

**BOARD OF COUNTY COMMISSIONERS**

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



**MANATEE COUNTY, FLORIDA**

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

Manatee County Administration Building  
Honorable Patricia M. Glass Chambers, First Floor  
1112 Manatee Avenue West, Bradenton  
9:00 AM - May 21, 2026

**Board of County Commissioners**  
**3<sup>RD</sup> REVISED** Agenda and Notice of Public Meeting  
**Thursday, May 21, 2026 - Land Use Meeting**

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

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**A. CALL TO ORDER**

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

Invocation led Lead Pastor Luke Stockeland, First Baptist Church of Bradenton

**C. PLEDGE OF ALLEGIANCE**

**D. ANNOUNCEMENTS**

**Generic Public Comments**

**Updates to Agenda- May 15, 2026**

**Updates to Agenda- May 18, 2026**

**Updates to Agenda - May 20, 2026**

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

**F. CITIZEN COMMENTS (Consent Agenda Items Only)**

**G. CONSENT AGENDA**

**Development Services**

1. **Resolution R-26-055 Denying Application PDR-23-48(Z)(P) – Yort- 2351 - PLN2309-0137 - CJ Mills, Planner II - District 1** *Schenk*

**H. APPROVAL OF CONSENT AGENDA**

**I. ITEMS REMOVED FROM CONSENT AGENDA**

**J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE**

**Presentations Upon Request**

2. **Ordinance No. 26-06-Amendment of Newport Isles Community Development District-Legislative-Loretta Merrill, Senior Planner - District 1**  
Amending the Boundaries of the District pursuant to Section 190.046(1), Florida Statutes, by removing approximately 59.062 acres of land; amending Section 2-8-77 of The Manatee County Code of Ordinances to describe the amended boundaries of the District as modified.  
*Welch*

**K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL**

**Presentations Upon Request**

5. **PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) – PLN2411-0096 - Alyssa Grove, Planner I - District 1- APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**  
Amending and restating Ordinance PDMU-18-06(G)(R) to (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) revise approved entitlements adding 313 multifamily units, 18,000 square feet to retail/commercial use and 30,000 square feet to office use; (4) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 3,158 residential units, including 627 multifamily units resulting from the exchange of 279 single-family detached units based on the LUEM; 247,000 square feet of medical offices, 50,000 square feet of office, 220,000 square

feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (5) remove Condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County). **Schenk**

**3. SSP-23-01(R) – RESOLUTION 26-049- North County Middle School- School Site Plan Revision- PLN2312-0016.REV - Alyssa Grove, Planner I - District 1**

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 35,296 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. **Schenk**

**Presentations Scheduled**

**4. PDC-25-01(Z)(G) –Bradenton White Eagle East Commercial – Schroeder-Manatee Ranch Inc (Owner) – Casto Net Lease Properties, LLC (Contract Purchaser) – PLN2412-0202, Quasi-Judicial, James J. McDevitt III, MURP, Development Services Team Leader - District 5**

A rezone of approximately 3.95 acres from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; generally located at the southeast corner of the intersection of SR 64 E and White Eagle Boulevard with no address assigned, Bradenton (Manatee County); approving a General Development Plan for up to 45,000 square feet of commercial and office use; and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant. **Soto**

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

**M. COUNTY ATTORNEY COMMENTS**

**County Attorney Pamela D'Agostino**

**N. COUNTY ADMINISTRATOR COMMENTS**

**Administrator Charlie Bishop**

**O. COMMISSIONER AGENDA ITEMS**

**Commissioner Agenda Items**

**P. COMMISSIONER COMMENTS**

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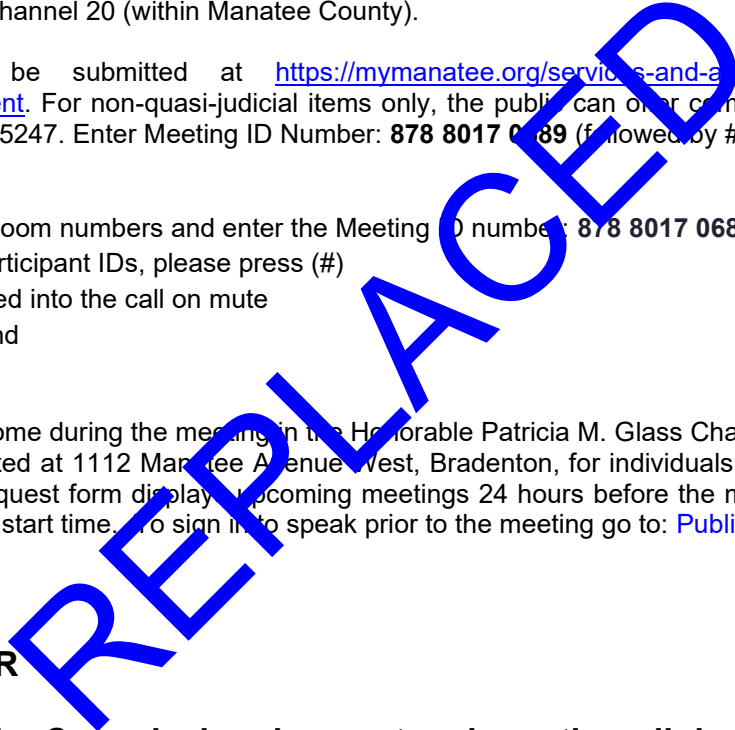
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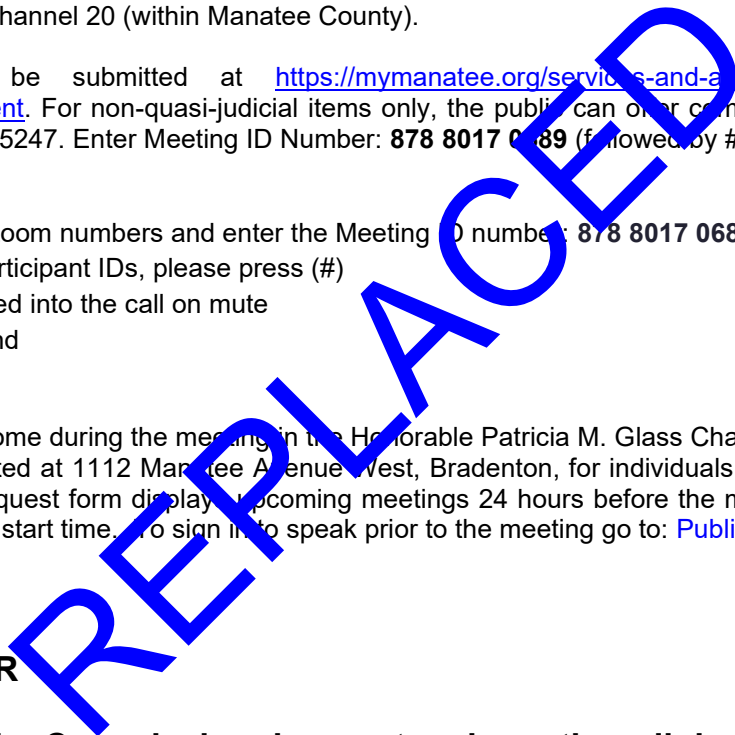
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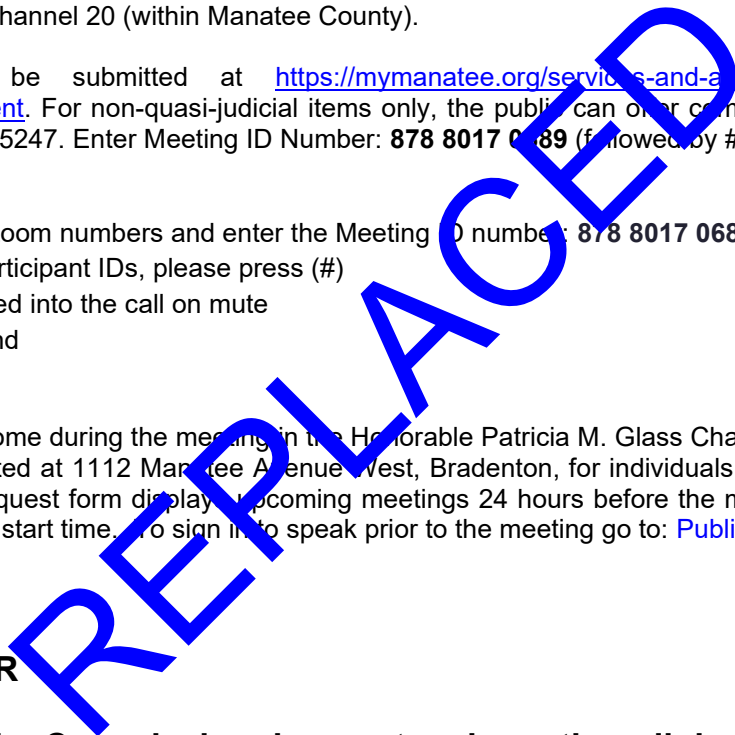
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**D. ANNOUNCEMENTS**

Generic Public Comments

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

**F. CITIZEN COMMENTS (Consent Agenda Items Only)**

**G. CONSENT AGENDA**

**Development Services**

- 1. **Resolution R-26-055 Denying Application PDR-23-48(Z)(P) – Yort- 2351 - PLN2309-0137 - CJ Mills, Planner II - District 1** *Schenk*

**H. APPROVAL OF CONSENT AGENDA**

**I. ITEMS REMOVED FROM CONSENT AGENDA**

**J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE**

**Presentations Upon Request**

- 2. **Ordinance No. 26-06-Amendment of Newport Isler Community Development District-Legislative-Loretta Merrill, Senior Planner - District 1**  
Amending the Boundaries of the District pursuant to Section 190.046(1), Florida Statutes, by removing approximately 59.062 acres of land amending Section 2-8-77 of The Manatee County Code of Ordinances to describe the amended boundaries of the District as modified. *Welch*

**K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL**

**Presentations Upon Request**

- 3. **SSP-23-01(R) – RESOLUTION 26-049- North County Middle School- School Site Plan Revision- PLN2312-0016 REVIS - Alyssa Grove, Planner I - District 1**  
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 35,296 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. *Schenk*

**Presentations Scheduled**

- 4. **PDC-25-01(Z)(G) –Bradenton White Eagle East Commercial – Schroeder-Manatee Ranch Inc (Owner) – Casto Net Lease Properties, LLC (Contract Purchaser) – PLN2412-0202, Quasi-Judicial, James J. McDevitt III, MURP, Development Services Team Leader - District 5**  
A rezone of approximately 3.95 acres from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; generally located at the southeast corner of the intersection of SR 64 E and White Eagle Boulevard with no address assigned, Bradenton (Manatee County); approving a General Development Plan for up to 45,000 square feet of

commercial and office use; and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant. **Soto**

- 5. **PDMU-18-06(Z)(G)(R2) – Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) – PLN2411-0096 - Alyssa Grove, Planner I - District 1**  
Amending and restating Ordinance PDMU-18-06(G)(R) to (1) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); (2) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; (3) revise approved entitlements adding 313 multifamily units, 18,000 square feet to retail/commercial use and 30,000 square feet to office use; (4) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 3,158 residential units, including 627 multifamily units resulting from the exchange of 279 single-family detached units based on the LUEM; 247,000 square feet of medical offices, 50,000 square feet of office, 220,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (5) remove Condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B, are proposed; site is located northwest of the intersection of Moccasin Wallow Road and US 301 North, at 12420 US 301 North, Parrish (Manatee County). **Schenk**

**L. CITIZEN COMMENTS (Continuation of consideration for Future Agenda Items, if needed)**

**M. COUNTY ATTORNEY COMMENTS**

County Attorney Pamela D'Angostino

**N. COUNTY ADMINISTRATOR COMMENTS**

Administrator Charlie Bishop

**O. COMMISSIONER AGENDA ITEMS**

Commissioner Agenda Items

**P. COMMISSIONER COMMENTS**

**Q. ADJOURN**

The Board of County Commissioners of Manatee County, Florida, does not discriminate on the basis of an individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941) 748-4501, ext. 6016 or [carmine.demilio@mymanatee.org](mailto:carmine.demilio@mymanatee.org), at least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

The Board of County Commissioners of Manatee County and the Manatee County Port Authority may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each

governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

All public comment on quasi-judicial agenda items is required to be under oath and must occur at a duly noticed public hearing. The Citizens' Comments portion of the agenda is not an advertised public hearing, and no comments on quasi-judicial agenda items are authorized during the Citizens' Comments portion of the agenda.

PUBLIC NOTICE: According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting 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.

**REPLACED**