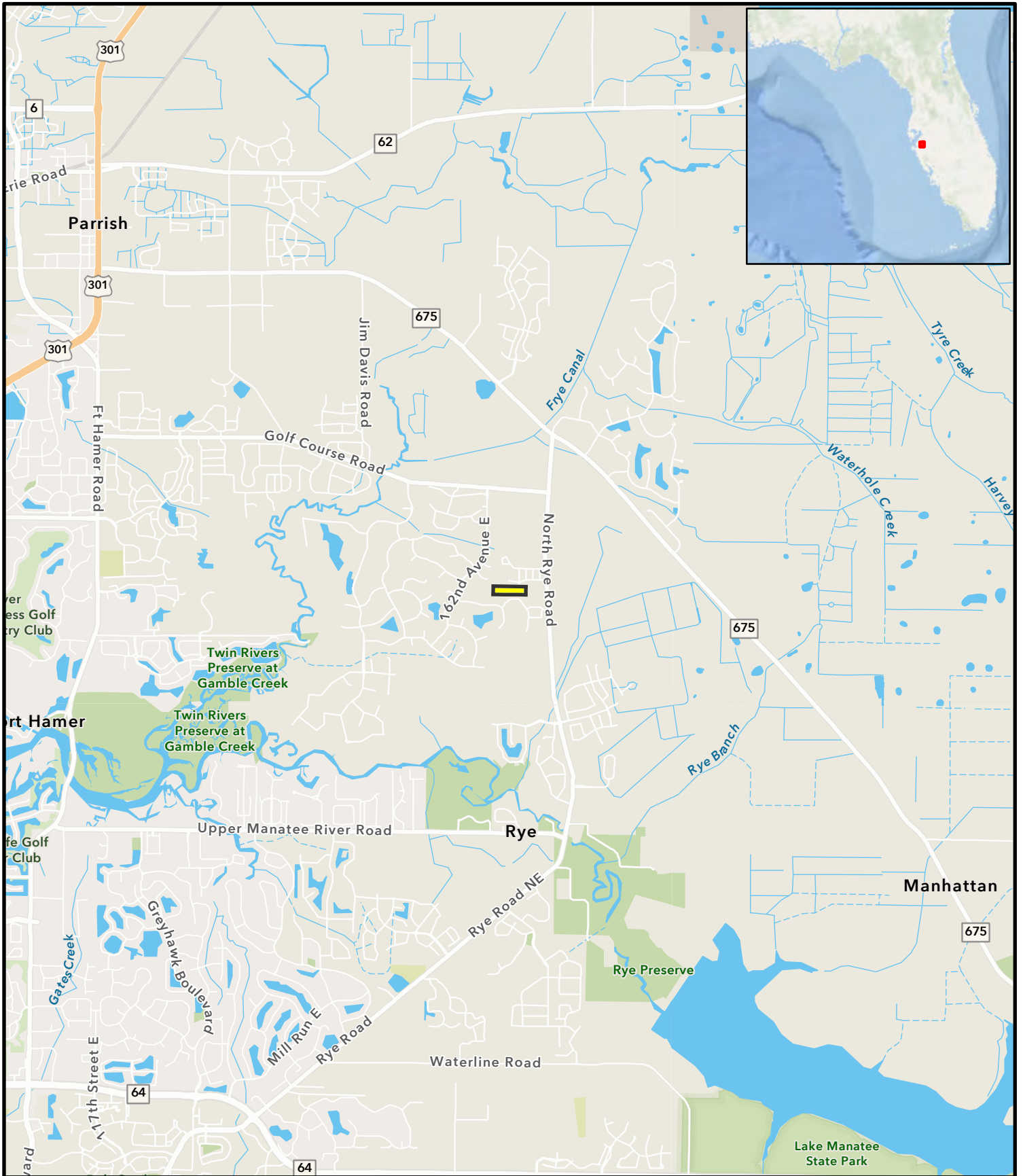


Photograph 30. West Ditch



Photograph 31. South Side of Wetland Facing North

FIGURES



 Project Boundary

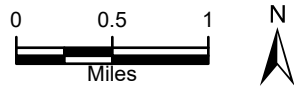
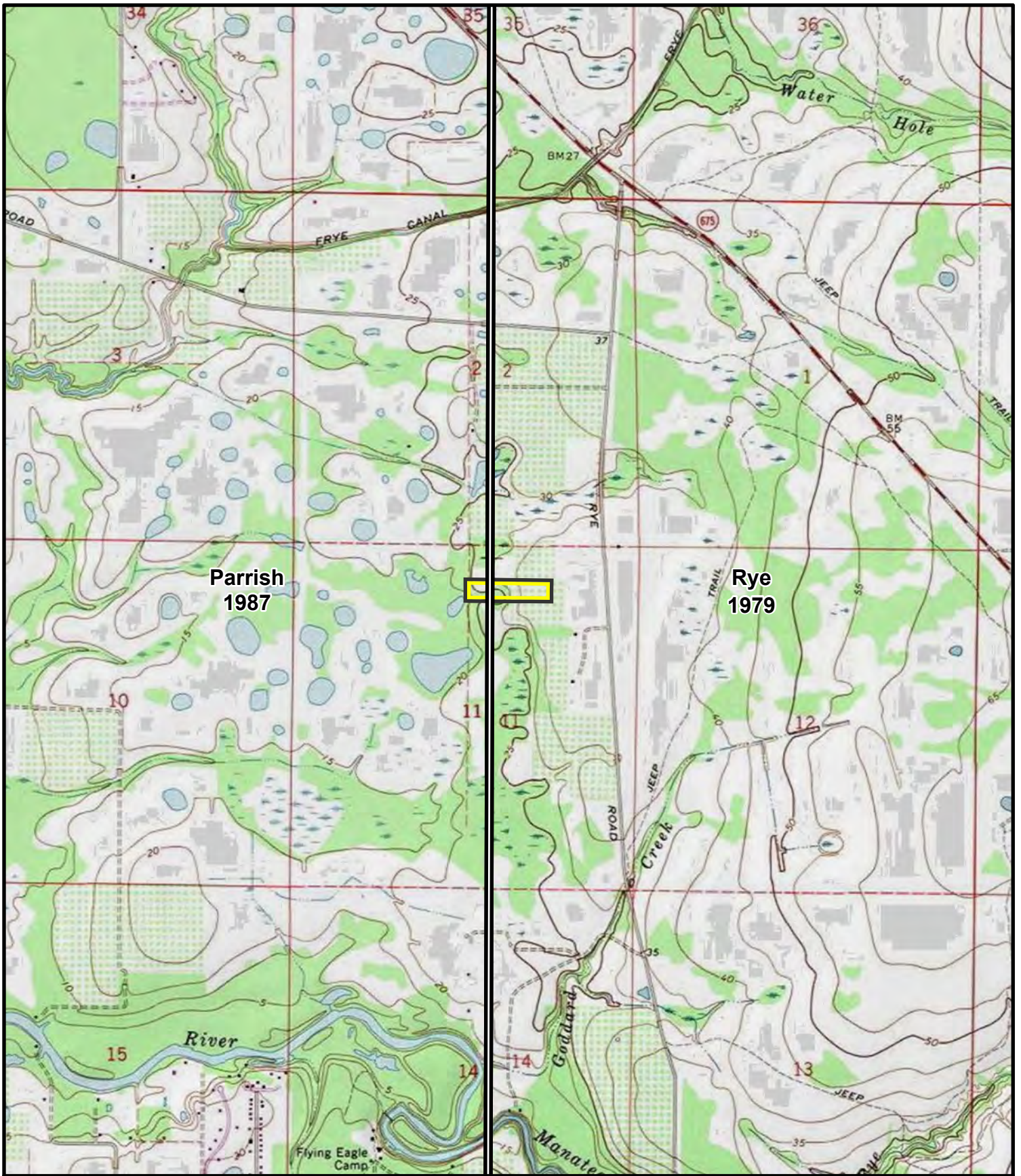




Figure 1
Location Map
Cheyanne
Manatee County, Florida

Sources: ESRI, 2022; Monarch Ecology Group, 2024



-  Project Boundary
-  USGS Quad (7.5 min)

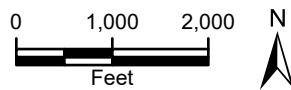


Figure 2
Topographic Map
Cheyanne
Manatee County, Florida

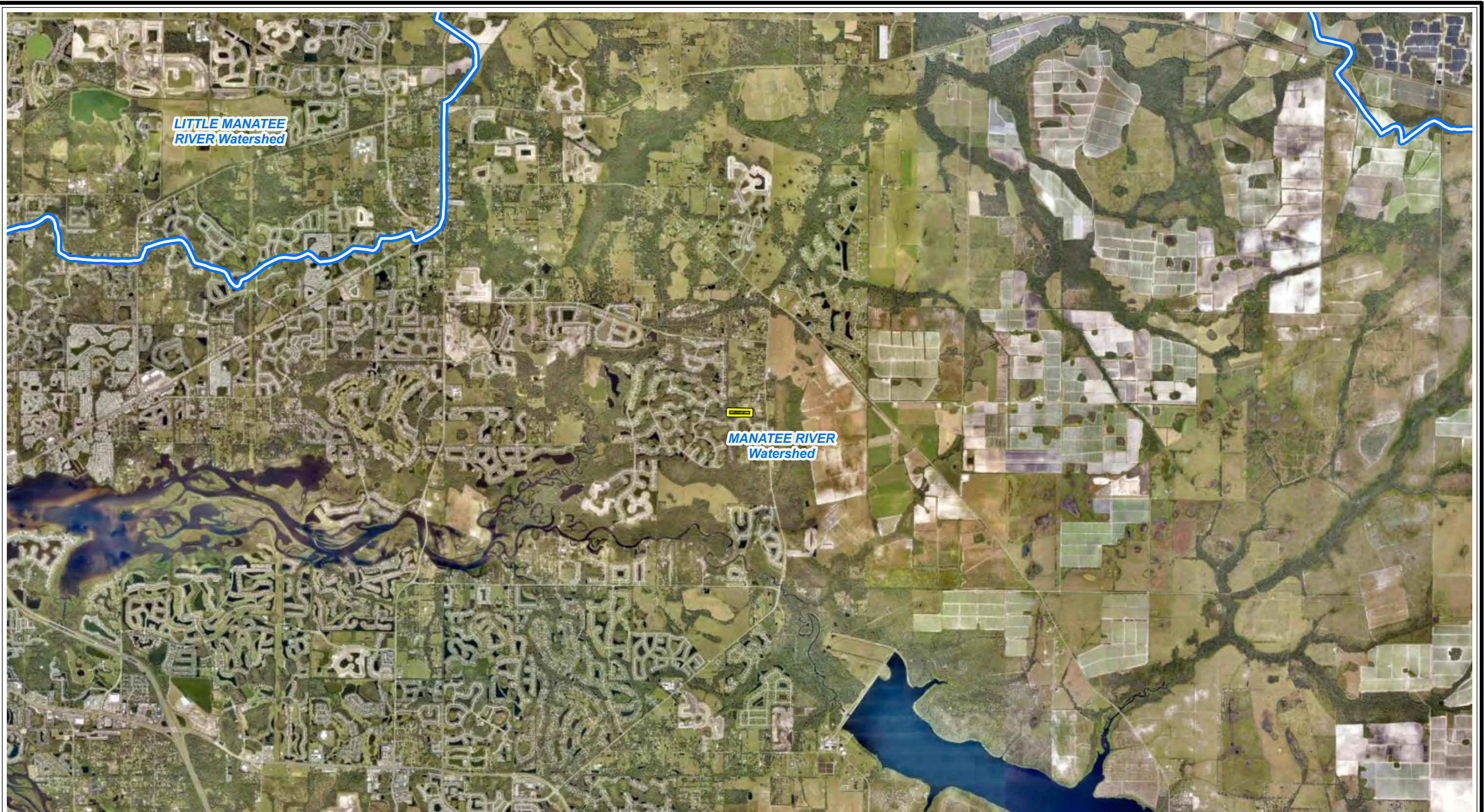


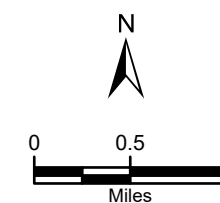


Figure 3
Watersheds

Cheyanne
Manatee County, Florida

-  Project Boundary
-  Watershed



Sources: SWFWMD, 2023; FDOT Imagery, 2023; Monarch Ecology, 2024



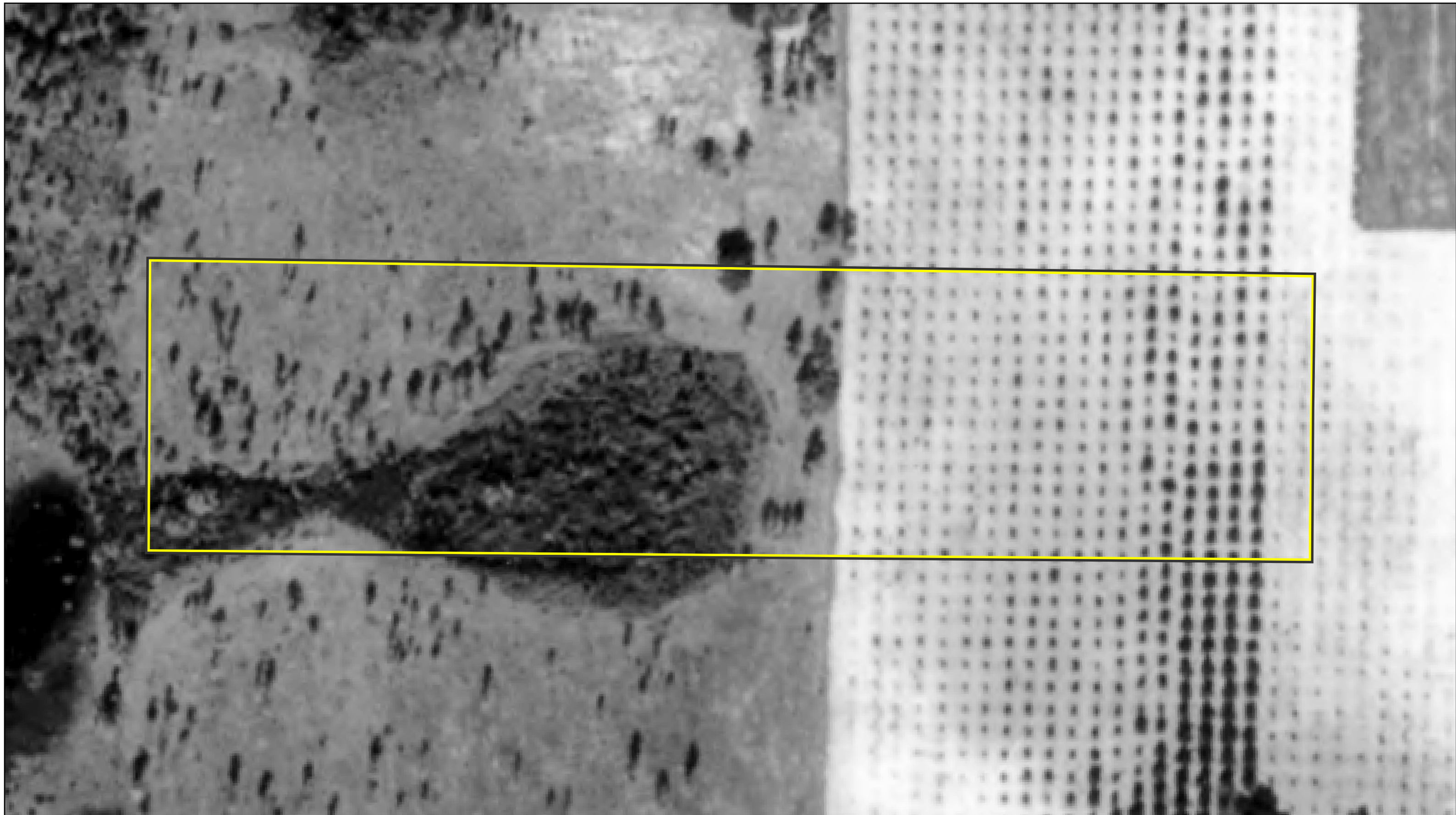


Figure 4
Historical Imagery
Fly Date - 1951
Cheyanne
Manatee County, Florida

 Project Boundary



0 50 100
US Feet



Sources: USDA Imagery, 1951; Monarch Ecology Group, 2024

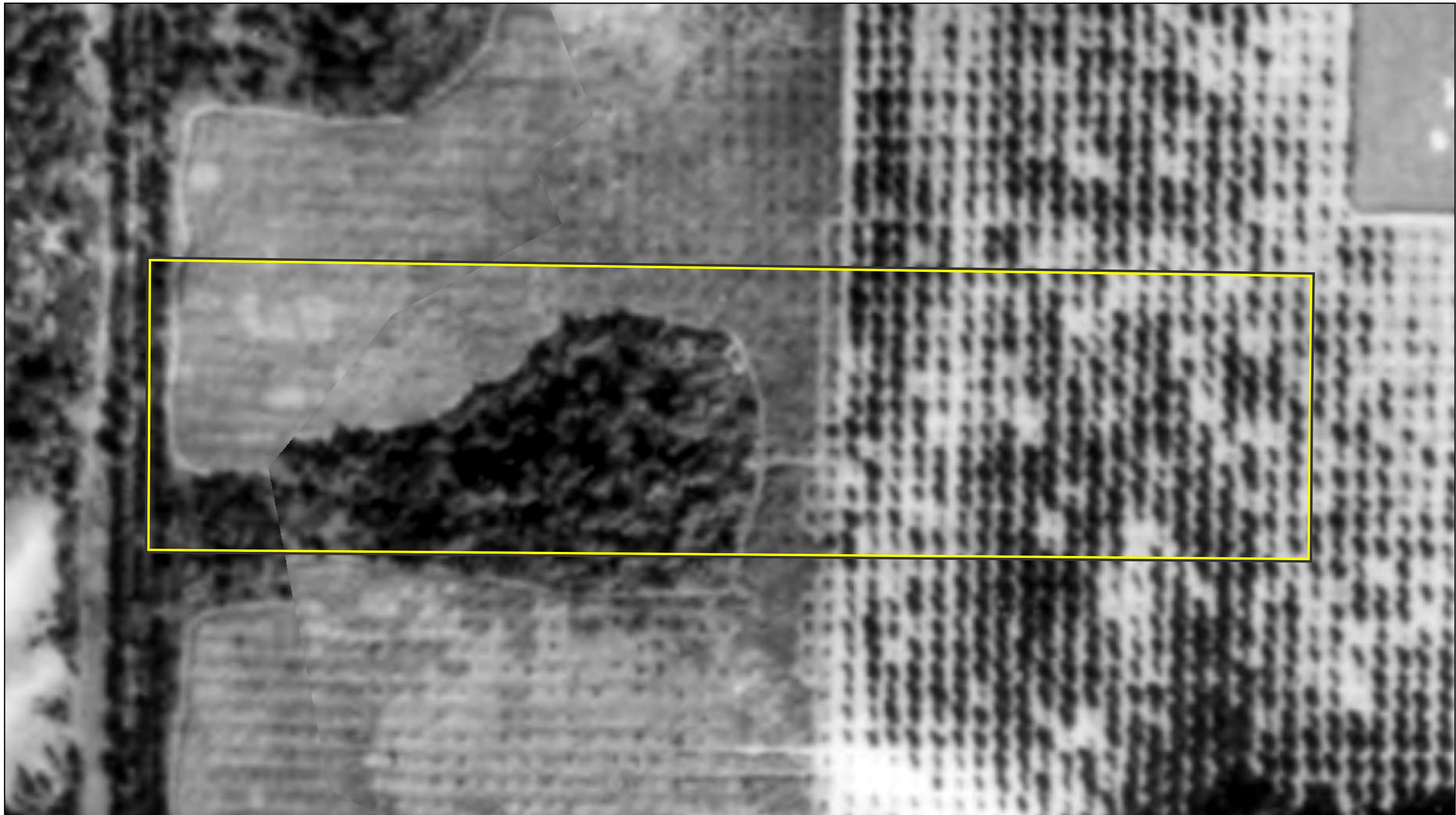


Figure 5
Historical Imagery
Fly Date - 1964
Cheyanne
Manatee County, Florida

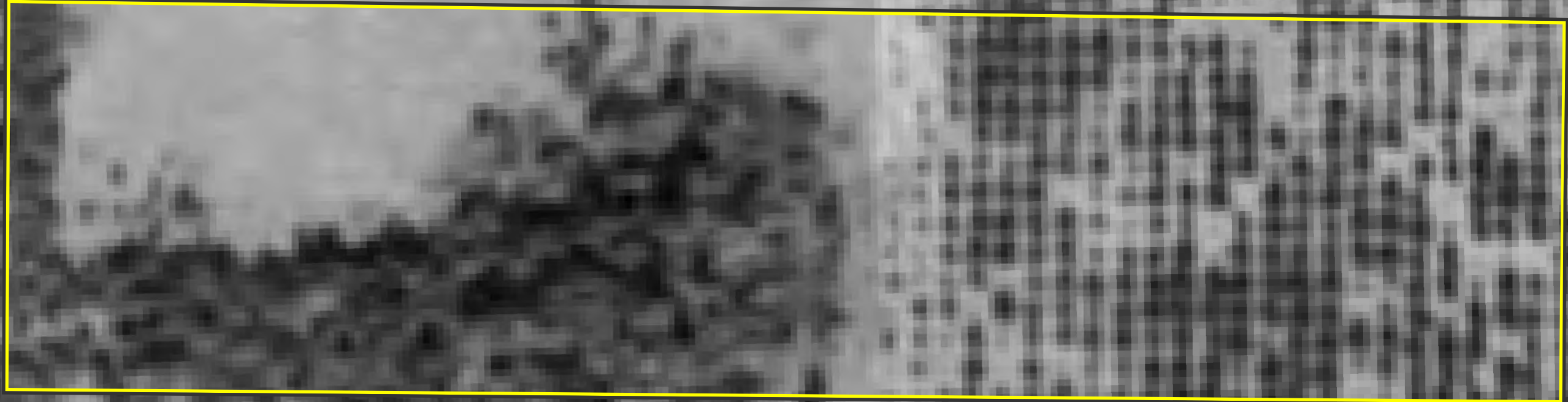
 Project Boundary



0 50 100
US Feet



Sources: USDA Imagery, 1964; Monarch Ecology Group, 2024



State of Florida, Maxar, Microsoft

Figure 6
Historical Imagery
Fly Date - 1970
Cheyanne
Manatee County, Florida

 Project Boundary



Sources: USDA Imagery, 1970; Monarch Ecology Group, 2024



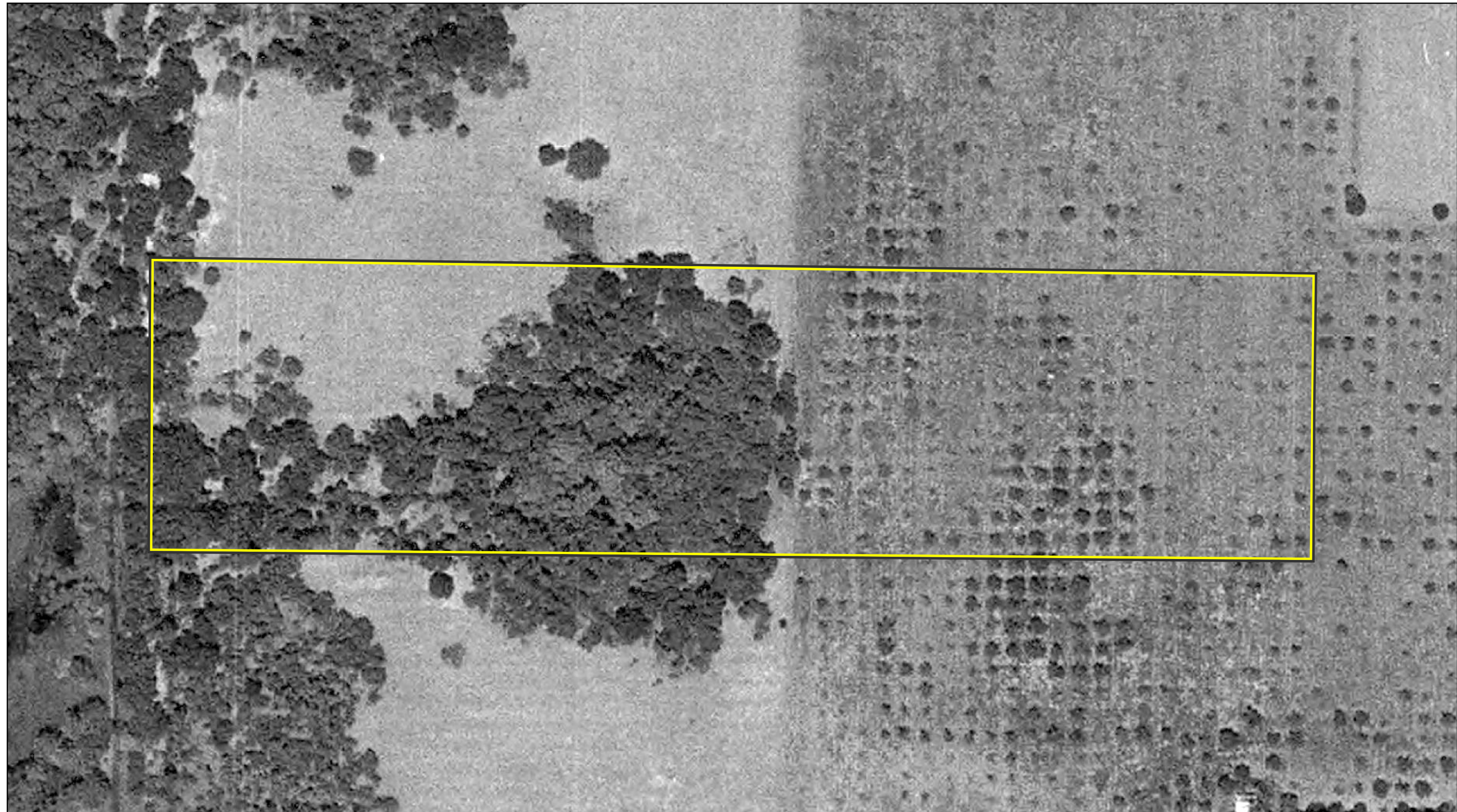


Figure 7
Historical Imagery
Fly Date - 1984
Cheyanne
Manatee County, Florida

 Project Boundary



0 50 100
US Feet





Type	ID	Acres
Surface Water	OSW-A	0.66
Surface Water	OSW-C	0.16
Wetland	WL-BE	2.57
Wetland	WL-BW	0.26
Total		3.65

Figure 8
Wetlands and Surface Waters

Cheyenne Preserve
Manatee County, Florida

- Project Boundary
- Surface Water
- Wetland



State of Florida, Maxar, Microsoft






Sources: FDOT Imagery, 2022; Monarch Ecology Group, 2024

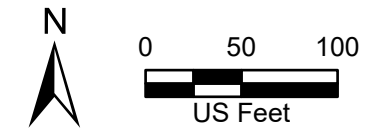


Symbol	Description	Hydic	Acres
7	Canova, Anclote, And Okeelanta Soils	Yes	2.32
20	Eaugallie-Eaugallie Wet, Fine Sand, 0 To 2 Percent Slopes	No	8.03
26	Floridana-Immokalee-Okeelanta Association	Yes	0.02
Total			10.37

Figure 9
Soils

Cheyenne Preserve
Manatee County, Florida

-  Project Boundary
-  Soil
-  Hydric Soil



Sources: USDA, 2024; FDOT Imagery, 2023; Monarch Ecology Group, 2025



Figure 10
Land Use/Land Cover

Cheyenne Preserve
Manatee County, Florida

- Project Boundary
- Land Use/Land Cover



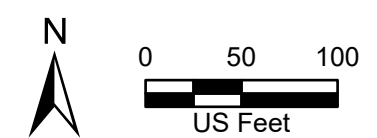
Sources: FDOT Imagery, 2022; Monarch Ecology Group, 2024



FLUCCS	Description	Acres
211	Improved Pasture	5.64
434	Hardwood Conifer Mixed	0.71
451	Exotic Hardwood Forest	0.37
513	Ditch	0.16
534	Reservoir < 10 acres	0.66
630	Wetland Forested Mixed	2.83
Total		10.37

Figure 11
 Gopher Tortoise Burrow Survey
 7/2/2024
 Cheyenne Preserve
 Manatee County, Florida

- Project Boundary
- Land Use/Land Cover
- Abandoned Burrow
- Potentially Occupied Gopher Tortoise Burrow



Sources: FDOT Imagery, 2022; Monarch Ecology Group, 2024

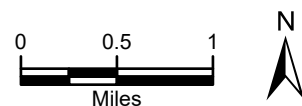






State of Florida, Maxar, Microsoft



Figure 12
Listed Species

Cheyenne Preserve
Manatee County, Florida



-  Project Boundary
-  Wood Stork Foraging Colony
-  Bald Eagle Nest
-  Wading Bird Colony

Site Lies within:
USFWS Wood Stork Foraging Area
USFWS Consultation Area:
Florida Scrub Jay
Florida Grasshopper Sparrow
Crested Caracara

Source: FWC, 2023; USFWS, 2023; FDOT Imagery, 2020; Monarch Ecology Group, 2024



School District of Manatee County

School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application.

This report is intended to be only information and analysis to assist the governing board in its land-use decision.

Project Information

Local Government:	<u>Manatee County Government</u>	Case Planner:	<u>Lindsey Craig</u>
Project Name:	<u>Cheyenne Preserve Phase II</u>	Fee:	<u>\$ 650.00</u>
Application Type:	<u>General Development Plan with Rezone (Public Hearing)</u>	Date:	<u>04/25/25</u>
Record Number:	<u>PLN2504-0061</u>	SSA:	<u>2</u>
Project Number:	<u>PDR-21-04(G)(R)</u>	Acres:	<u>10.35</u>
Address/PIN:	<u>3125 Rye Rd N, Parrish 34219</u>	Version:	<u>CR-V1</u>

Overview

The applicant has requested approval of a Rezone from Agriculture (A) to Planned Development Residential (PDR) containing 24 single-family dwelling units for 10.35 acres with a Future Land Use Category that allows 3 dwelling units an acre (UF-3).

The current future land use designation allows for a total of 2 single-family detached dwelling units with a projected 0 total students. **Note: Rounding differences may occur.**

The proposed land use designation at gross density allows for up to 31 single-family detached dwelling units with a projected 5 total students. **Note: Rounding differences may occur.**

The proposed land use designation with applicant's voluntary limitation of a maximum 24 single-family detached dwelling units could generate a projected 5 total students. **Note: Rounding differences may occur.**

Projected Students

Proposed Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A (UF-3)	10.35	0.20	2	0	0	0	0
PDR (UF-3)	10.25	3.00	31	2	1	2	5
Total Increase:	2.80	2.80	29	2	1	2	5

Proposed General Development Plan w/ Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
PDR (UF-3)	10.25	2.34	24	2	1	2	5
Total Increase:	2.14	2.14	22	2	1	2	5

ISSUES

None at this time.

CONDITIONS

None at this time.

NOTES

Preliminary School Concurrency Analysis

School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis (\$800) will be required upon submittal of a final site plan. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2024-25 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.

- Williams Elementary
- Buffalo Creek Middle
- Parrish Community High School

Sidewalks and Bicycle Paths

The development **is not** located within the two-mile walking radius of an existing zoned school. Elementary, middle and high school students residing at this development **will** qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

Sidewalk needs will be evaluated when a more detailed site plan is submitted.

- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.

- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.

- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.

Crosswalks, Traffic Signalization, School Signs & Markings

In the future, *residents* may request **Manatee County Government** install a crosswalk, school signs and markings for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the **Manatee Sheriff’s Office (MSO)** **provide a school crossing guard** in this area which may create a reoccurring annual expense.

Crosswalk needs will be evaluated when a more detailed site plan is submitted.

Transportation, Bus Stops, and Bus Shelters

The development **is not** located within the two-mile walking radius of an existing zoned school. At this time, the School District intends to utilize the intersection of Rye Rd N and the entrance boulevard as student pickup and drop off for the development.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley Executive Planner
pendleym@manateeschools.net (941) 708-8800 Extension 44056

Date: 4/25/2025

Manatee County Development Services Planning
1112 Manatee Avenue West
Bradenton, FL 34205

RE: Cheyenne Preserve II
PLN2504-0061
Specific Approval Request

Below is a Specific Approval request for the above referenced project:

1. From LDC Section 402.7.D.5. from the required 15 foot greenbelt buffer adjacent to another greenbelt buffer on the North property line, to allow the existing 20 foot greenbelt buffer separating the two parcels to remain as a sufficient buffer between single family residential uses. This is an additional Phase to the existing development and is not abutting a separate development necessitating additional separation.

Please review for approval.

MORRIS ENGINEERING & CONSULTING, LLC



Linda Stewart, AICP
Principal Planner



Form D2 - Zoning Disclosure Affidavit

Project name:

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

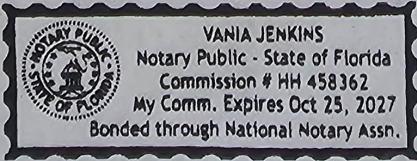
Name, Address and Officer Percentage Stock, Interest or Ownership
Owner X Contract Purchaser
AMH Development, LLC 0%
3923 Coconut Palm Dr Suite 110, Tampa, FL 33619
Todd Jones

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: [Handwritten Signature]
(Applicant): TODD JONES SVP

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of November (month), 2024 (year), by Todd Jones (name of person acknowledging) who is personally known to me or who has produced identification as identification.



[Handwritten Signature]
Signature of Notary Public - State of Florida
(Print, Type or Stamp Commissioned Name Of Notary Public to the Left of Signature)



Building and Development Services Department
 1112 Manatee Ave West, Suite 408
 Bradenton, FL 34205
 Phone: (941) 749-3012
 ReviewerOnCall@mymanatee.org
www.mymanatee.org

Form D2 - Zoning Disclosure Affidavit

Project name: **CHEYANNE PRESERVE PHASE II**

The Manatee County Land Development Code 90-01, as amended requires that all applications for Zoning Atlas Amendments shall include public disclosure of applicants and their percentage of interest.

If the property is owned by a CORPORATION, list the principal officers and principal stockholders and the percentage of stock owned by each.

If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

If the property is in the name of a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the principals below, including general and limited partners.

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. This is in addition to the list of owners.

FOR ANY CHANGES OF OWNERSHIP OR CHANGES IN CONTRACTS FOR PURCHASE SUBSEQUENT TO THE DATE OF THE APPLICATION, BUT PRIOR TO THE DATE OF FINAL PUBLIC HEARING, A SUPPLEMENTAL DISCLOSURE OF INTEREST SHALL BE FILED.

Disclosure shall not be required of any entity whose interests are solely equity interest which are regularly traded on an established securities market in the United State or another country.

Name, Address and Officer

Owner Contract Purchaser

Percentage Stock,
Interest or Ownership

KYLE S. GIELLA & JULIANNE B. GIELLA
4722 111TH TERRACE EAST
PARRISH, FLORIDA 34219

100%

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature: *Kyle Giella*
 (Applicant): KYLE S. GIELLA

Signature: *Julianne Giella*
 (Applicant): JULIANNE B. GIELLA

STATE OF FLORIDA
 COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of December (month), 2024 (year), by KYLE S. & JULIANNE B. GIELLA (name of person(s) acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification.

Courtney Carroll
 Signature of Notary Public – State of Florida
 (Print, Type or Stamp Commissioned Name
 Of Notary Public to the Left of Signature)



COURTNEY CARROLL
 Notary Public
 State of Florida
 Comm# HH181771
 Expires 10/5/2025

Cheyne Preserve Neighborhood Workshop

In the neighborhood workshop for Cheyne Preserve, Josh Law, a planner from Morris Engineering, led the discussion. The purpose of the workshop was to inform residents about the proposed development and solicit their suggestions. The application process includes a neighborhood workshop, planning commission, and the Board of County Commissioners. The application will be posted on the county's website and residents can call the county's customer service phone number for additional information. The public can provide input through letters, emails, or in-person testimony at the hearings. The meeting was recorded and the summary, along with the recording, will be included in the application packet.

Cheyenne Preserve Phase 2 Proposal

Jlaw presented a proposal for the Cheyanne Preserve Phase 2, a 10.35-acre site in Manatee County. The proposal involves a rezoning request from general agriculture to land development, residential, to allow for up to 24 single-family units as part of the Cheyanne Preserve neighborhood. The proposed residential density is 3 units per acre. The only legal access to the property is via Snyder Road, which is also the only access to the existing Cheyanne Preserve subdivision. A traffic impact statement has been completed and is being reviewed by Manatee County. The proposal includes a 5-foot sidewalk on both sides of Snyder Road and a 15-foot greenbelt buffer along the west, east, and south property lines. A 2.5-acre wetland and a 1-acre retention pond will be extended from the existing Cheyanne Preserve to manage stormwater on-site.

Stormwater Pond Expansion and Flooding

In the meeting, Matt and jlaw discussed the participant list, with Roman being the only member of the public present. They discussed the project's focus on minimizing the impact on wetlands and addressing flooding issues. Matt explained the plan to expand the stormwater pond and improve the floodplain. Roman confirmed the location of a retention pond and its purpose. The conversation ended with Roman providing his name and address for the record, and the team deciding to add a few more minutes to the meeting to ensure everyone's satisfaction.

PUBLIC NOTICE OF NEIGHBORHOOD WORKSHOP

Date: **January 13, 2024**

Dear Adjacent Property Owner:

The applicant and agent are proposing a Planned Development Residential (PD-R) Zoning from the current Agriculture (A) Zoning, with a Preliminary Site Plan to support a 10.35± Ac, 24 single-family detached residential dwelling units. Current Future Land use is UF-3. Manatee County GIS Parcel Identification Number is 561200008.

Applicant will be hosting a live electronic / virtual neighborhood workshop pursuant to Manatee County Ord. 19-03 (f/k/a Ord18-03), via Zoom to review the proposed Subject Property. The workshop presentation will begin at **6:00 p.m.** on **January 23, 2024**, ending at **7:00 p.m.**

THIS IS NOT A PUBLIC HEARING. The purpose of the workshop is to inform neighboring residents of the nature of the proposal, discuss the Development Concept Plan, answer questions, and seek comments. The meeting will be recorded. For more information, please contact Linda Stewart at: 941.444.6644 or email at: lstewart@morrisengineering.net

There are various ways to join the workshop, please visit from your computer, tablet, or smartphone at:

JOIN ZOOM MEETING:

https://bit.ly/4gsIMWL_CHEYANNEII

MEETING ID: **843 8914 5758**

PASSCODE: **770666**

JOIN BY QR CODE:



JOIN BY ONE TAP MOBILE:

+13052241968,,84389145758#,,,,*770666# US

+13126266799,,84389145758#,,,,*770666# US (Chicago)

DIAL BY YOUR LOCATION:

- **+1 305 224 1968 US**
- **+1 312 626 6799 US (Chicago)**
- **+1 646 558 8656 US (New York)**
- **+1 646 931 3860 US**
- **+1 301 715 8592 US (Washington DC)**

- +1 309 205 3325 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US

Meeting ID: **843 8914 5758**

Passcode: **770666**

Find your local number: **<https://us06web.zoom.us/j/84389145758>**

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Building and Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501x6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: **bobbi.roy@mymanatee.org**

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio at 792-8784 ext. 8303 or **carmine.demilio@mymanatee.org** or FAX 745-3790.

**MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Building and Development Services Department
Manatee County, Florida**

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

MANATEE COUNTY PROPERTY APPRAISER GIS SITE LOCATION MAP



12/13/2024



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

HYATT, SAMANTHA RAE
JOHNSON, JARED ALEXANDER
16612 SOUTHERN OAKS TRL
PARRISH FL 34219

KATYNSKI, ROMAN A
KATYNSKI, NICOLE ELIZABETH
2914 GREENLEAF TER
PARRISH FL 34219

KERR, LYDIA RENEE
KERR, MITCHELL KEITH
2824 GREENLEAF TER
PARRISH FL 34219-1290

LANDA, MARIA DE LOURDES
LANDA, MARIA DE LOURDES TRUST
WEST, TYLER JOSEPH
TORRES, MARISSA EMILY
16410 WOODSIDE GLN
PARRISH FL 34219

LEE, DAVID KENT
ROBLEDO, AURA PATRICIA GOMEZ
16418 WOODSIDE GLN
PARRISH FL 34219-1296

MARRA, JOSEPH A
16608 SOUTHERN OAKS TRL
PARRISH FL 34219

MCCARTY, ASHLYN ANN
MCCARTY, MATTHEW STEPHEN
16409 WOODSIDE GLEN
PARRISH FL 34219

MCCORMICK, PATRICE
VAN SLYKE, BRIAN JAMES
16406 WOODSIDE GLN
PARRISH FL 34219

MICHAEL, ANDREE AIMABLE
MICHAEL, ESPERANCE
16616 SOUTHERN OAKS TRL
PARRISH FL 34219

NEGOSA, NATHAN P
NEGOSA, CANDY F
NEGOSA TRUST DTD
2820 GREENLEAF TER
PARRISH FL 34219

NEWHALL, MICHELLE BETH
2932 GREENLEAF TER
PARRISH FL 34219

NGUYEN, VINCENT TUE
NGUYEN, THANH THAO THI
10871 SIDNEY PL
GARDEN GROVE CA 92840

RAFI, RIZALINO MERCADO JR
RAFI, GRACE DE CASTRO
6948 74TH STREET CIR E
BRADENTON FL 34203

ROMANO, ASHLEY MARIE
2839 GREENLEAF TER
PARRISH FL 34219

ROSSO, ANTHONY VINCENT
2939 GREENLEAF TER
PARRISH FL 34219

SCHAEFER, TIMOTHY C
SCHAEFER, RAMONA J
16219 33RD CT E
PARRISH FL 34219

SCHELLENGER, SETH CALEB
SCHELLENGER, CONDA EBERLY TRUST
TRUST 2825 GREENLEAF TER
PARRISH FL 34219

SEVERO, DAVID WAYNE
SEVERO, PAMELA ANN
2923 GREENLEAF TER
PARRISH FL 34219

SIMPSON, NORA LEE
ANDRADE, JOSE MELKI
2928 GREENLEAF TER
PARRISH FL 34219-1292

STEPHENS, MARK
STEPHENS, CATHERINE
STEPHENS TRUST DTD
16312 29TH CT E
PARRISH FL 34219

SURDEZ, TODD
SURDEZ, MAIA
16414 WOODSIDE GLN
PARRISH FL 34219-1296

THEO INVESTMENTS LLC
15522 TRINITY FALLS WAY
BRADENTON FL 34212

TODD, ZACHARY JOSEPH
2918 GREENLEAF TER
PARRISH FL 34219

TOPPER, MARK PATRICK
TOPPER, MARIA ANN
2807 GREENLEAF TER
PARRISH FL 34219

TOPPING, CHARLES R
TOPPING, ROSALYN R
5357 GROVE MILL LOOP
BRADENTON FL 34211

TRAN, PAUL HUY
NGUYEN, THI THANH THUY
2803 GREENLEAF TER
PARRISH FL 34219

TWIN RIVERS II L C
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

UKROPEC, PATRICIA S
16210 33RD CT E
PARRISH FL 34219

VERBEKE, ERIC P
16223 33RD CT E
PARRISH FL 34219

VPAMH WESTOVER ESTATES LB LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302



U.S. POSTAGE PAID
BRADENTON, FL
34211
JAN 10, 2025
AMOUNT
\$19.50
S2324D501773-4



0000



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

ABBASS, ROBERT NATHANIEL
DAVIS, ANTOINETTE RENE
16323 29TH CT E
PARRISH FL 34219

AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

AMH NB DEVELOPMENT FL LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

AMH NB DEVELOPMENT FL LLC
30601 AGOURA RD
AGOURA HILLS CA 91301

ASAAD, WAGUIH W
ASAAD, JOANNE T
2615 162ND AVE E
PARRISH FL 34219

ASAAD, WAGUIH W
ASAAD, JOANNE T
11503 SAVANNAH LAKES DR
PARRISH FL 34219

BARNHOLT, TYLER JAMES
BARNHOLT, ALIX DENISE
2915 GREENLEAF TER
PARRISH FL 34219-1293

BOSTON, COREY
3025 NORTH RYE RD
PARRISH FL 34219-8424

BROWN, DANIEL TAYLOR
BROWN, DANIELLE MARIE
2819 GREENLEAF TER
PARRISH FL 34219

BURTON, DANIEL HALL
BURTON, MARSHA
16218 33RD CT E
PARRISH FL 34219-1766

CLEMENTS, WILLIAM HENRY
16416 WOODSIDE GLN
PARRISH FL 34219

CORDOBA, JUAN ALFONSO
CORDOBA, THAVEY NICOLE
2943 GREENLEAF TER
PARRISH FL 34219-1293

CRIDER, MARGARET LORETTA
CRIDER, KENNETH LEROY
2828 GREENLEAF TER
PARRISH FL 34219-1290

CROSSLEY, LAURA SHEFFIELD
MEYER, WILLIAM JAMES
2940 GREENLEAF TER
PARRISH FL 34219

DOBSON, TERRY DEAN
DOBSON, DARLENE DICKERSON
2811 GREENLEAF TER
PARRISH FL 34219-1291

EASTERDAY, KATHRYN ANN
PHILLIPS, GREGORY WALLACE
2815 GREENLEAF TER
PARRISH FL 34219

EDWARDS, BRETT LAWRENCE
2834 GREENLEAF TER
PARRISH FL 34219-1290

FRANK, MAXIMILIAN T
FRANK, SOPHIA M
16417 WOODSIDE GLEN
PARRISH FL 34219-1297

FREITAG, ANTHONY JAMES
FREITAG, INNA VASILYEVNA
2935 GREENLEAF TER
PARRISH FL 34219

GABRIEL, LIMENE
2907 GREENLEAF TER
PARRISH FL 34219-1293

GIELLA, KYLE S
GIELLA, JULIANNE B
4722 111TH TER E
PARRISH FL 34219



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BRADENTON, FL
34211
JAN 10 25
AMOUNT
\$19.50
\$2324D501773-4

GILLILAND, LINDSAY
GILLILAND, LONNY PAUL
16404 WOODSIDE GLN
PARRISH FL 34219

GRABIAK, JASON PAUL
GRABIAK, MARISA SUSAN
2947 GREENLEAF TER
PARRISH FL 34219-1293

GWODZ, ROBERT J
GWODZ, CHRISTINA M
2955 NORTH RYE RD
PARRISH FL 34219-8484

HARRIS, SHOJI
HARRIS, ALICIA
16327 29TH CT E
PARRISH FL 34219

HEUSS, STEPHEN PAUL
SHOOK, KRISTA JAN
2910 GREENLEAF TER
PARRISH FL 34219

HILL, MICHEAL
HILL, BRANDY
16214 33RD CT E
PARRISH FL 34219

HOBSON, ANDRE G
HOBSON, CONSTANCE MAGANIAS
PO BOX 221
TERRA CEIA FL 34250

HOLT, ELIZABETH
HOLT, JAY ROBERT
2816 GREENLEAF TER
PARRISH FL 34219-1290

HOMEOWNERS ASSOCIATION OF
SOUTHERN OAKS INC
12602 TELECOM DR
TAMPA FL 33637





Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

WETZEL, RICHARD
WETZEL, JOY
16215 33RD CT E
PARRISH FL 34219-1712



0000

U.S. POSTAGE PAID

BRADENTON, FL

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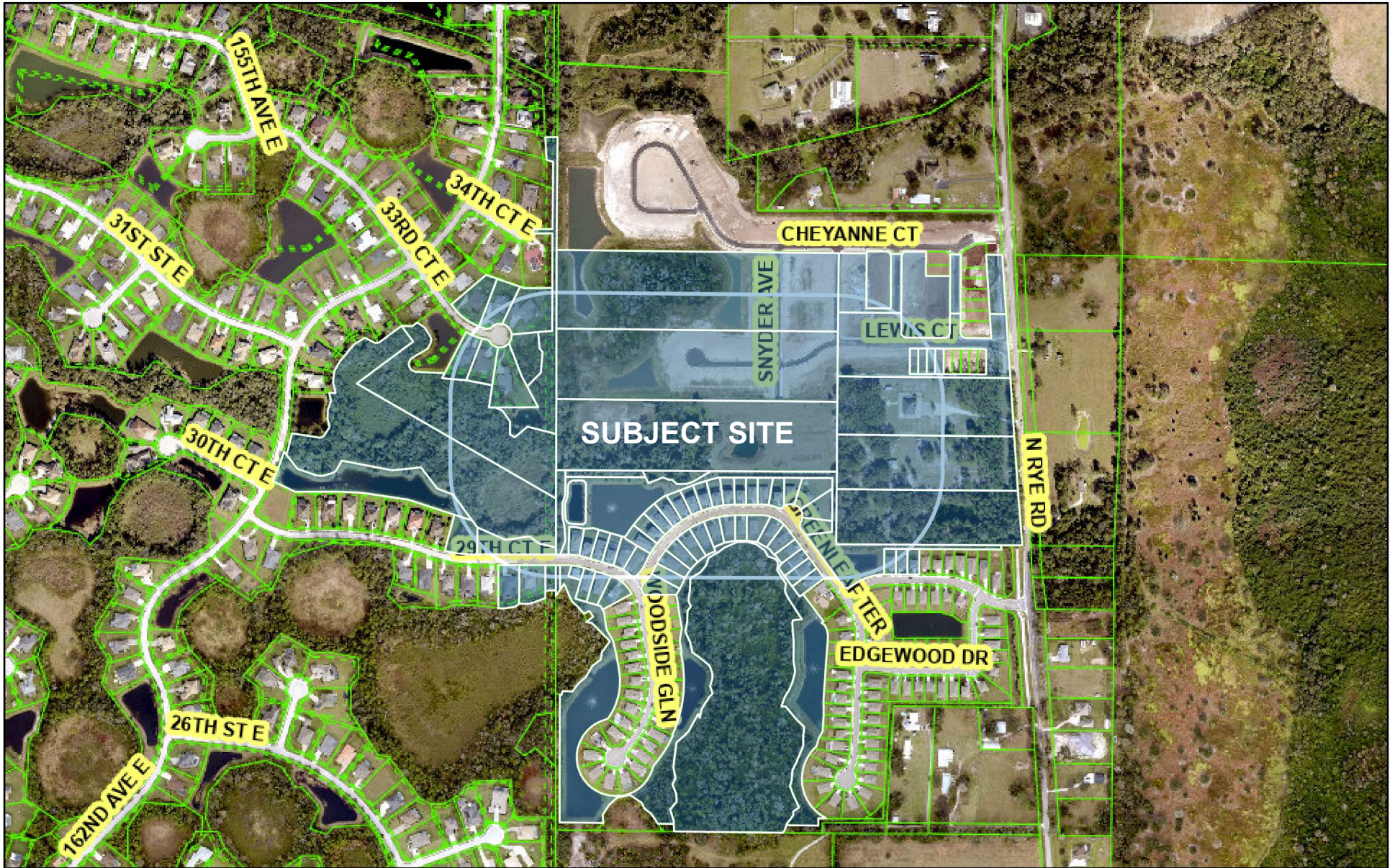
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Manatee County Property Appraiser GIS Noticing Map _ 500 ft



12/13/2024

featureLayer-hideinlist Parcel Lines

Parcel Search

Easement Lines

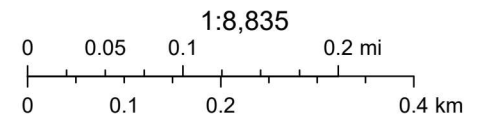
Street Names

2024

Red: Band_1

Green: Band_2

Blue: Band_3



Manatee County Property Appraiser, Esri Community Maps Contributors, University of South Florida, Manatee County Government, FDEP, ©

PROJECT TEAM ATTENDEES:

Matt Morris, Morris Engineering

Linda Stewart, Morris Engineering

Teresa Popelier, Morris Engineering

Kerry McNutt, Monarch Ecology, Environmental

Jeff Oligschlaeger, Applicant

NEIGHBOR ATTENDEES:

Roman K. (Did not provide a last name)

Hudson's Chicken & Egg Farm

RED & WHITE

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

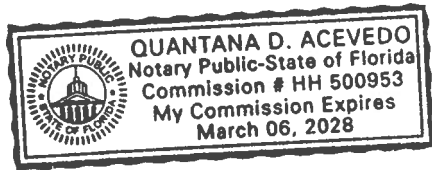
COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Zoning Changes in Unincorporated Manatee County** for the **Manatee County Board of Commissioner Meeting on April 23, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **April 9, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this this 9th day of April 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.



Q. Acevedo
(Signature of Notary Public)
Quantana Acevedo
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 3/6/28
Commission Number: HH 500953

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN that the **Board of County Commissioners of Manatee County** will conduct a Public Hearing on **April 23, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1st Floor Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton, Florida**, to consider and act upon the following matters:

PDC-24-17(Z)(G) – SR 64/ Uihlein Road Commercial – Albatros 64 Partners – (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser) – [PLN2407-0031](#)

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 the 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 a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B; subject to stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

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.

PDR-23-48(Z)(P) – Yort- 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – [PLN2309-0137](#)

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 the 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); subject to voluntarily proffered conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S and Julianne B Giella (Owner) /AMH Development, LLC (Contract Purchaser) – [PLN2504-0061](#)

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 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) Zoning District; approving a General Development Plan for up to 24 single-family detached dwelling units; subject to voluntarily proffered stipulations as conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

**SSP-23-01(R) – Resolution 26-049 North County Middle School - School Site Plan Revision –
PLN2312-0016.REV**

A Resolution of the Board of County Commissioners of Manatee County, Florida, regarding land development; 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; all on approximately 30.0 acres within the PDMU (Planned Development – Mixed Use) Zoning District; generally located northwest of the intersection between Fort Hamer Rd. and North River Ranch Trail within the unincorporated area of Manatee County; setting forth findings; providing a legal description; providing for severability, and providing an effective date.

Interested parties may examine the proposed Ordinance and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 x6878; e-mail to: public.comments@mymanatee.org

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances. According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Planning Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
public.comments@mymanatee.org

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any 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)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as 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.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: April 9, 2026

Manatee County Zoning Ordinance

PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S And Julianne B Giella (Owner) / AMH Development, LLC (Contract Purchaser) – PLN2504-0061

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 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) ZONING DISTRICT; APPROVING A GENERAL DEVELOPMENT PLAN FOR UP TO 24 SINGLE-FAMILY DETACHED DWELLING UNITS; SUBJECT TO VOLUNTARILY PROFFERED STIPULATIONS AS CONDITIONS OF APPROVAL; SETTING FORTH FINDINGS; PROVIDING A LEGAL DESCRIPTION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kyle S and Julianne B Giella (the “Applicant”) filed an application to rezone approximately 10.37 acres described in Exhibit “A”, attached hereto, (the “Property”) from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; and

WHEREAS, the applicant also filed a General Development Plan for up to 24 single-family detached dwelling units (the “project”) on the property; and

WHEREAS, the applicant also filed a request for Specific Approval for alternatives to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses; and

WHEREAS, the Manatee County Planning Commission, after due public notice, held a public hearing on April 16, 2026, to consider the rezone, 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 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 from General Agriculture (A) to Planned Development Residential (PDR) zoning district.

B. The Board of County Commissioners, after due public notice, held a public hearing on April 23, 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 402.7.D.5., staff find the purpose of the LDC regulation is not satisfied to an equivalent degree by the proposed greenbelt buffer requirements.

Section 2. GENERAL DEVELOPMENT PLAN. The General Development Plan is hereby approved for up to 24 single-family detached dwelling units, upon the property subject to the following Stipulations:

A. DESIGN AND LAND USE

1. All other applicable local, state, and/or federal permits shall be obtained prior to commencement of construction.
2. The site plan submitted with this application shall be part of the approval.
3. A 2-foot separation from the internal edge of the sidewalk to the property line shall be provided for all proposed front-loaded garage units to ensure a 25-foot separation from the sidewalk to the garage.
4. 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.
6. Any significant or archeological resources discovered during development activities shall be immediately reported to the Florida Department of State’s Division of Historical Resources. Treatment of such resources shall be determined in cooperation with the Division of Historical Resources and the County. The final determination of significance shall be made in conjunction with the Florida Department of State’s Division of Historical Resources and the County. The appropriate treatment of such resources (potentially including exaction of the site in accordance with the guidelines established by the Florida Department of

State's Division of Historical 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 (Offenses Concerning Dead Bodies and Graves) shall be followed.

7. Final Site Plan review and approval is required for recreational area(s) and any proposed amenities. Any structures and/or uses shall comply with the Land Development Code requirements for parking, screening buffer (recreational use to single family), structure height, signage, etc. Recreation area structure(s) shall have a minimum setback of 20 feet from property lines.

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. The landward extent of wetlands shall be determined in accordance with Chapter 62-340 of the Florida Administrative Code. If the Southwest Florida Water Management District's (SWFWMD) Formal Determination of Wetlands and Other Surface Waters identifies a greater wetland acreage than indicated in the General Development Plan, the project's maximum density may be subject to a reduction at time of Final Site Plan submittal in accordance with the Comprehensive Plan and Land Development Code. The project's maximum density shall be contingent upon SWFWMD's Formal Determination of Wetlands and Other Surface Waters for the site.
4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.
5. Pursuant to the September 2025 Environmental Narrative prepared by Monarch, 90 days prior to commencement of development, a 100% survey of suitable habitat for gopher tortoises shall be conducted as recommended. If evidence of gopher tortoises is found, a Florida Fish and Wildlife Conservation Commission (FWC) permit will be obtained for relocation and/or management of tortoises.
6. A Construction Water Quality Monitoring Program and proposed sampling locations are required to be included in the ESCP information on the Final Site Plan in accordance with Section 353.3 of the Land Development Code.
7. 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.

8. 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. TRAFFIC ENGINEERING

1. At the time of final site plan submittal access spacing and design shall meet the requirements of the Manatee County Public Works Standards Part 3, Highway and Traffic Standards (Board of County Commissioners Adopted 2022) Section 3.7 Access and Driveways.

D. DEVELOPMENT REVIEW

1. Connection to the County water and wastewater systems 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 construction plans review process for the project.

Section 3. SPECIFIC APPROVAL. Specific Approval is hereby granted for alternatives to Land Development Code Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyanne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses.

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, of this from General Agriculture (A) to Planned Development Residential (PDR) 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 23rd day of April 2026.

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

BY: _____
Chairperson

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

BY: _____
Deputy Clerk

Exhibit “A”

Legal Description

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 34 SOUTH, RANGE 19 EAST; TOGETHER WITH AND SUBJECT TO EASEMENT FOR PRIVATE STREET DESCRIBED IN OFFICIAL RECORDS BOOK 1118, PAGE 397, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.



Public Comment

Submitted On: Apr 13, 2026, 12:16PM EDT

Manatee County Government

Full Name	First Name: Marissa Last Name: Torres
Email	tmarissa116@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 23, 2026
Topic/Agenda Item	Application for Cheyanne Preserve Phase II Zoning Change- Board of County Commissioners Meeting
Comment	<p>Hello,</p> <p>My name is Marissa, and I live in Southern Oaks. I am submitting this comment to express my opposition to the proposed rezoning from agricultural to planned development residential.</p> <p>This land behind our neighborhood is not empty, it is alive. Many of us regularly see deer and other wildlife living in those trees. That means this is not just open space; it is a functioning habitat that animals depend on every day for shelter, food, and safety.</p> <p>When land like this is cleared, those animals don't simply relocate without consequences. They are displaced into roads and neighborhoods, increasing the risk of injury, death, and human-wildlife conflicts. What we are really deciding is whether we are willing to eliminate one of the last remaining safe spaces they have in this immediate area. If you take a look at the project site map, you will see that this is one of the last remaining areas of greenery, as the majority of the surrounding areas have already been developed.</p> <p>Apart from the animals, there are also very real impacts to the people who already live here.</p> <p>Traffic in Parrish has already increased significantly with recent growth. Adding another residential development will put additional strain on roads that are already congested, increasing commute times and reducing safety for residents, including families and school buses.</p> <p>Hurricane flooding is another serious concern. While we are currently in a drought, I do not believe that will be the case forever. Land and trees absorb and slow down water. When that land is cleared and replaced with roads, rooftops, and pavement, water has nowhere to go. That increases runoff and raises the risk of flooding in surrounding neighborhoods, especially during Florida's heavy rains and hurricane season. What is currently a natural buffer protecting our community could be removed.</p> <p>Removing green space doesn't just change the view, it reduces resilience. It makes it harder for the land to protect us.</p> <p>Across Florida, millions of acres of natural and agricultural land are projected to be lost to development if current trends continue. That makes decisions like this even more important, because once land like this is gone, it is gone permanently. Mature trees, established ecosystems, and natural drainage cannot simply be replaced.</p> <p>Here in Manatee County, efforts are already being made to preserve remaining land because of how quickly it is disappearing. That alone shows how valuable and limited these spaces have become.</p> <p>I understand that growth is happening, but not every piece of land needs to be developed, especially when it is directly impacting existing neighborhoods, wildlife, and environmental stability.</p> <p>I respectfully ask you to consider not just what can be built here, but what will be lost if it is.</p> <p>Thank you for your time and consideration.</p>



Public Comment

Submitted On: Apr 13, 2026, 12:14PM EDT

Manatee County Government

Full Name	First Name: Marissa Last Name: Torres
Email	tmarissa116@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Application for Cheyanne Preserve Phase II Zoning Change
Comment	<p>Hello,</p> <p>My name is Marissa, and I live in Southern Oaks. I am submitting this comment to express my opposition to the proposed rezoning from agricultural to planned development residential.</p> <p>This land behind our neighborhood is not empty, it is alive. Many of us regularly see deer and other wildlife living in those trees. That means this is not just open space; it is a functioning habitat that animals depend on every day for shelter, food, and safety.</p> <p>When land like this is cleared, those animals don't simply relocate without consequences. They are displaced into roads and neighborhoods, increasing the risk of injury, death, and human-wildlife conflicts. What we are really deciding is whether we are willing to eliminate one of the last remaining safe spaces they have in this immediate area. If you take a look at the project site map, you will see that this is one of the last remaining areas of greenery, as the majority of the surrounding areas have already been developed.</p> <p>Apart from the animals, there are also very real impacts to the people who already live here.</p> <p>Traffic in Parrish has already increased significantly with recent growth. Adding another residential development will put additional strain on roads that are already congested, increasing commute times and reducing safety for residents, including families and school buses.</p> <p>Hurricane flooding is another serious concern. While we are currently in a drought, I do not believe that will be the case forever. Land and trees absorb and slow down water. When that land is cleared and replaced with roads, rooftops, and pavement, water has nowhere to go. That increases runoff and raises the risk of flooding in surrounding neighborhoods, especially during Florida's heavy rains and hurricane season. What is currently a natural buffer protecting our community could be removed.</p> <p>Removing green space doesn't just change the view, it reduces resilience. It makes it harder for the land to protect us.</p> <p>Across Florida, millions of acres of natural and agricultural land are projected to be lost to development if current trends continue. That makes decisions like this even more important, because once land like this is gone, it is gone permanently. Mature trees, established ecosystems, and natural drainage cannot simply be replaced.</p> <p>Here in Manatee County, efforts are already being made to preserve remaining land because of how quickly it is disappearing. That alone shows how valuable and limited these spaces have become.</p> <p>I understand that growth is happening, but not every piece of land needs to be developed, especially when it is directly impacting existing neighborhoods, wildlife, and environmental stability.</p> <p>I respectfully ask you to consider not just what can be built here, but what will be lost if it is.</p> <p>Thank you for your time and consideration.</p>

From: Lindsay Gilliland <lpkilliland@gmail.com>

Sent: Thursday, April 9, 2026 12:27 PM

To: Public Comments <public.comments@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>

Cc: Lindsay Gilliland <lpkilliland@gmail.com>; Paul Gilliland <paul@creoremodeling.com>

Subject: PDR-25-20(Z)(G) - Cheyanne Preserve Phase II Public Comments PLN2504-0061

You don't often get email from lpkilliland@gmail.com. [Learn why this is important](#)

CAUTION:This email originated from an external source.

Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Dear Members of the Manatee Planning Commission:

I am writing to formally oppose the proposed rezoning of the agricultural property located behind my home, currently designated for agricultural use, to a planned community. **PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – PLN2504-0061**

When we purchased our home, we relied on existing agricultural zoning, which aligns with the County's commitment to protecting rural character and managing growth responsibly. This designation has played a critical role in preserving rural character, environmental balance, and quality of life in our area. One of the primary reasons we purchased our home was because it was surrounded by agricultural land, offering open space, privacy, and rural character consistent with Manatee County's planning goals.

The proposed rezoning, which introduces a second development directly behind established homes, represents change to the existing land use and creates concerns such as Incompatibility with Existing Land Use, Traffic and Infrastructure, Environmental and drainage concerns, increased noise and overall loss of rural character and privacy for nearby residents.

I am also deeply concerned about the established tree line between our communities. That natural buffer provides environmental value, privacy, and visual separation. Any impact to this would be a significant detriment to all residents.

These impacts will be felt immediately and permanently by those of us already living here and we already feel this with the current Cheyanne Phase I development.

I respectfully ask the Commission to deny this rezoning request and uphold the current agricultural designation.

Thank you for considering my comments and for your service to our community.

Sincerely,

Lindsay Gilliland

16404 Woodside Glen

Parrish, FL 34219

AFFIDAVIT OF POSTING OF PUBLIC BANNER, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS

STATE OF FLORIDA

COUNTY OF MANATEE

BEFORE ME, the undersigned authority, personally appeared TERESA POPELIER, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the AGENT (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – Kyle S Giella (Owner) – PLN2504-0061 to be heard before the Manatee County Planning Commission at a public hearing to be held on April 16, 2026, and to be heard before the Board of County Commissioners at a public hearing to be held on April 23, 2026 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice banner to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said banner was conspicuously posted 5 feet from the front property line on the 1ST day of APRIL, 2026, and attached hereto, is an image of the banner(s) posted and description of the location of banner.

3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 1ST day of APRIL, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Teresa Popelier
Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 1ST day of APRIL, 2026 (date) by TERESA POPELIER (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.



Linda Stewart
Signature of Person Taking Acknowledgment

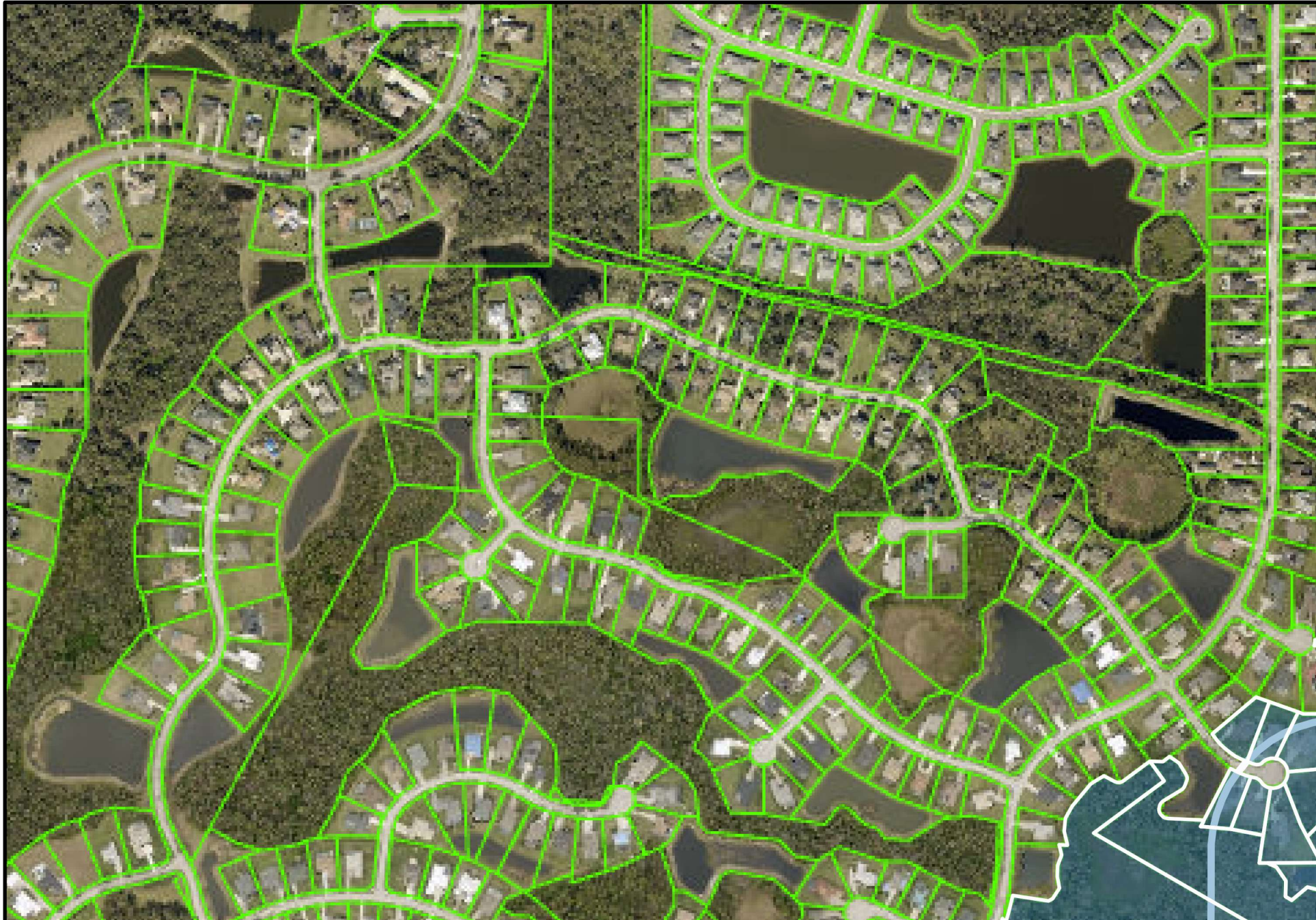
LINDA STEWART
Type Name

Title or Rank

Serial Number, if any

My Commission Expires: 7-31-27

CHEYANNE



Commission No.:



Date: **APRIL 1, 2026**

Dear Adjacent Property Owner:

Re: **Application: PDR-25-20(Z)(G) – Cheyanne Preserve Phase II – PLN2504-0061**

Filed by: Kyle S Giella (Owner)

Request: Rezone from General Agriculture (A) to Planned Development Residential (PDR) and approving a General Development Plan for up to 24 single-family detached dwelling units.

Location: Directly south of Lewis Court, approximately 850 feet west of Rye Rd. (Manatee County) on approximately 10.37 acres (Zoning Map Attached).

For more information please call:

CASE PLANNER: Lindsey Craig, Planner I

PHONE # (941)748-4501 Ext: 3877

EMAIL: lindsey.craig@mymanatee.org

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: April 16, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date: April 23, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. You may provide your comments in written form through submission of public comment, or in verbal form through registration as a Public Speaker.

You may send in a public comment by filling out the public comment form in advance at https://manatee.hosted.civiclive.com/government/board_of_county_commissioners/bcc_meetings_and_agend

as/submit_public_comment. Be sure to include your name and submit your remarks by the specified deadline. The Planning Commission and Board of County Commissioners may not receive your comments before the meeting if the form is submitted after the deadline. Also, if you would like to register as a Public Speaker, you may do so up to 24 hours before the start of the meeting at https://manatee.hosted.civiclive.com/government/board_of_county_commissioners/bcc_meetings_and_agendas/public_speaker_sign_up.



Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing serve as a primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-22-051] is available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 4th Floor, Bradenton, Florida; telephone number (941) 748-4501 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

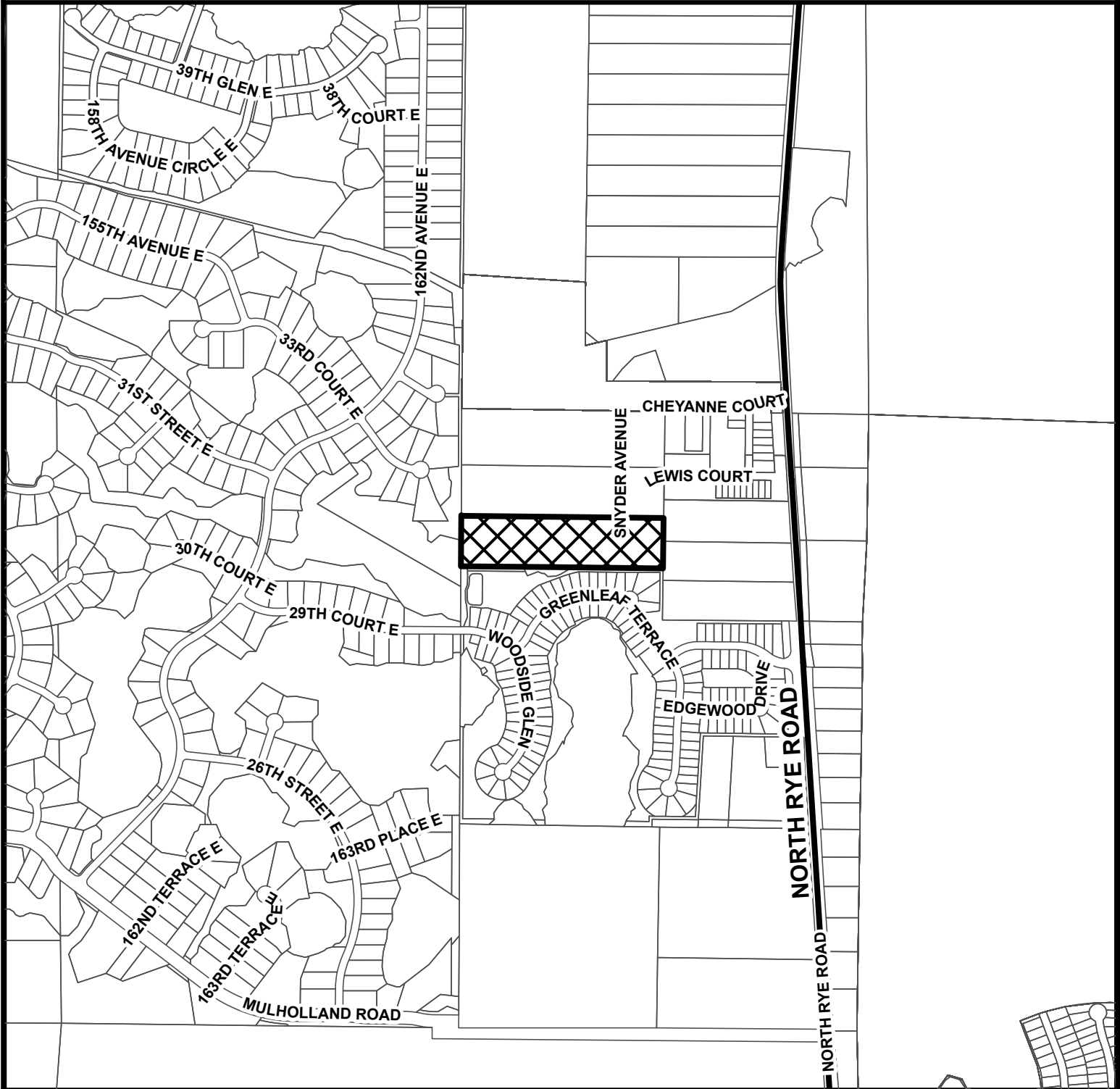
According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any 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)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as 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.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

CHEYANNE PHASE II



Parcel ID #(s) 512600008

Project Name: CHEYANNE PHASE II

Project #: PDR-25-20 (Z)(P)

Accela #: PLN2504-0061



PROJECT SITE

S/T/R: 33 34S 18E

Acreage: 10.35

Existing Zoning: A

Existing FLU: UF-3

Overlays: NONE

Special Areas: NONE

CHH: N

Watershed: NONE

Drainage Basin: GAMBLE CREEK

Commissioner: Vacant



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded. **CHEYANNE PH II / 60 NOTICES**

2825 SOUTHERN PROMISE TRUST DTD 10/23/20
3225 MCLEOD DR STE 777
LAS VEGAS NV 89121

ABBASS, ROBERT NATHANIEL
DAVIS, ANTOINETTE RENE
16323 29TH CT E
PARRISH FL 34219

AMH DEVELOPMENT LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

AMH NB DEVELOPMENT FL LLC
30601 AGOURA RD STE 200
AGOURA HILLS CA 91301

AMH NB DEVELOPMENT FL LLC
30601 AGOURA RD
AGOURA HILLS CA 91301

ASAAD, WAGUIH W
ASAAD, JOANNE T
11503 SAVANNAH LAKES DR
PARRISH FL 34219

BARNHOLT, TYLER JAMES
BARNHOLT, ALIX DENISE
2915 GREENLEAF TER
PARRISH FL 34219-1293

BOSTON, COREY
3025 NORTH RYE RD
PARRISH FL 34219-8424

BURTON, DANIEL HALL
BURTON, MARSHA
16218 33RD CT E
PARRISH FL 34219-1766

CLAYTON, BRADY DOUGLASS
2943 GREENLEAF TER
PARRISH FL 34219-1293

CLEMENTS, WILLIAM HENRY
16416 WOODSIDE GLN
PARRISH FL 34219

CRIDER, MARGARET LORETTA
CRIDER, KENNETH LEROY
2828 GREENLEAF TER
PARRISH FL 34219-1290

CROSSLEY, LAURA SHEFFIELD
MEYER, WILLIAM JAMES
2940 GREENLEAF TER
PARRISH FL 34219

DOCRS HOLDINGS 2024 LLC
15771 RED HILL AVE STE 100
TUSTIN CA 92780

EASTERDAY, KATHRYN ANN
PHILLIPS, GREGORY WALLACE
2815 GREENLEAF TER
PARRISH FL 34219

EDWARDS, BRETT LAWRENCE
2834 GREENLEAF TER
PARRISH FL 34219-1290

FRANK, MAXIMILIAN T
FRANK, SOPHIA M
16417 WOODSIDE GLEN
PARRISH FL 34219-1297

FREITAG, ANTHONY JAMES
FREITAG, INNA VASILYEVNA
2935 GREENLEAF TER
PARRISH FL 34219

GABRIEL, LIMENE
2907 GREENLEAF TER
PARRISH FL 34219-1293

GIELLA, KYLE S
GIELLA, JULIANNE B
4722 111TH TER E
PARRISH FL 34219

GILLILAND, LINDSAY
GILLILAND, LONNY PAUL
16404 WOODSIDE GLN
PARRISH FL 34219

GRABIAK, JASON PAUL
GRABIAK, MARISA SUSAN
2947 GREENLEAF TER
PARRISH FL 34219-1293

GWODZ, ROBERT J
GWODZ, CHRISTINA M
2955 NORTH RYE RD
PARRISH FL 34219-8484

HARRIS, SHOJI
HARRIS, ALICIA
16327 29TH CT E
PARRISH FL 34219

HARTMAN, CINDY CHRISTINE
HARTMAN, CINDY CHRISTINE REVOCABLE TRST
2936 GREENLEAF TER
PARRISH FL 34219

HEUSS, STEPHEN PAUL
SHOOK, KRISTA JAN
2910 GREENLEAF TER
PARRISH FL 34219

HILL, MICHEAL
HILL, BRANDY
16214 33RD CT E
PARRISH FL 34219

HOBSON, ANDRE G
HOBSON, CONSTANCE MAGANIAS
PO BOX 221
TERRA CEIA FL 34250

HOLT, ELIZABETH
HOLT, JAY ROBERT
2816 GREENLEAF TER
PARRISH FL 34219-1290

HOMEOWNERS ASSOCIATION OF SOUTHERN OAKS
INC
12602 TELECOM DR
TAMPA FL 33637





U.S. POSTAGE PAID
AMOUNT
\$21.00
BRADENTON, FL
S292H50843-4





Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

HYATT, SAMANTHA RAE
JOHNSON, JARED ALEXANDER
16612 SOUTHERN OAKS TRL
PARRISH FL 34219

KATYNSKI, ROMAN A
KATYNSKI, NICOLE ELIZABETH
2914 GREENLEAF TER
PARRISH FL 34219

KERR, LYDIA RENEE
KERR, MITCHELL KEITH
2824 GREENLEAF TER
PARRISH FL 34219-1290

LANDA, MARIA DE LOURDES
LANDA, MARIA DE LOURDES TRUST
WEST, TYLER JOSEPH
TORRES, MARISSA EMILY
16410 WOODSIDE GLN
PARRISH FL 34219

LEE, DAVID KENT
ROBLEDO, AURA PATRICIA GOMEZ
16418 WOODSIDE GLN
PARRISH FL 34219-1296

LEYVA, JUAN ANTONIO JR
LEYVA, MARIA
CRUZ, MINERVA R
2918 GREENLEAF TER
PARRISH FL 34219

MARRA, JOSEPH A
16608 SOUTHERN OAKS TRL
PARRISH FL 34219

MARSHALL, STEVEN R
MARSHALL, MOLLY M
2811 GREENLEAF TER
PARRISH FL 34219-1291

MCCARTY, ASHLYN ANN
MCCARTY, MATTHEW STEPHEN
16409 WOODSIDE GLN
PARRISH FL 34219

MICHAEL, ANDREE AIMABLE
MICHAEL, ESPERANCE
16616 SOUTHERN OAKS TRL
PARRISH FL 34219

NEGOSA, NATHAN P
NEGOSA, CANDY F
NEGOSA TRUST DTD 11/16/2021
2820 GREENLEAF TER
PARRISH FL 34219

NEWHALL, MICHELLE BETH
2932 GREENLEAF TER
PARRISH FL 34219

RAFI, RIZALINO MERCADO JR
RAFI, GRACE DE CASTRO
6948 74TH STREET CIR E
BRADENTON FL 34203

ROMANO, ASHLEY MARIE
2839 GREENLEAF TER
PARRISH FL 34219

ROSSO, ANTHONY VINCENT
2939 GREENLEAF TER
PARRISH FL 34219

SCHAEFER, TIMOTHY C
SCHAEFER, RAMONA J
16219 33RD CT E
PARRISH FL 34219

SEVERO, DAVID WAYNE
SEVERO, PAMELA ANN
2923 GREENLEAF TER
PARRISH FL 34219

SIMPSON, NORA LEE
ANDRADE, JOSE MELKI
2928 GREENLEAF TER
PARRISH FL 34219-1292

STEPHENS, MARK
STEPHENS, CATHERINE
STEPHENS TRUST DTD 1/30/2023
16312 29TH CT E
PARRISH FL 34219

SURDEZ, TODD
SURDEZ, MAIA
16414 WOODSIDE GLN
PARRISH FL 34219-1296

THEO INVESTMENTS LLC
15522 TRINITY FALLS WAY
BRADENTON FL 34212

TOPPER, MARK PATRICK
TOPPER, MARIA ANN
2807 GREENLEAF TER
PARRISH FL 34219

TOPPING, CHARLES R
TOPPING, ROSALYN R
5357 GROVE MILL LOOP
BRADENTON FL 34211

TRAN, PAUL HUY
NGUYEN, THI THANH THUY
2803 GREENLEAF TER
PARRISH FL 34219

TWIN RIVERS ASSOCIATION INC
13225 E STATE ROAD 64
BRADENTON FL 34212-9450

UKROPEC, PATRICIA S
16210 33RD CT E
PARRISH FL 34219

VAN SLYKE, BRIAN JAMES
16406 WOODSIDE GLN
PARRISH FL 34219

VERBEKE, ERIC P
16223 33RD CT E
PARRISH FL 34219

VPAMH WESTOVER ESTATES LB LLC
23975 PARK SORRENTO STE 300
CALABASAS CA 91302

WETZEL, RICHARD
WETZEL, JOY
16215 33RD CT E
PARRISH FL 34219-1712

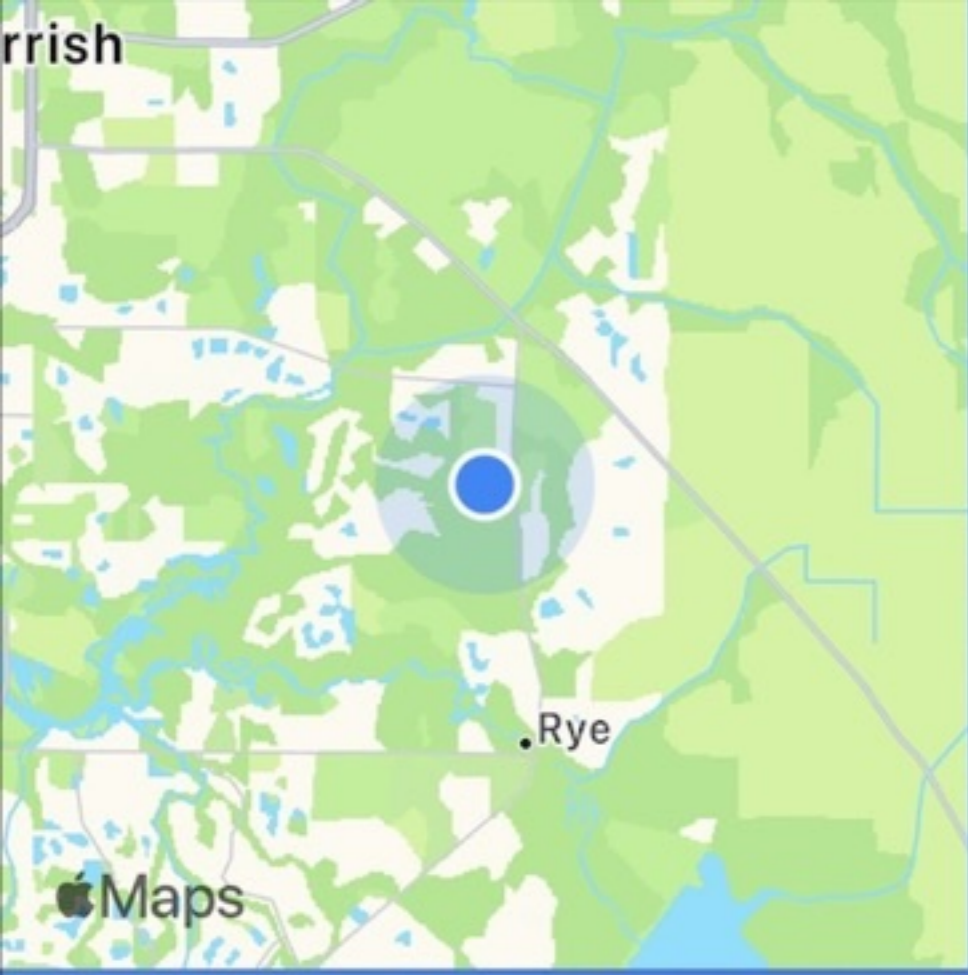
U.S. POSTAGE PAID
BRADENTON, FL
34211
APR 16, 26
AMOUNT

\$21.00
\$2324H503543-4



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Apr 1, 2026 at 10:13:38 AM
N 27° 32' 29", W 82° 22' 22"
349° N

16517 Lewis Ct
Parrish FL 34219

CHEYANNE PHS II / 21401075-001 / BOCC
SIGNAGE POSTING
Index number:2088

Snyder AVE 3200
Lewis CT 16500



NOTICE OF PUBLIC HEARING

Project No. PDR-25-20(Z)(G)-PLN2504-0061

Cheyenne Preserve Phase II

A rezone of ± 10.37 acres from General Agriculture (A) to Planned Development Residential (PDR); approving a General Development Plan for up to 24 single-family detached dwelling units.

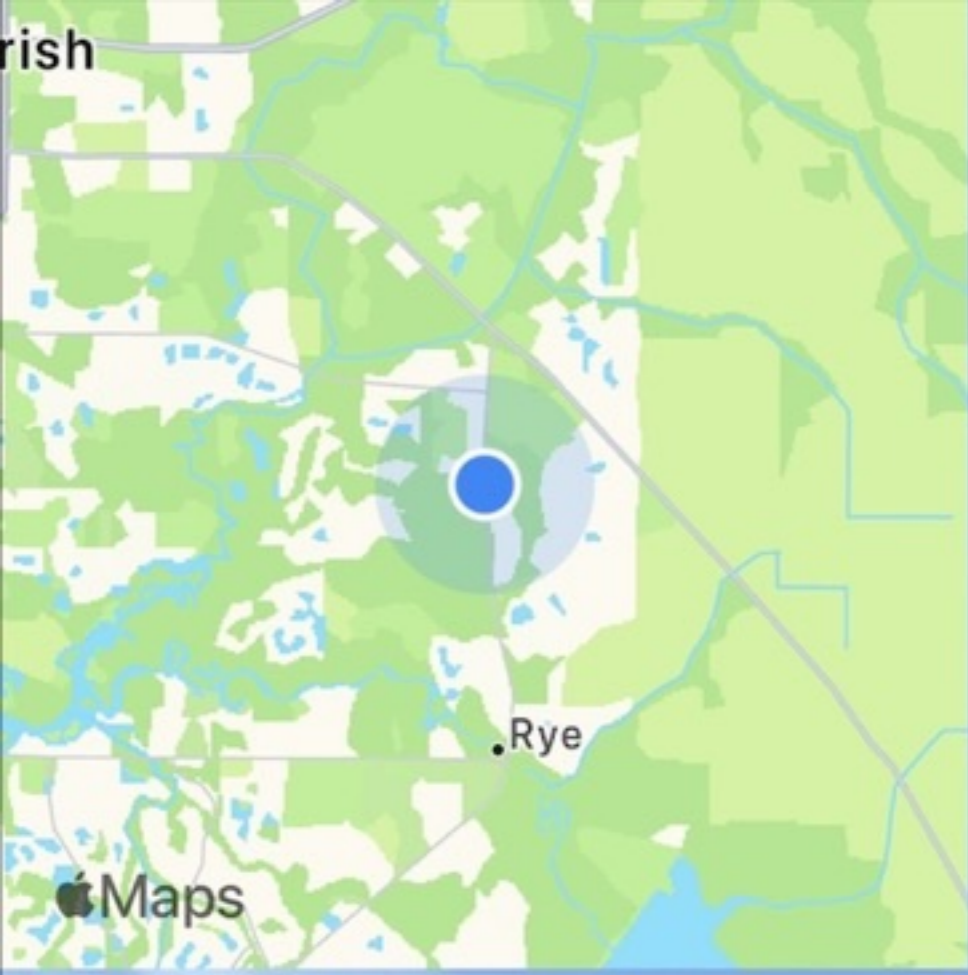
MYMANATEE.ORG/NEWPROJECTS

Planning Commission: April 16, 2026 9:00AM
Board of County Commissioners: April 23, 2026 9:00AM

Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205
941-748-4501 Ext. 3877

SCAN FOR MORE INFORMATION





Apr 1, 2026 at 10:37:11 AM
N 27° 32' 31", W 82° 22' 10"
190° S

3206 Barber Ave
Parrish FL 34219

CHEYANNE PHS II / 21401075-001 / BOCC
SIGNAGE POSTING
Index number: 2089



NOTICE OF PUBLIC HEARING
Project No. PDR-25-20(Z)(G)- PLN2504-0001
Cheyenne Preserve Phase II
Petition of a 10.37 acres from General Agriculture (A) to Planned
Development Residential (PDR), approving a General Develop-
ment Plan for up to 24 single-family detached dwelling units.
MYMANATEE.ORG/NEWPROJECTS
Planning Commission: April 14, 2025 9:00AM
Board of County Commissioners: April 21, 2025 9:00AM
Patricia M. Glass, Chairman
Manatee County Administration Center, 1st Floor
1113 Manatee Avenue West
Bradenton, Florida 34208
888-748-4081 Ext. 3877



**BOCC HEARING SIGNAGE PLACEMENT MAP:
N. RYE RD & LEWIS CT
&
LEWIS CT & SNYDER AVE**





Public Comment

Submitted On: Apr 14, 2026, 04:41PM EDT

Manatee County Government

Full Name	First Name: Tyler Last Name: West
Email	mrwesst@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	April 16, 2026
Topic/Agenda Item	Rezoning PDR-25-20(Z)(G) - PLN2504-0061 for Cheyanne Phase 2
Comment	<p>Hello,</p> <p>My name is Tyler and this comment is regarding the "Cheyanne Preserve Phase II" application for a rezoning attempt.</p> <p>Unfortunately, I have watched this exact same scenario ruin my home town, among many other places all across the country over the past several years. Friends and family's firsthand experiences are all very similar and we share a feeling of helplessness. Profit and development has been prioritized over protecting ecosystems, animal habitats, endangered species, windbreaks, Florida's aquifers, pushing local infrastructure past breaking points, neighboring communities, long time residents, and more. Traffic congestion is already making people consider leaving the area due to new communities built here on Rye road. This destruction of agricultural land further displaces wildlife, pollinators, air quality and local availability/cost of food (eggs, fruits, vegetables, etc.) In our small area alone, there have been at least 6 entire new residential developments over the past couple of years, with plans already unfolding to build more on what's remaining of the limited agricultural land on Rye Road. There are currently many new construction homes for sale, and for rent, sitting on the market with consistent price reductions and no buyers. This also reduces the value of surrounding homes and affects homeowners negatively.</p> <p>What is occurring in this case reflects a broader and well-documented pattern that has had lasting negative impacts on counties, surrounding neighborhoods, and the long-term goals of local residents. Property records frequently show that land is acquired not for agricultural use, single-family development consistent with current zoning, or meaningful land improvement, but instead held as a speculative investment. The intent is often to either sell to a developer at a later date or to pursue rezoning in order to increase its marketability for large-scale development.</p> <p>According to Manatee County public records, this property has changed ownership 11 times, which is consistent with this pattern of speculative holding rather than productive use. Regardless of whether previous rezoning requests have been submitted or denied, this application should be carefully evaluated and ultimately denied in order to preserve the intent of the current agricultural designation.</p> <p>Many residents, including myself, aspire to purchase agricultural land in Central Florida for the purpose of farming and contributing to the local food supply. However, ongoing development pressures and speculative land practices have driven property values to levels that make it nearly impossible to acquire even modest acreage. In many cases, parcels larger than one acre are no longer financially attainable for individuals seeking to engage in agriculture.</p> <p>Agricultural land in this region is already limited, and continued rezoning further reduces its availability. Humans, animals, pollinators, and our future generations lose this land forever once rezoned and/or developed. Zoning classifications exist for a reason, and agricultural land plays a critical role in supporting local economies, food systems, and environmental sustainability. For these reasons, it is important to maintain existing agricultural zoning and avoid incremental changes that ultimately lead to widespread conversion into residential developments.</p> <p>Thank you for your time and consideration. Have a great day.</p>



CHEYANNE PRESERVE II

PLN2504-0061

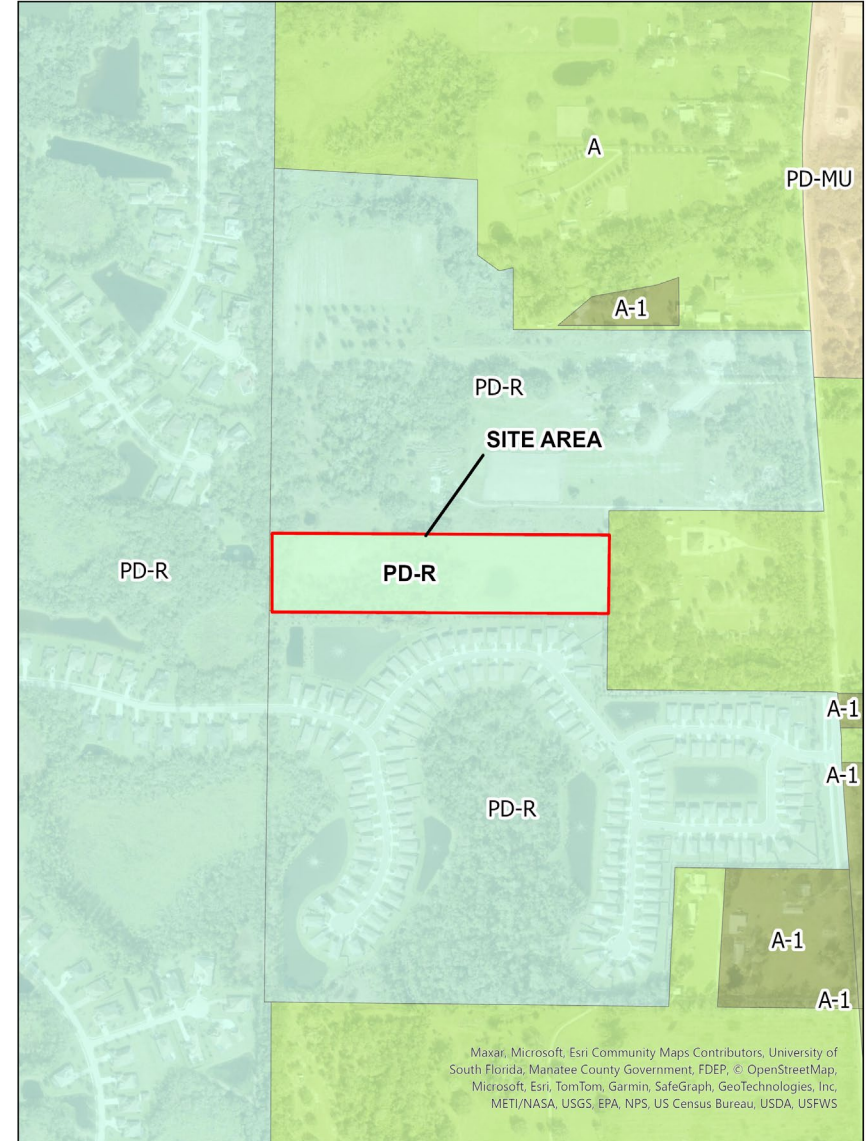
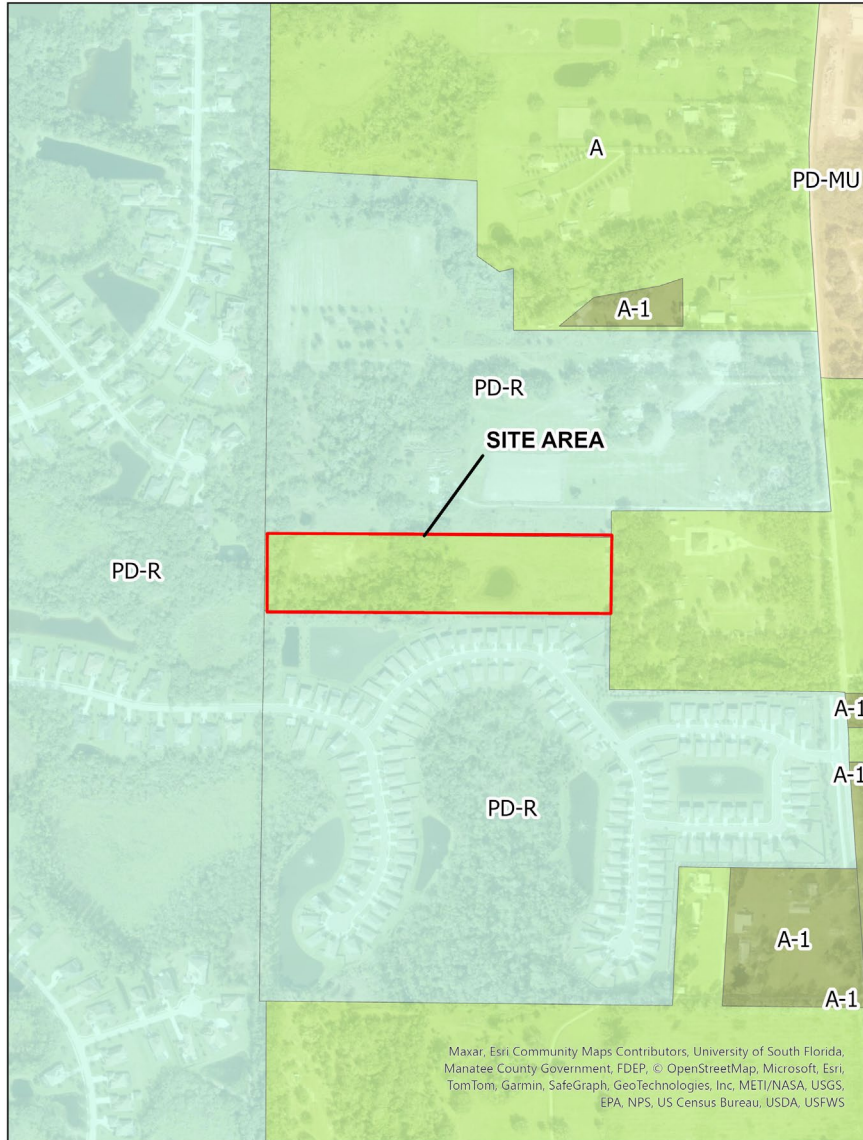
LOCATION MAP



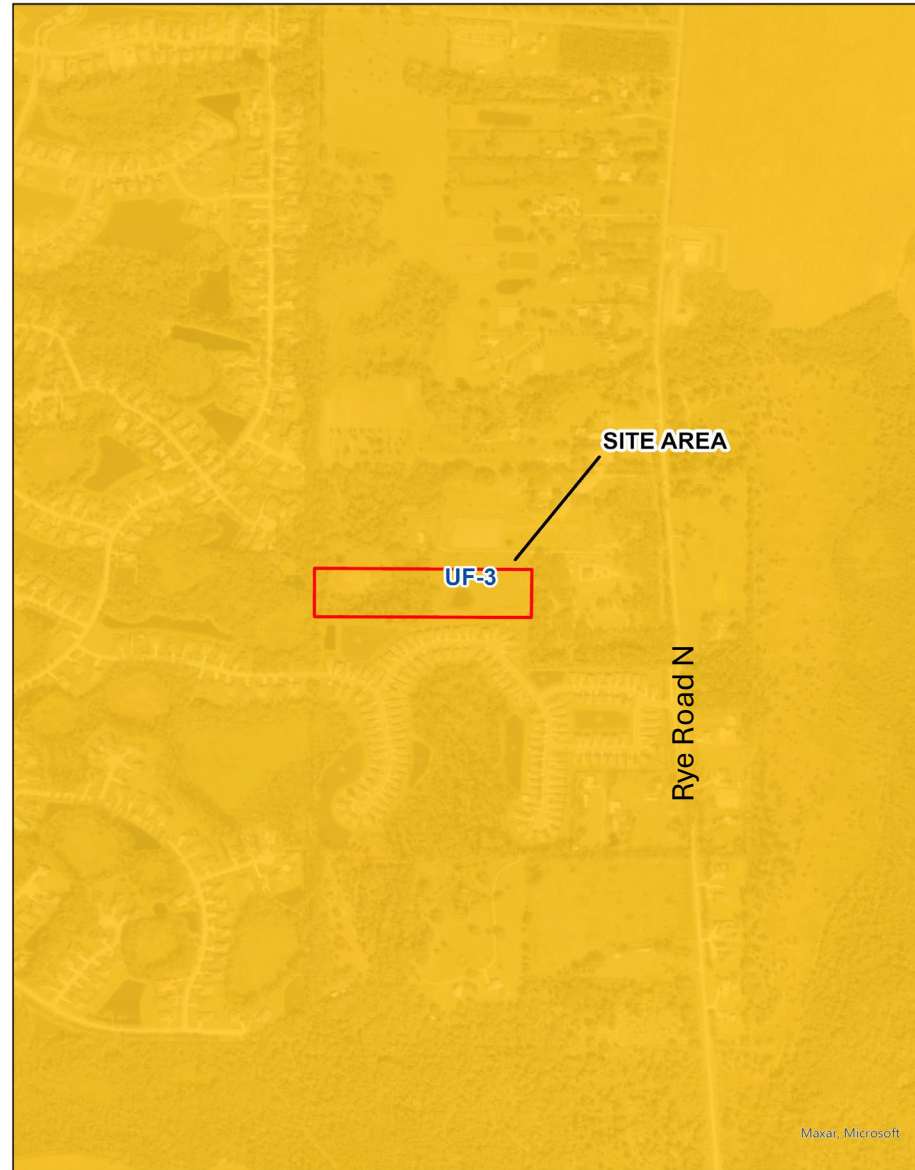
West of Rye Road N
and south of Golf Course Road,
Parrish

Infill, Unified Development

PID: 512600008



FUTURE LAND USE



- Rezone from A (General Agricultural) to PDR (Planned Development Residential)
- General Development Plan for a 24-lot single family residential *Infill* subdivision

Size: 10.37 ± Acres

Future Land Use: UF-3 (3 du/ac) Policy 2.2.1.11.3.

Maximum Net Density: Allowable: 28.8 dwelling units (3.0 du/ac)

Proposed: 24.0 dwelling units (2.4 du/ac)

Open Space: Required: 25% - 2.59 acres

Provided: 55% - 5.72 acres

Wetlands: 2.83± Acres - No Impacts

Buffers: 19.5 foot wide Landscape Buffer along Northern property line separating Cheyenne Preserve II from Cheyenne Preserve. (Existing)

15 foot wide Greenbelt Buffer along Eastern and Southern property line.

30 foot wide Wetland Buffer along majority of Existing Wetland area along the western portion of the development area. Where a potential conflict was noted, the wetland buffer was reduced to a 25 foot wide buffer to accommodate grading for a future cul de sac.

SPECIFIC APPROVAL

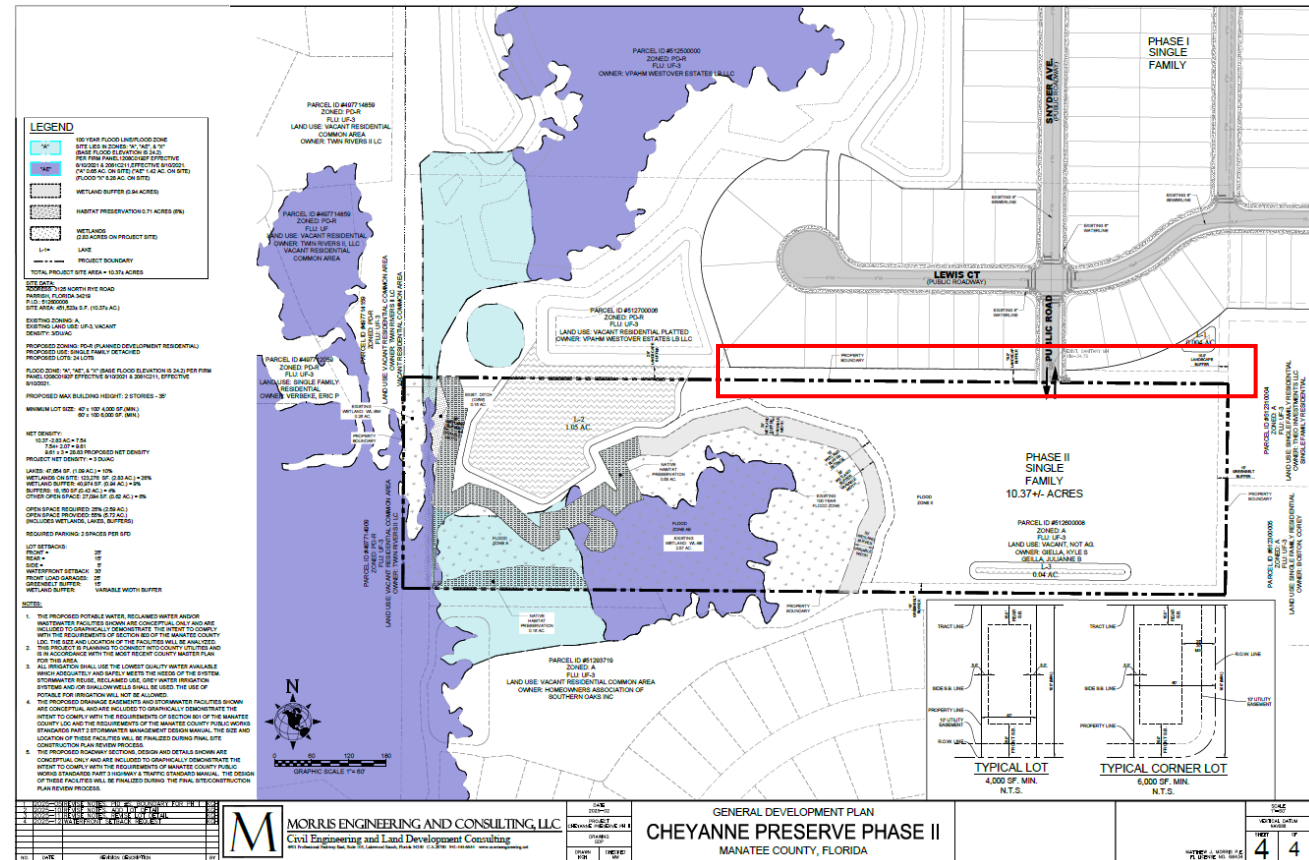
Specific Approval Manatee County LDC Definition:

“..an exception to a requirement of this Code that is granted through the Planned Development process by the Board of County Commissioners.”

- From LDC Section 402.7.D.5. from the required 15 foot wide Greenbelt Buffer adjacent to another Greenbelt Buffer along the northern property line.

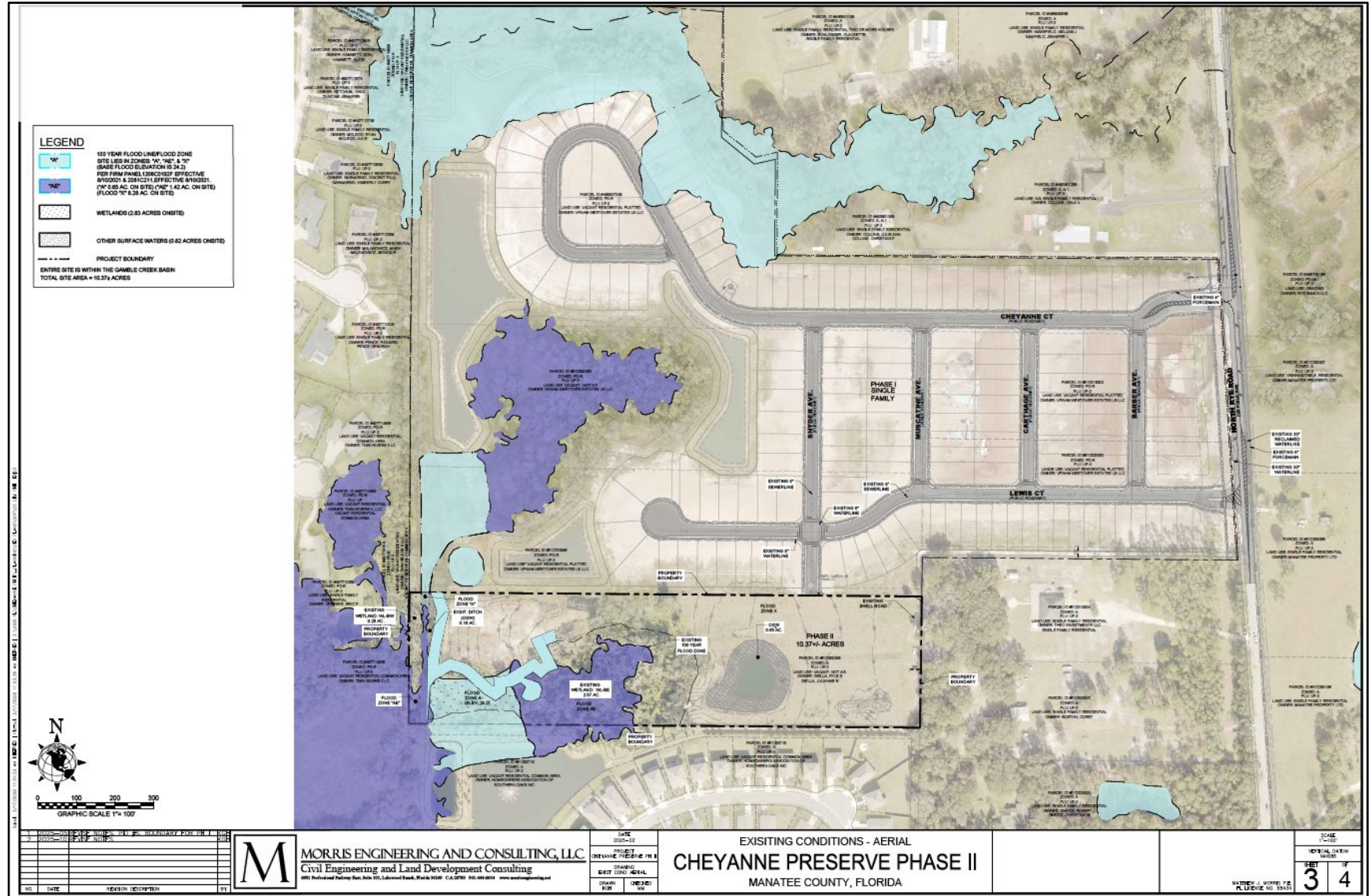
Allow the currently approved 20 foot wide Greenbelt Buffer separating the two parcels to be utilized at this time.

This is an additional phase to the existing Cheyanne Preserve development and is not abutting a separate development necessitating additional separation. The project is will be owned and is being developed by the same entity. The unified development will also have the same HOA.



EXISTING CONDITIONS

- Infill Development



AMH COMPLETED HOMES –



HOUSE PLAN ELEVATION EXAMPLES –



HOUSE PLAN ELEVATION EXAMPLES –



FIRST FLOOR PLAN
BASE ELEVATION 00000



SECOND FLOOR PLAN
RAFF P. PLAN 00000



Elevation "G"



Elevation "H"

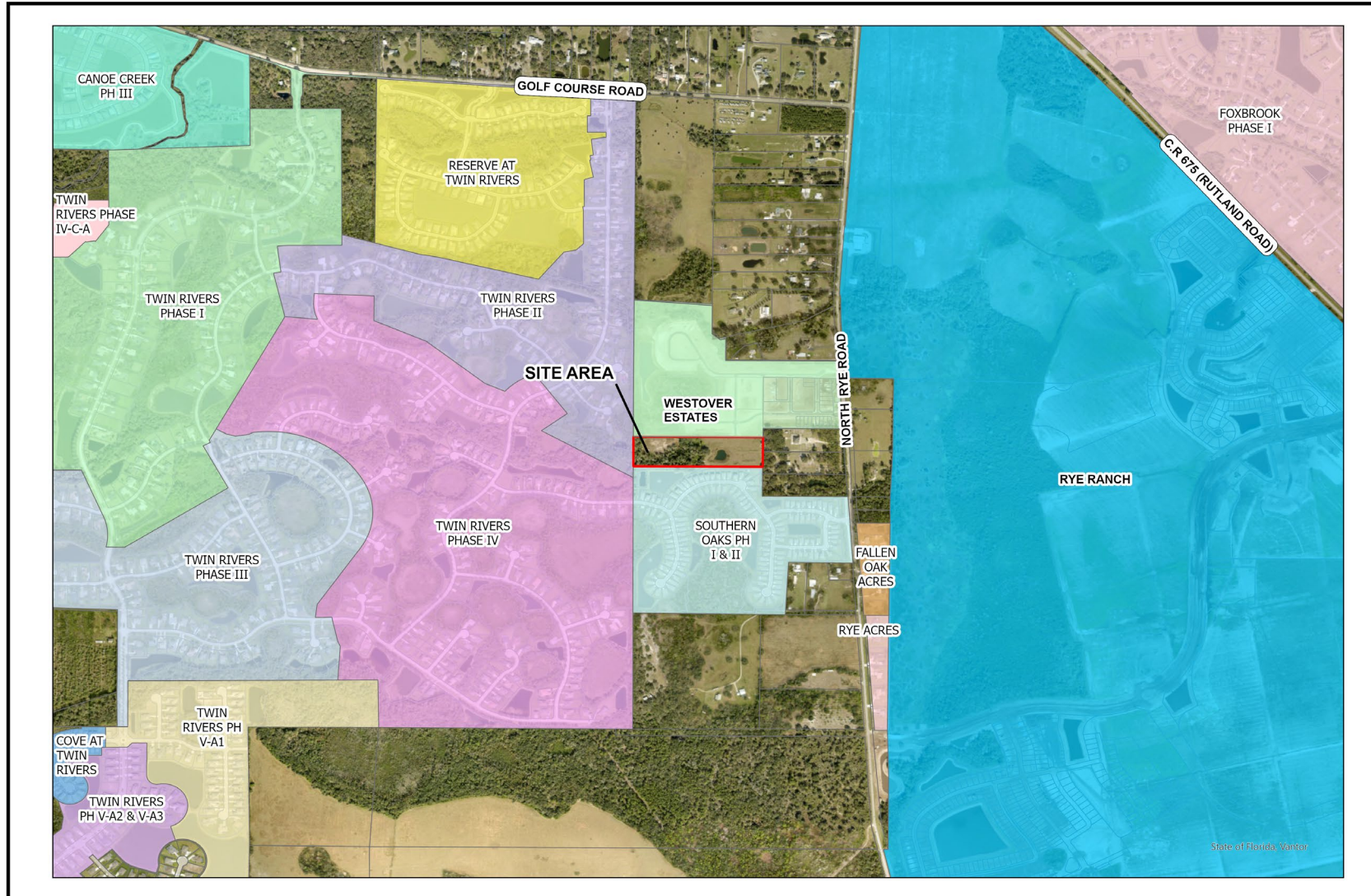


Elevation "I"

HOUSE PLAN ELEVATION EXAMPLES –



RESIDENTIAL DEVELOPMENTS



Infill Development

*Cheyenne Preserve
(f/k/a Westover Estates) -
162 Units-2.97 du/ac*

*Rye Ranch – 3,500 Units -
2.56 du/ac*

*Southern Oaks – 139 Units -
1.96 du/ac*

*Twin Rivers – 706 Units –
0.579 du/ac*

- **Meeting was held January 23, 2024**
- **62 Notices were sent out (500 feet)**
 - Two (2) neighbors attended
 - » Concern:
 - Wetland Impacts
 - Property owner discussed use of retention ponds to minimize flooding with engineer
- Approved at the April 16, 2026 Planning Commission with a 5-0 Vote

SCHOOL CONCURRENCY

School District of Manatee County
School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assist the governing board in its land-use decision.

Project Information

Local Government:	Manatee County Government	Case Planner:	Lindsey Craig
Project Name:	Cheyenne Preserve Phase II	Fee:	\$ 650.00
Application Type:	General Development Plan with Rezone (Public Hearing)	Date:	04/25/25
Record Number:	PLN2504-0061	SSA:	2
Project Number:	PDR-21-04(G)(R)	Acres:	10.35
Address/PIN:	3125 Rye Rd N, Parrish 34219	Version:	CR-V1

Overview

The applicant has requested approval of a Rezone from Agriculture (A) to Planned Development Residential (PDR) containing 24 single-family dwelling units for 10.35 acres with a Future Land Use Category that allows 3 dwelling units an acre (UF-3). The current future land use designation allows for a total of 2 single-family detached dwelling units with a projected 0 total students. **Note: Rounding differences may occur.**

The proposed land use designation at gross density allows for up to 31 single-family detached dwelling units with a projected 5 total students. **Note: Rounding differences may occur.**

The proposed land use designation with applicant's voluntary limitation of a maximum 24 single-family detached dwelling units could generate a projected 5 total students. **Note: Rounding differences may occur.**

Projected Students

Proposed Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
A (UF-3)	10.35	0.20	2	0	0	0	0
PDR (UF-3)	10.25	3.00	31	2	1	2	5
Total Increase:	2.80		29	2	1	2	5

Proposed General Development Plan w/ Rezone

Proposed Rezone	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
PDR (UF-3)	10.25	2.34	24	2	1	2	5
Total Increase:	2.14		22	2	1	2	5

ISSUES

None at this time.

CONDITIONS

None at this time.

NOTES

Preliminary School Concurrency Analysis

School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis (\$800) will be required upon submittal of a final site plan. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2024-25 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.

- Williams Elementary
- Buffalo Creek Middle
- Parrish Community High School

MCG/PDR-25-02 Cheyenne Preserve Phase II/PLN2504-0061/CR-V1/04/25/25 School Report Rezone 4/29/2025

Sidewalks and Bicycle Paths

The development is **not** located within the two-mile walking radius of an existing zoned school. Elementary, middle and high school students residing at this development **will** qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops. Sidewalk needs will be evaluated when a more detailed site plan is submitted.

- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.

- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.

- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.

Crosswalks, Traffic Signalization, School Signs & Markings

In the future, residents may request Manatee County Government install a crosswalk, school signs and markings for students to walk/bicycle to and from nearby schools and bus stops. The residents may also request the Manatee Sheriff's Office (MSO) provide a school crossing guard in this area which may create a reoccurring annual expense.

Crosswalk needs will be evaluated when a more detailed site plan is submitted.

Transportation, Bus Stops, and Bus Shelters

The development is **not** located within the two-mile walking radius of an existing zoned school. At this time, the School District intends to utilize the intersection of Rye Rd N and the entrance boulevard as student pickup and drop off for the development.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley Executive Planner Date: 4/25/2025
pendleym@manateeschools.net (941) 708-8800 Extension 44056

MCG/PDR-25-02 Cheyenne Preserve Phase II/PLN2504-0061/CR-V1/04/25/25 School Report Rezone 4/29/2025

Total student increase = 5 ±

No issues or conditions.

Current school capacity is available.

Not located within two mile walking radius of an existing school.

PUBLIC UTILITIES

Water and wastewater and reclaimed services are available and to be provided by Manatee County.

Site



STORMWATER

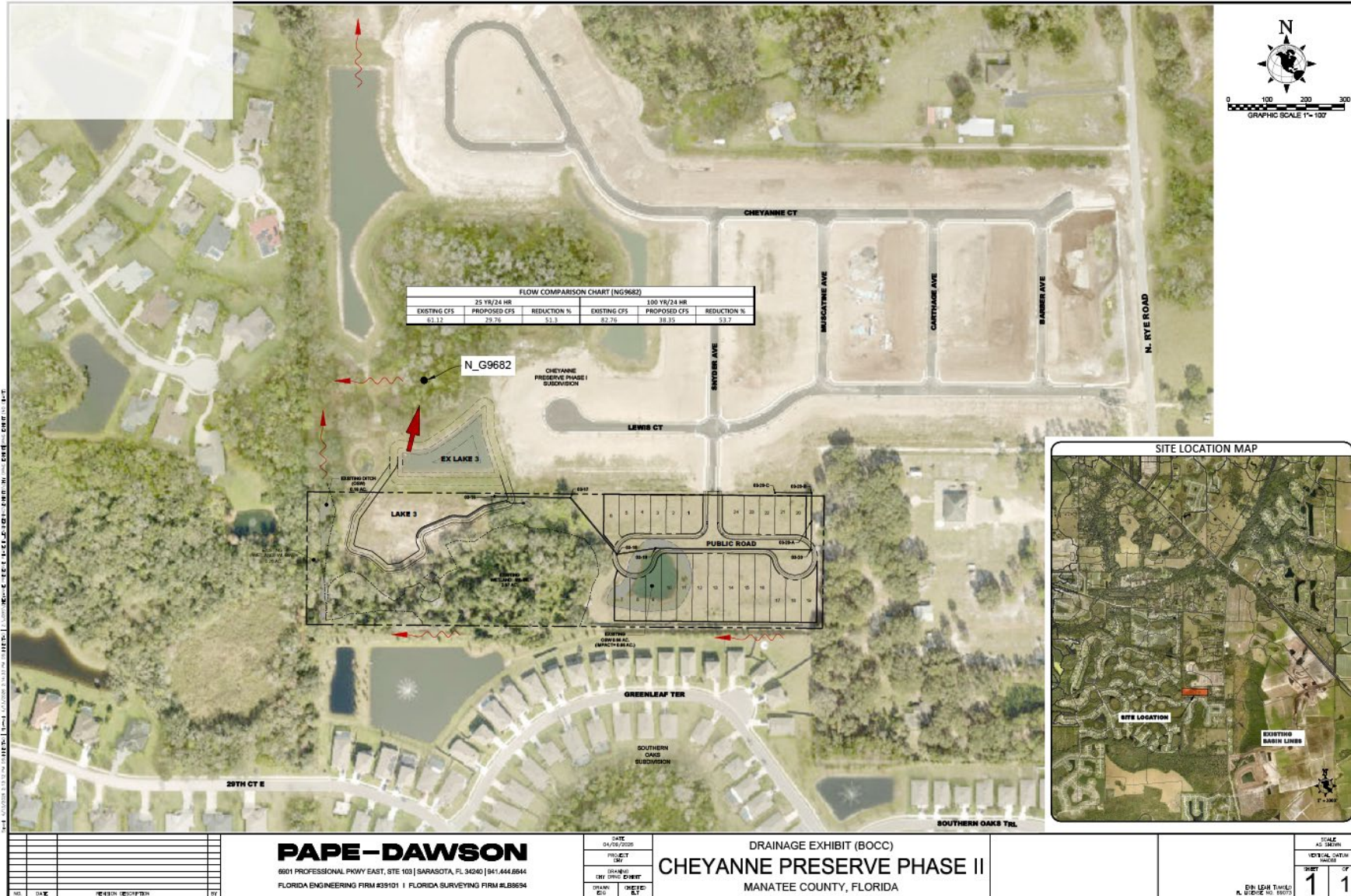
Not located within a FEMA Flood Zone
Located within the Gamble Creek
Basin.

50% reduction in allowable runoff.

Onsite, man-made pond will be filled to
accommodate development. (0.66
acres)



Manatee County Natural Resources GIS Mapping



Wetlands and Listed Species were identified on the property. 18 potential gopher tortoise burrows were identified. A formal pre-construction survey will be conducted with FWC within 90 days of any future construction or clearing activities and a relocation permit will be needed from FWC to relocate tortoises offsite.

Formal wetland determination with the WMD was approved in July 2025.

- 2.83 acres of wetlands (all being preserved)
- 0.82 acres of surface waters

Onsite wetland and upland habitat preservation exceeds the County’s 75% requirement for existing native plant communities for open space

- 0.91 acres of native veg community open space required under Section 402.6(T)(3) LDC
- 2.83 acres plus being preserved



Photograph 14. Gopher Tortoise Burrow



Photograph 19. Forested Wetland (Understory)





Traffic Report generated by Palm Traffic in December, 2024.

Development would add 26 PM Peak Hour trips

Access

The project proposes access to Rye Road through Cheyanne Phase 1 which has one (1) full access to Rye Road and one (1) right-in/right-out access to Rye Road. Access will be evaluated in the Operational Analysis.

Right of Way

This is not a determination of right of way. The Applicant will coordinate with Manatee County regarding right of way needs.

Multi-Modal Transportation

There are segments of sidewalk on both sides of Rye Road where new development has occurred. There are no bicycle lanes. There are no bus routes in the vicinity of the project. Sidewalks will be provided within the development.

Conclusion

This development is not projected to create adverse transportation impacts on significantly impacted thoroughfare roadways. The link 2921 (Rye Road) from Golf Course Road to Upper Manatee River Road will be impacted with 26 PM Peak Hour trips.

TABLE 1b. Trip Generation – Proposed Zoning

ITE Code	Land Use Type	Size	PM Peak-Hour Trips In	PM Peak-Hour Trip Out	PM Peak-Hour Total Trips
210	Single Family	24 DUs	16	10	26

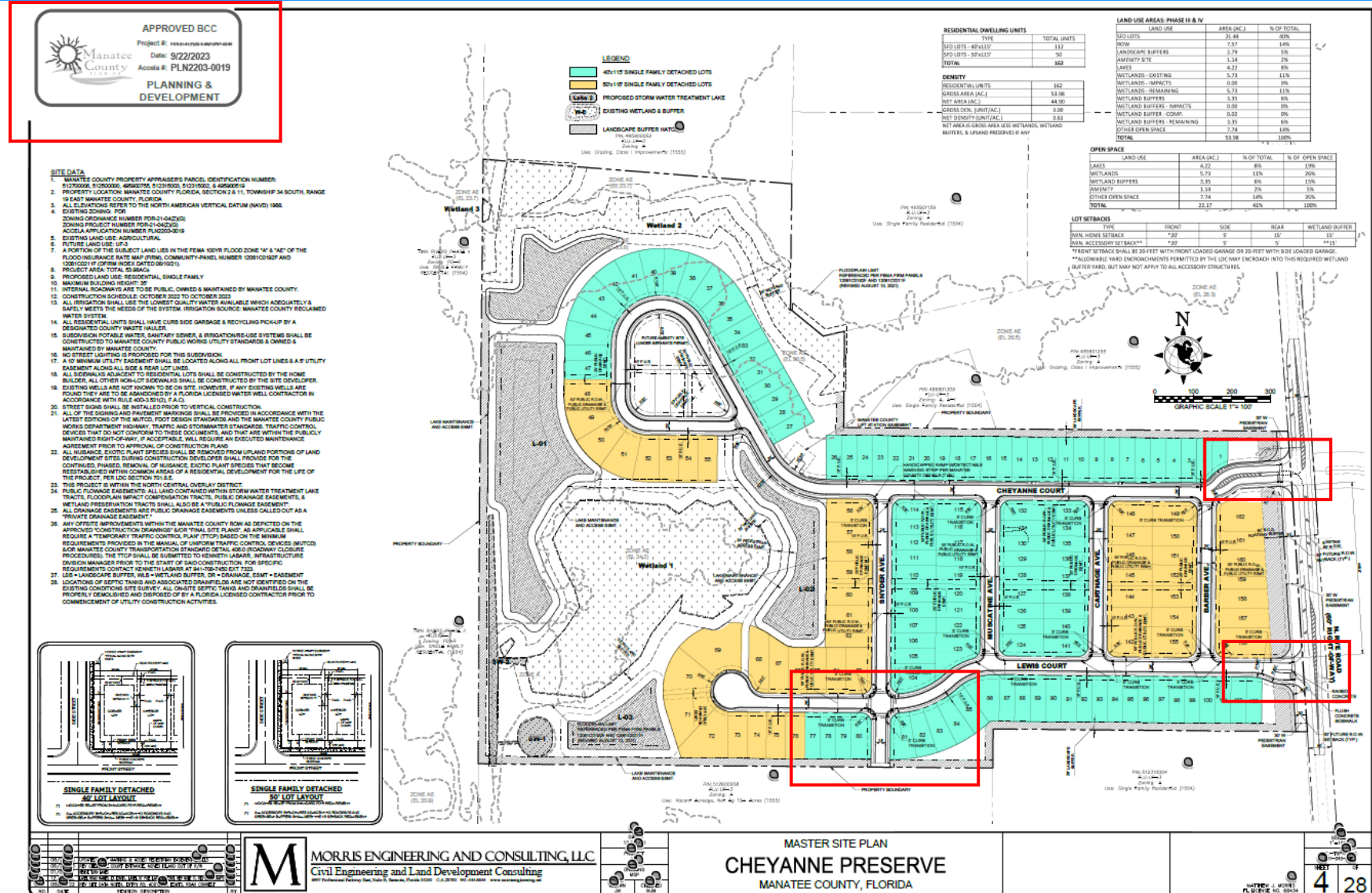
Table 3. Level of Service Analysis

Road	From	To	PM Peak Hour Base Volume	9% Annual Growth – 3 years	Estimated Project Traffic	Peak Hour Total Traffic	LOS
Rye Rd	Golf Course Rd	UMRR	752	203	26	981	C

Based on the general link analysis using an annual growth rate of 9.0 percent for three years, the impacted segment of Rye Road is shown to operate at an acceptable level of service.

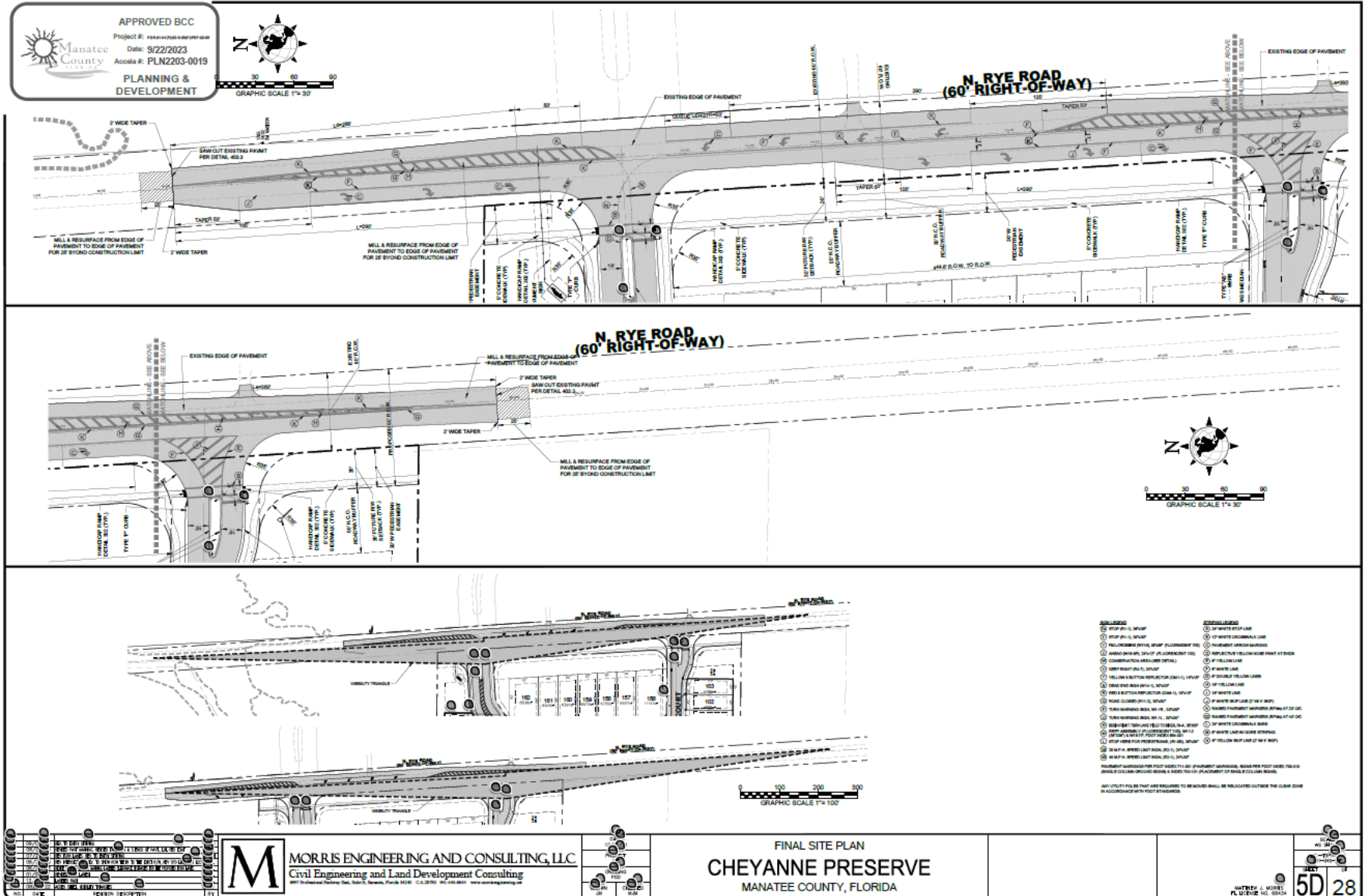
Cheyenne Preserve
Phase I (fka Westover
Estates) PLN2203-0019
Approved: September 22,
2023

- Access:
- Approved connection to Phase II
 - Two approved boulevard connections to Rye Road



Offsite Improvements:

Westbound turn lanes installed in Rye Road R/W to improve traffic patterns for this development



- Policy 2.1.2.3.** Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are *contiguous* expansions of existing development, and compatible with future areas of development.
- Policy 2.1.2.3.a.** Designation of maximum allowable densities on the Future Land Use Map to permit consistent and compatible residential development on vacant areas within and *adjacent* to existing residential areas.
- Policy 2.1.2.4.** Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are *contiguous* expansions of the built environment.
- Policy 2.1.2.5.** Permit the consideration of new residential and nonresidential development in areas which are currently undeveloped, which are suitable for new residential or nonresidential uses.
- Policy 2.1.2.6.** Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.

Objective 2.6.2. - Residential Compatibility/Transition.

Residential uses compatible with adjacent residential and nonresidential uses.

Policy 2.6.2.6. Allow a mix of attached and detached housing types utilizing the mitigation techniques described in Policy 2.6.1.1 or where prior planning provides for a logical transition in net residential densities between different residential unit types.

Policy 6.1.1.1. Permit a variety of appropriate dwelling unit types and sizes in all residential future land use categories, subject to compliance with other goals, objectives, and policies of this Comprehensive Plan

321.3. - Review Criteria.

In deciding whether to recommend approval, approval with modifications or denial of a proposed GDP, the approving authority shall consider whether the proposed plan is consistent with the Comprehensive Plan and this Code, including but not limited to the standards applicable to each PD district.

THANK YOU

EXISTING CONDITIONS

Existing sidewalk along Phase I frontage and internal



Nearest sidewalk is 832 feet to the south at Southern Oaks Subdivision



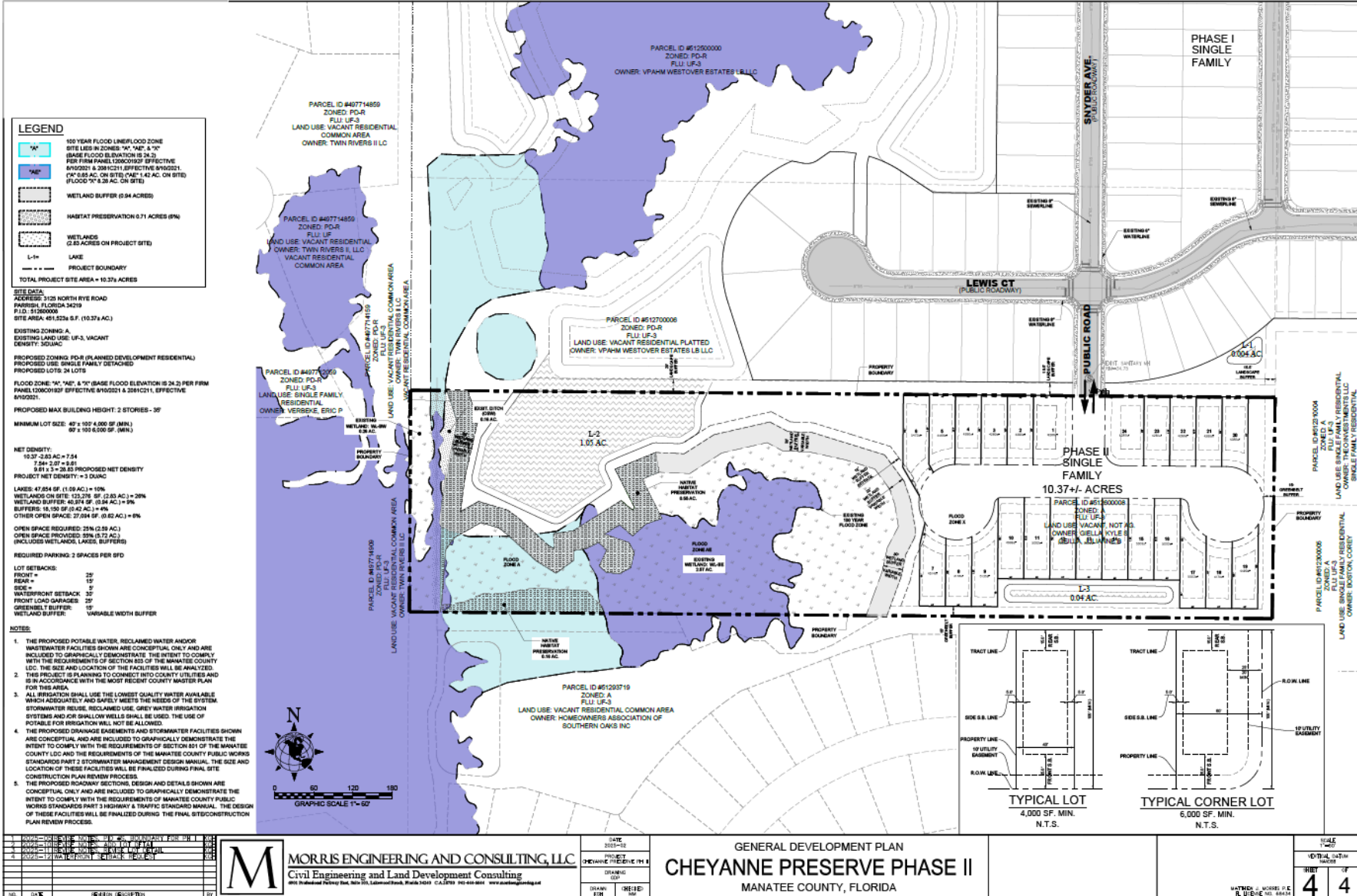
There are no transit facilities within the area.

RECENT CORRESPONDENCE



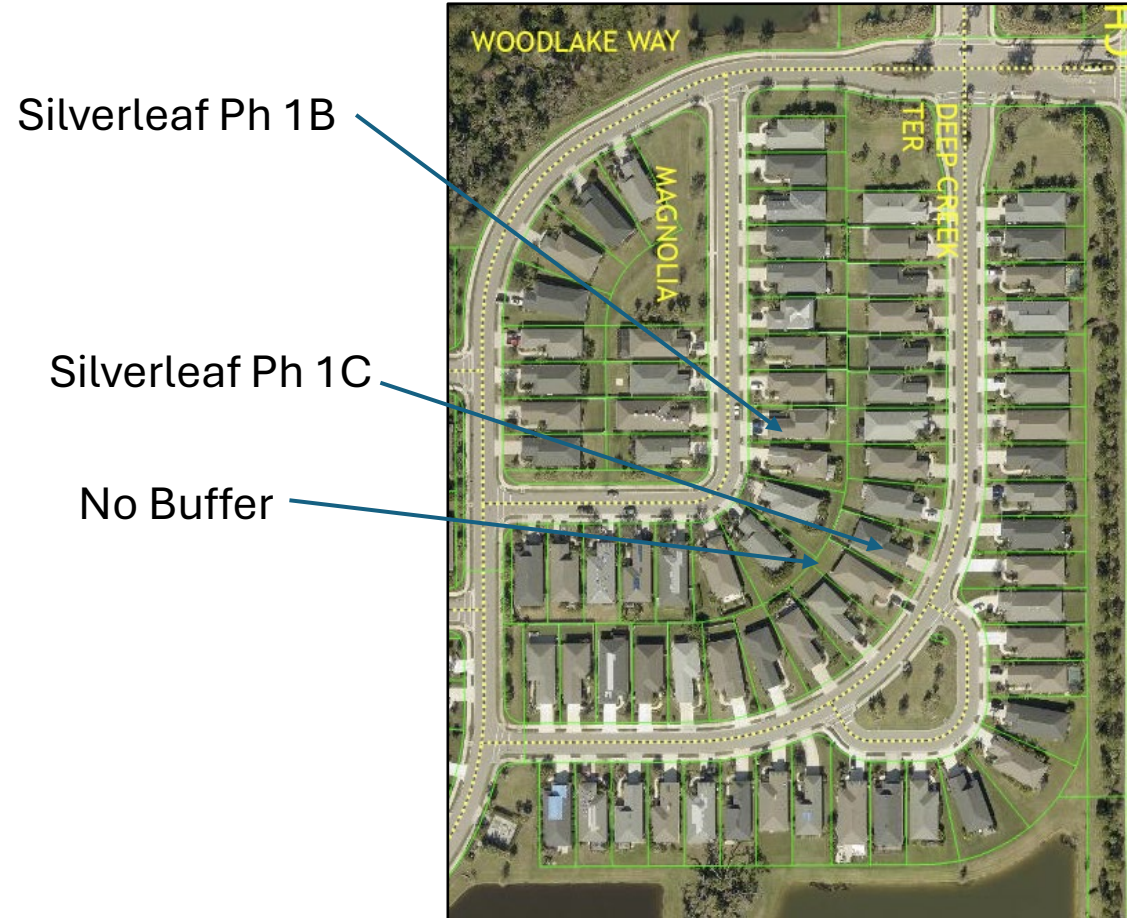
Distance from residence to development: ± 740 feet

Separated by existing ponds, buffers and wetland area to remain in place for visual and sound buffering.



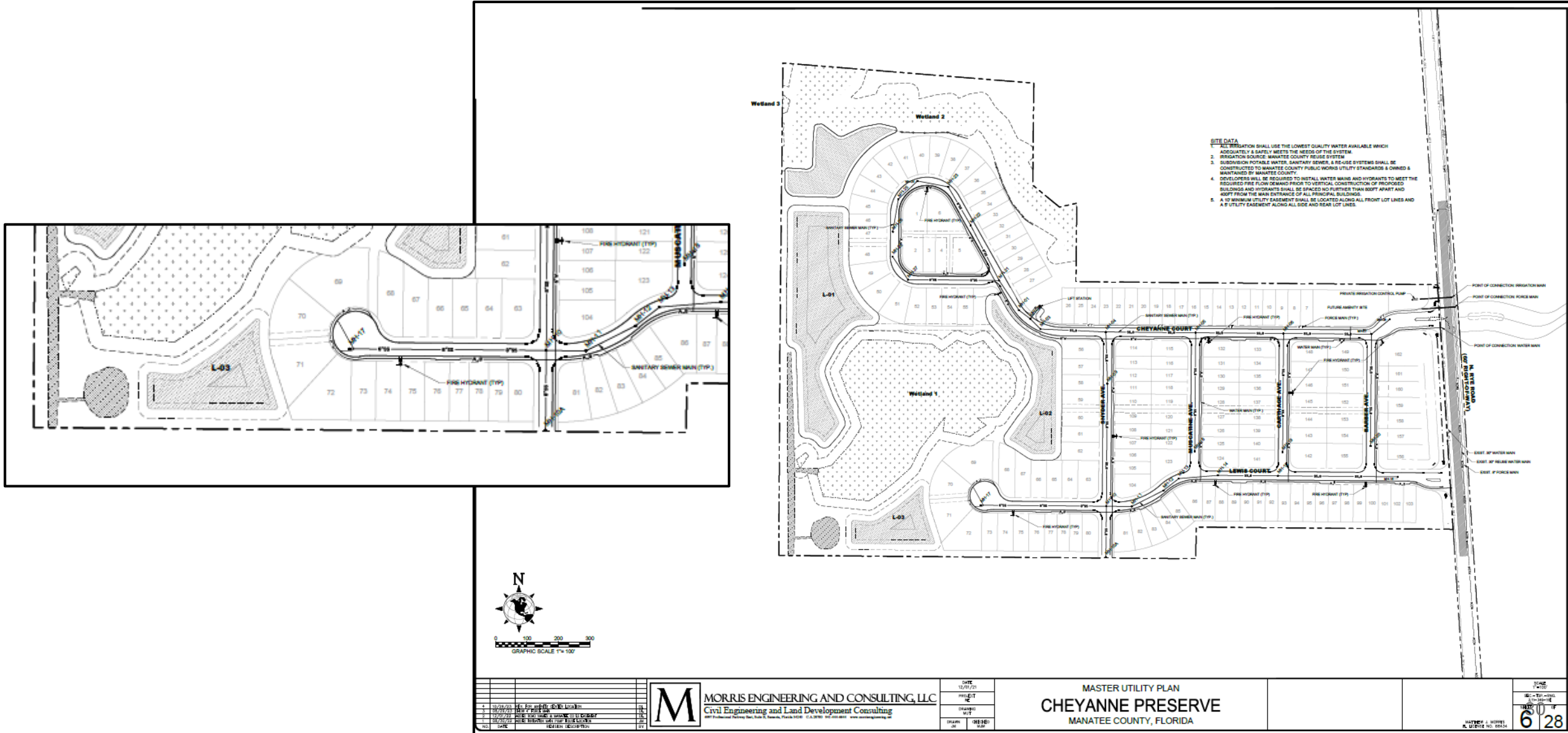
SPECIFIC APPROVAL

Example of phased Residential Subdivision in the area with no landscape buffer separating Phases within a unified development.



Cheyenne Preserve Phase I Utility Plan

PAPE-DAWSON



NO.	DATE	REVISION	BY
1	10/28/23	ISSUE FOR PERMITS	ML
2	11/01/23	REVISED PER PERMITS	ML
3	11/20/23	REVISED PER PERMITS	ML
4	12/01/23	REVISED PER PERMITS	ML

M MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 3807 Professional Parkway, Suite 200, Sarasota, Florida 34234 | P: 941.552.1234 | www.morrisengineering.com

DATE	10/28/23
PROJECT	CHEYENNE PRESERVE
DRAWN BY	ML
CHECKED BY	ML
SCALE	AS SHOWN

MASTER UTILITY PLAN
CHEYENNE PRESERVE
 MANATEE COUNTY, FLORIDA

SCALE: 1" = 100'
 SHEET NO. 6 OF 28
 DATE: 12/01/23
 DRAWN BY: ML



REBUTTAL SLIDES



Comprehensive Plan Policy 3.3.2.1. - Protect floral and faunal species which are threatened, endangered, or are species of special concern from incompatible development by requiring that all proposed development sites be examined for location of Listed Species (endangered, threatened or species of special concern). If found, such species' habitat shall be identified and protected. Examination of proposed development sites shall be conducted as follows:

Proposed developments shall conduct an evaluation of the proposed development site which shall contain:

- Dates of field review;
- Name and qualifications of individual(s) conducting the review;
- A brief statement of the methodology used to conduct the investigation;
- A map indicating where listed species were observed on the site; and
- Measures proposed by the applicant to ensure non-disturbance, relocation, or other acceptable mitigative measures.

LDC Section 705.3. Review Procedures.

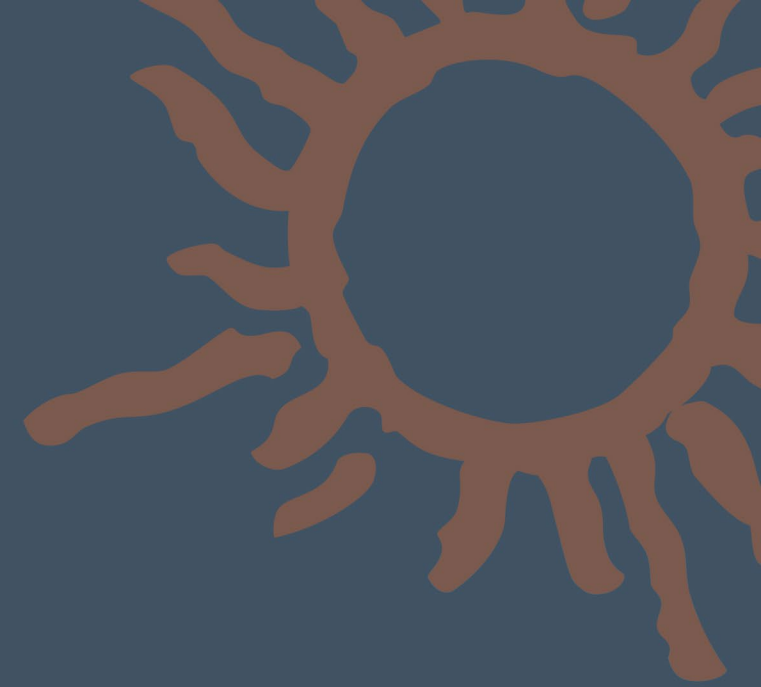
A. Department Director Review. The Department Director shall review studies prepared in accordance with subsection B, above, for the location of endangered or threatened species, or species of special concern as required by Objective 3.3.2 of the Manatee County Comprehensive Plan. Where such review of studies accompanying application for development approval or other available data concerning such species indicates the suspected occurrence of such species on a proposed development site, the applicant for the development approval shall be notified of a minimum requirement to:

2. Elect to conduct, at the applicant's own expense, an evaluation of the proposed development site for habitat of endangered or threatened species, and species of special concern. Such evaluation shall contain, at a minimum:

- a. Date(s) of field review;
- b. Name of individual and organization conducting the field review;
- c. Qualification of individual or individuals conducting the field review;
- d. A brief statement of the methodology used to conduct the investigation of the site;
- e. A map of land use and land cover classifications on the site using a classification system described in one of the following publications:
 - i. Land Use, Cover and Forms Classification System: A Technical Manual. State of Florida, Department of Transportation, May 1981 (Preferred); or
 - ii. The Florida Land Use and Cover Classification System; A Technical Report. State of Florida, Department of Administration, April 1976;
- f. A list of species observed on the site;
- g. A map showing the exact location and an assessment of any habitat of threatened or endangered species, or species of special concern encountered on the site, and any evidence of habitation of areas on the site by such species discovered during the field review; and
- h. A habitat management plan describing any measures which are proposed by the applicant for non-disturbance, or species relocation or other mitigation measures regarding the protection of any threatened or endangered species found on the site.

Cheyenne Preserve Phase II

**PDR-25-20(Z)(G)
PLN2504-0061**



Lindsey Craig, MSURP

Planner I

Board of County Commissioners

April 23, 2026



Site Location

General Location:

South of Lewis Court, \approx 850 feet west of Rye Rd.

Project Area:

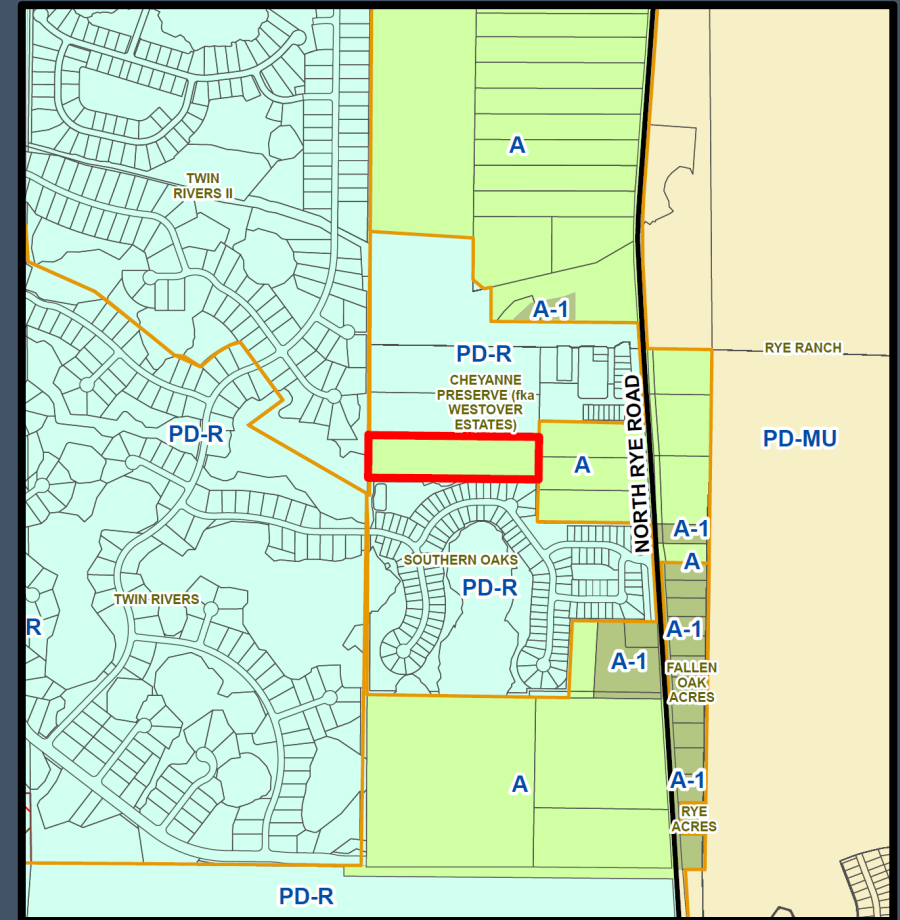
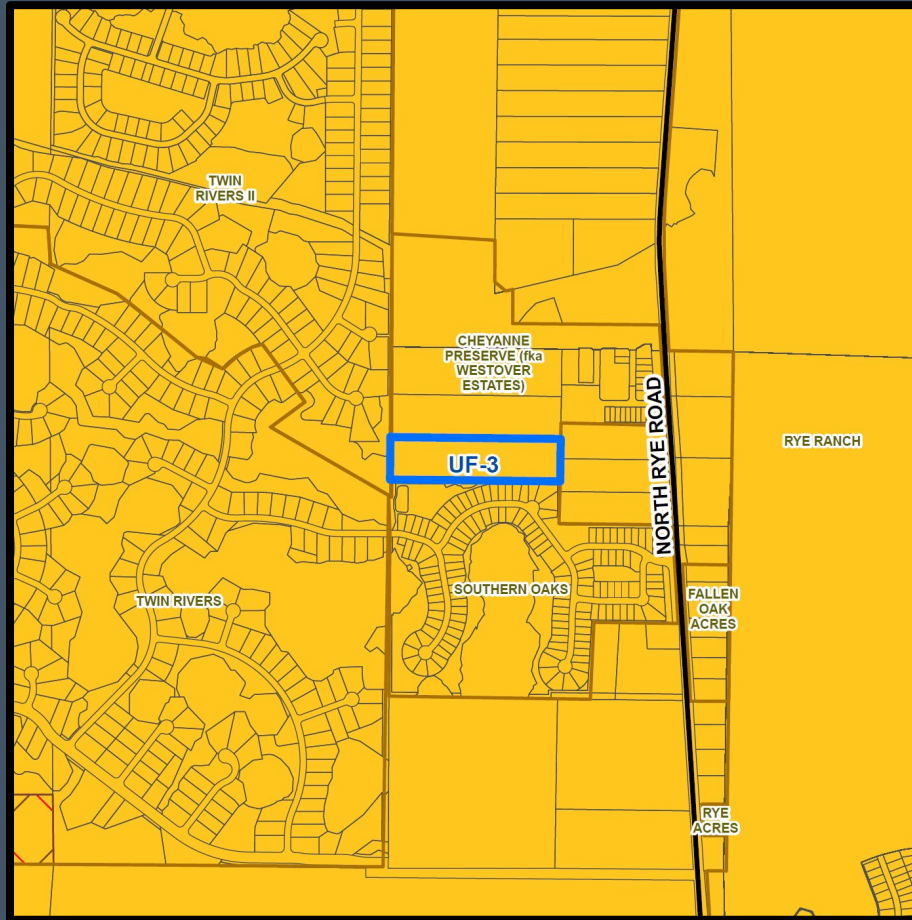
10.37 acres



Source: Manatee County

Future Land Use & Zoning District

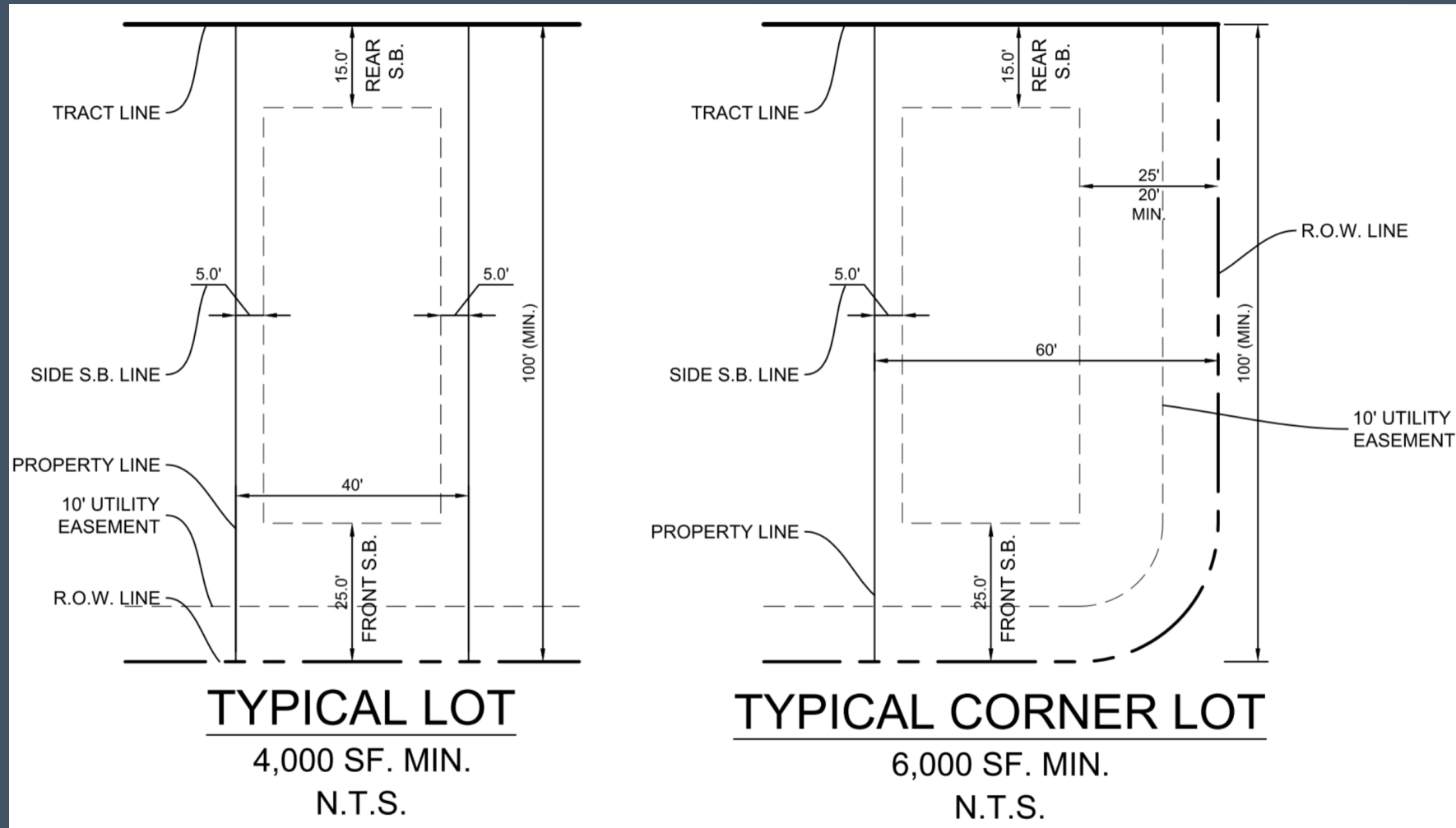
- FLU: Urban Fringe – 3 (UF-3)
- Zoning District: General Agriculture (A)



Source: Manatee County



Development Standards

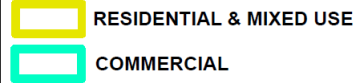


Neighborhood Workshop

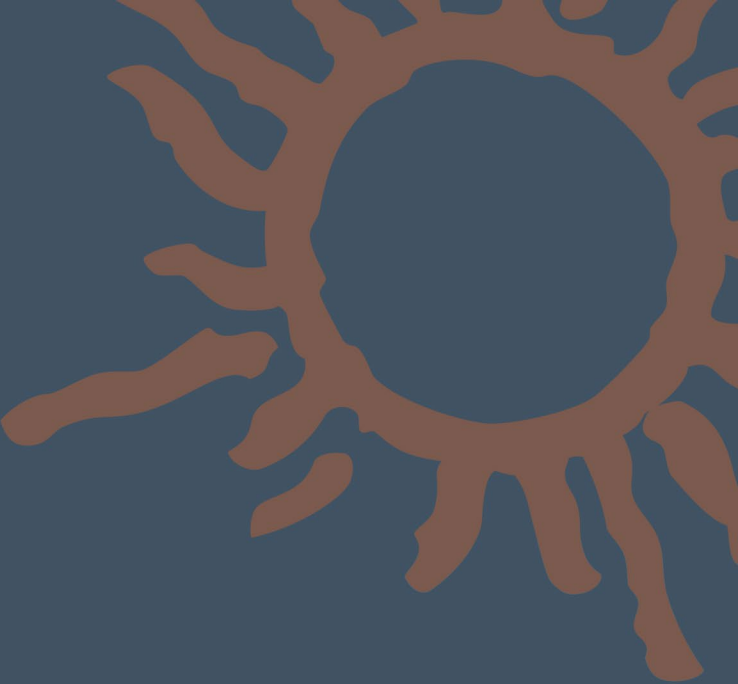
- **Location:** (Virtual)
- **Date:** January 23, 2024
- **Summary of Issues and Concerns**
 - Potential Flooding
 - Minimization of wetland impacts



Location Map



Source: Manatee County



Public Facilities

- Potable Water Infrastructure
 - County 30-inch water main along the westside of North Rye Road
- Wastewater Infrastructure
 - County 8-inch PVC force main along the east side of North Rye Road
- Reclaimed Water Infrastructure
 - County 30-inch DIP reclaimed main along east side of North Rye Road



Floodplain

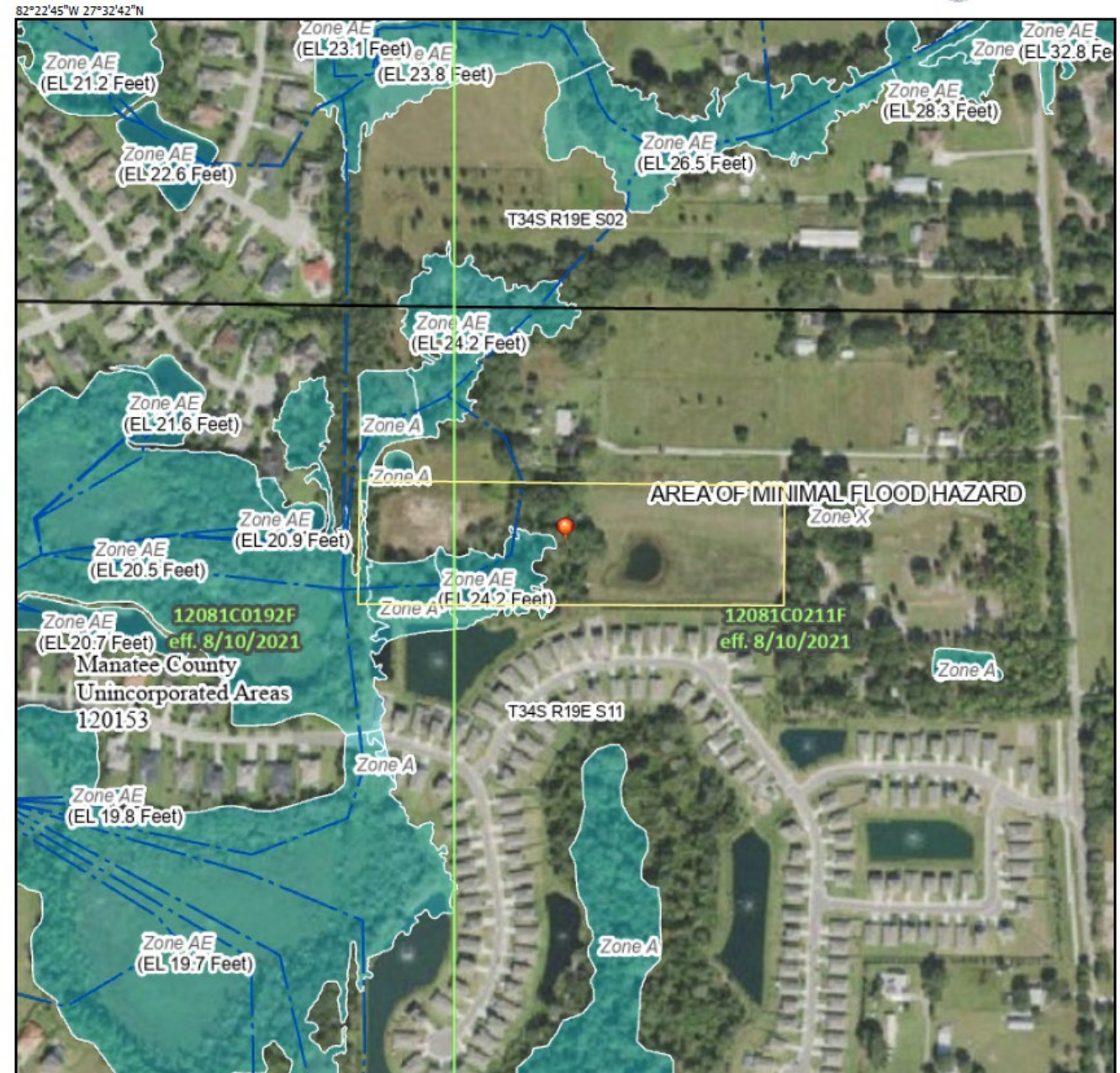
Portion of site is within the
FEMA 1% Annual Chance Flood
Hazard Area

Stormwater

- Within the Gamble Creek Watershed
- Post Developed runoff must not exceed 50% of the pre-developed runoff
- Off site runoff through the site



National Flood Hazard Layer FIRMette



Transportation Link Capacity Analysis

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS <i>(WITH PROJECT)</i>
Rye Road	2921	D	C	F/D*

* When upgraded from 2 lanes to 4 lanes (CIP Project: PJ6118362)



Positive Aspects

- The UF-3 FLUC encourages low density and medium density clustered residential uses.
- The proposed residential development is surrounded by existing residential developments to the north and south.
- The subject property is west of the FDAB.
- There are no wetland impacts proposed with this project.
- This project is a low trip generator.

Negative Aspects with Proposed Mitigating Measures

- A GDP does not provide sufficient detail to analyze site design and the location of specific residential uses.
 - Mitigating Measure: not provided.
- There were 18 Gopher Tortoise burrows identified during the Preliminary Listed Species Survey.
 - Mitigating Measure: not provided – however the applicant is required to submit a Gopher Tortoise Relocation Permit with Florida Fish and Wildlife Conservation Commission (FWC)
- There are no bicycle lanes and no bus routes in the vicinity of the project. Therefore, multimodal transportation is not being encouraged. The project will increase auto-dependency.
 - Mitigating Measure: not provided.

Conditions of Approval

Environmental

4. No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

Consistency with Comprehensive Plan

- **Policy 2.1.1.4** (Promote development in currently undeveloped areas)
- **Policy 2.1.2.2.** (Limit urban sprawl east of the FDAB)
- **Policy 2.1.2.3.** (Compatibility with existing development)
- **Policy 2.1.2.4.** (Limit urban sprawl)
- **Policy 2.1.2.7** (Appropriate timing)
- **Policy 2.2.1.11.** (UF-3 FLUC)



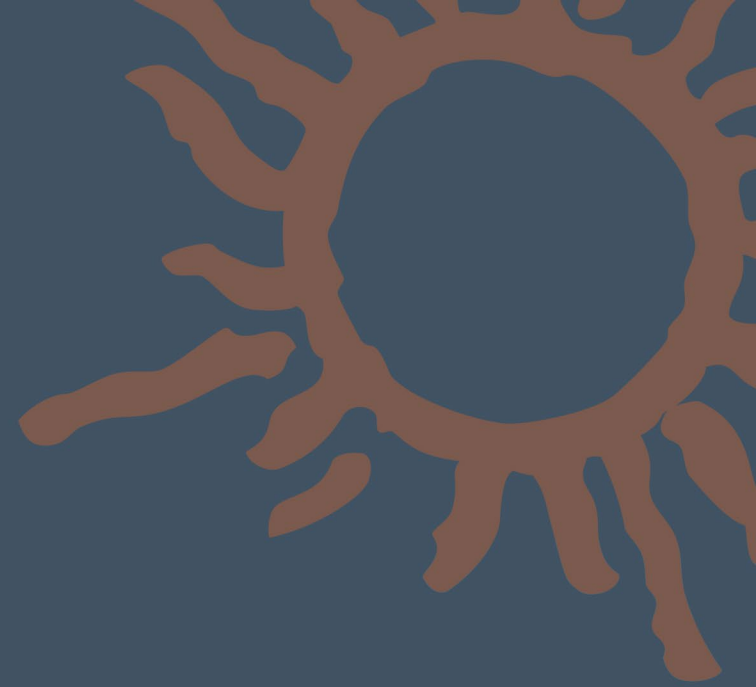
Compliance with the Land Development Code

- § 312.6 – Neighborhood Workshops
- § 321.3 – Review Criteria
- § 342.4 – Review Criteria For All Zoning Map Amendments
- § 402.6 - General Design Requirements For All Planned Development Site Plans
- § 402.7.D - Planned Development Residential



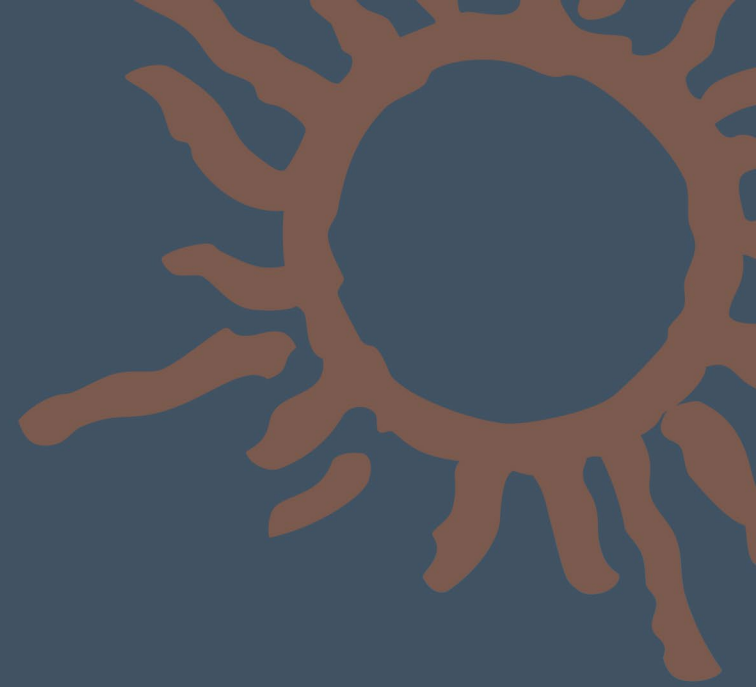
Planning Commission

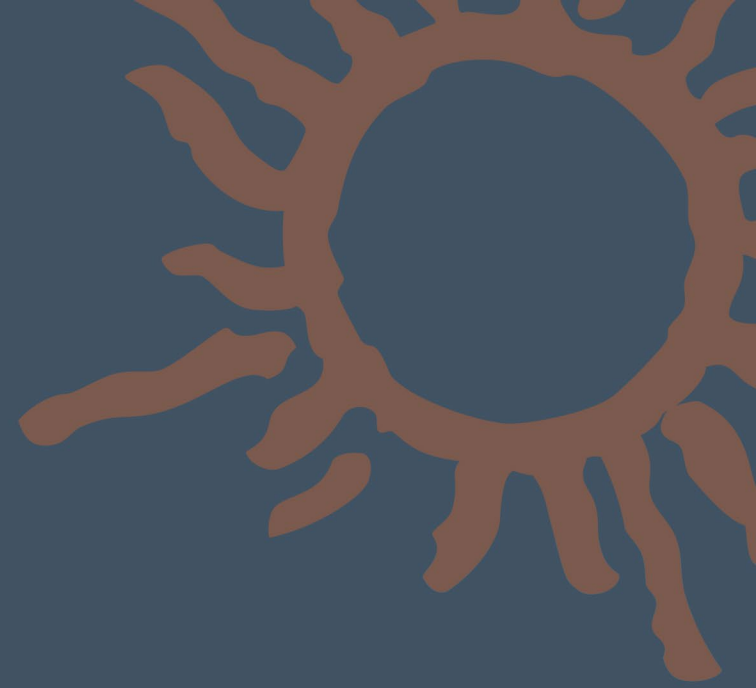
- **Recommendation of Approval**
 - 5-0
- **Concerns**
 - Stormwater Capacity



Conclusion

- The request may demonstrate consistency with the goals, objectives, and policies of the Comprehensive Plan, as well as the applicable standards of the Land Development Code, upon incorporation of the proposed greenbelt buffer into the general development plan or with Specific Approval relief granted from 402.7.D.5.
- Staff will conduct a thorough analysis for compliance with the requirements of the Land Development Code and Comprehensive Plan at time of the Final Site Plan submittal.





Thank you!



Maintained Drainage Areas

Drainage Canals WebApp Viewer



Residential Compatibility

- Definition of Compatibility in §163.3164(9), Florida Statutes:
 - *“Compatibility” means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.*
- Manatee County's Comprehensive Plan Goal 2.6 requires that developments utilize appropriate buffers, screening, setbacks, and other mitigative techniques to achieve compatibility with adjacent properties and uses.
- Planned Development process may result in additional mitigation technique requirements and limits on net residential density to achieve compatibility between adjacent residential land



AGENDA SPEAKER FORM

Agenda Item No. and Project

Name: ALL of them

Name: Cynthia Keogh

County of Residence: _____
Manatee

Position:

For: _____

Against: X

Comment: _____

Would you like to be notified of a
Dispute Resolution proceeding?
If so, how would you like to be
notified?

X NO
Email, Phone, or Mailing Address.

Enter here: _____

AGENDA SPEAKER FORM

Agenda Item No. and Project

Name: 10

Name: GREG KISEIA

County of Residence: MAWATEE

Position:

For: _____

Against: X

Comment: _____

RATE RISE IMPACT

Would you like to be notified of a
Dispute Resolution proceeding?
If so, how would you like to be
notified?

Email, Phone, or Mailing Address.

Enter here: KISEIA@GMAIL.COM can
830-585-1698
