

BOARD OF COUNTY COMMISSIONERS

Tal Siddique, District 3 – Chair
Amanda Ballard, District 2 – First Vice Chair
Vacant, District 1
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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 - August 6, 2026

Board of County Commissioners 2ND REVISED Agenda and Notice of Public Meeting Thursday, August 6, 2026 - Land Use Meeting

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

Written comments can be submitted at <https://mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. For non-quasi-judicial items only, the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number: **878 7195 9997** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **878 7195 9997** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

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

A. CALL TO ORDER

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

Invocation led by Pastor Jim Stecher, First Baptist Church of Bradenton

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

**TO BE CONTINUED TO NO DATE SET AND READVERTISED - 9:00 A.M TIME CERTAIN
ITEM #4 ORDINANCE NO 26-19 / PA-25-03 COMPREHENSIVE PLAN REWRITE
COUNTY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT - PLN2506-0044**

Updates to Agenda

Updates to Agenda

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

F. CITIZEN COMMENTS (Consent Agenda Items Only)

G. CONSENT AGENDA

Community and Veteran Services

13. **Deferred to August 25, 2026 - Authorize the Chair of the Board of County Commissioners to execute an Assignment and Assumption of Promissory Note, Mortgage and Land Use Restriction Agreement to facilitate the re-recording of the document with the appropriate County signature authority. Deborah Ash, Community and Veterans Services Department - District 4**

H. APPROVAL OF CONSENT AGENDA

I. ITEMS REMOVED FROM CONSENT AGENDA

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

1. **Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - TO BE CONTINUED TO SEPTEMBER 3, 2026 AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD.**
An Ordinance Of Manatee County, A Political Subdivision Of The State Of Florida Regarding Public Services; Establishing The West Manatee District Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Creating Section 2-8-95 Of The Manatee County Code Of Ordinances, Entitled "West Manatee District Community Development District;" Establishing The West Manatee District Community Development District Pursuant To Chapter 190, Florida Statutes, Describing The Boundaries Of The District; Providing For Future Expansion With Sufficiently Contiguous Lands Via A Subsequent Application And Its Own Process; Naming The Initial Members Of The Board Of Supervisors For The District; And Consenting To Certain Special Powers By The District's Board Of Supervisors Pursuant To Subsection 190.012(2), Florida Statutes; Providing For Codification; Providing For Severability; And Providing An Effective Date. **Schenk**
2. **Ordinance No. 26-27 f/k/a Ordinance No. 18-32 Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries- Legislative- Laura Gonzalez, Principal Planner - District 1 - TO BE CONTINUED TO AUGUST 25, 2026, AT 9:00 A.M., OR AS SOON THEREAFTER AS SAME MAY BE HEARD.**
An Ordinance Of Manatee County, Florida, Relating To The Aviary At Rutland Ranch Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Contracting The Boundaries Of The District Pursuant To Subsection 190.046(1), Florida Statutes, By Removing Approximately 227.56 Acres Of Land;

Amending Section 2-8-68 Of The Manatee County Code Of Ordinances Describing The Amended Boundaries Of The District As Contracted; Providing For Reliance Upon Representations; Providing For Codification; Providing For Severability; And Providing An Effective Date. **Soto**

3. **PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide - TO BE CONTINUED TO NO DATE SET AND TO BE READVERTISED**

Amendment of the Manatee County Comprehensive Plan; providing for a County-Initiated Text Amendment to Element 5, amending Chapter 5, Traffic – Sub-element, updating Table 5-1, Manatee County Peak Hour Level of Services Standards, 2050 Roadway Requirements/Right-of-Way Needs; providing for an update of the Traffic Circulation Map Series (Map 5A – Existing Roadways Functional Classification; Map 5-B 2050 Future Traffic Circulation Functional Classification; Map 5-C 2050 Future Traffic Circulation Rightof-Way Protection and Reservation; Map 5-D 2050 Future Traffic Circulation Number of Lanes; Map 5-E Future Traffic Circulation Designated Controlled Access Facilities; Map 5F Future Traffic Circulation Strategic Intermodal System; providing for the addition of Map 5G Existing Roadways Context Classification and Map 5-H Future Roadways Context Classification and Map 5-I Manatee County Trail Master Plan). **Welch**

4. **9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager - TO BE CONTINUED TO NO DATE SET AND READVERTISED**

Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; amending and restating the following eleven elements; Element 1, Definitions; Element 2, Future Land Use; Element 3, Conservation; Element 4, Coastal Management; Element 5, Transportation; Element 6, Housing; Element 7, Historic and Cultural; Element 8, Recreation and Open Space; Element 9, Public Facilities; Element 11, Intergovernmental Coordination; amending other supportive material as deemed necessary in order to maintain internal consistency; providing for adoption of amendments; providing for effect on other ordinances and regulations; providing for codification, providing for applicability. **Schenk**

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. **PDC-18-14(G)(R)–Life Storage & Hotel at Bradenton(fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC) –Life Storage Largo I LLC (Owner) – PLN2403-0044-Quasi-Judicial-Jay Stearman, Planner I- District 5 - THIS APPLICATION HAS BEEN WITHDRAWN**

Amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County).

6. **Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Elizabeth Shulman, Senior Planner- District 2 - APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Amending the Manatee County Comprehensive Plan providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the Southwest of the intersection of 28th Street Court East and 24th Avenue East, Palmetto (Manatee County) from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category. **Schenk**
7. **PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, And Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Elizabeth Shulman, Senior Planner - District 2- APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, FL (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres. **Schenk**
8. **Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial Legislative - CJ Mills, Planner II - District 1- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**
Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b)delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**
9. **Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**
Amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, for the Parrish Lakes Development of Regional Impact, (Ordinance 17-36) (DRI #28); to approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square

footage from 260,000 square feet to 211,750 square feet (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; 6) remove “EE” Road from Map H and replace with local road, and 7) align Phase I and II build out dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC; providing for development rights, conditions, and obligations. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

10. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of singlefamily detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993 units; 3) decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; 6) redesignate “EE” Road as a Local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

11. First Public Hearing for LDA 15-01(R) – Local Development Agreement / Parrish Lakes Development of Regional Impact – PLN2407-0200 - Quasi-Judicial- CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA on approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

12. R-26-081- PLN2511-0146-2104 53rd Avenue East, Bradenton, FL 34203 (“Property”)- Quasi-Judicial - James J. McDevitt III, MURP, Development Services Team Leader- District 2 - TO BE CONTINUED TO AUGUST 25, 2026

The Applicant is requesting approval to have the Johnson Helm House locally designated as a historic landmark through the process of a Historic Landmark Designation. **Welch**

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

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, 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.

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MANATEE COUNTY, FLORIDA

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A. CALL TO ORDER

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

Invocation led by Pastor Jim Stecher, First Baptist Church of Bradenton

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

9:00 A.M TIME CERTAIN ITEM #4 ORDINANCE NO 26-19 / PA-25-03 COMPREHENSIVE PLAN REWRITE COUNTY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT - PLN2506-0044

Updates to Agenda

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G. CONSENT AGENDA

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H. APPROVAL OF CONSENT AGENDA

I. ITEMS REMOVED FROM CONSENT AGENDA

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3. **PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide**
Amendment of the Manatee County Comprehensive Plan; providing for a County-Initiated Text Amendment to Element 5, amending Chapter 5, Traffic – Sub-element, updating Table 5-1, Manatee County Peak Hour Level of Services Standards, 2050 Roadway Requirements/Right-of-Way Needs; providing for an update of the Traffic Circulation Map Series (Map 5A – Existing Roadways Functional Classification; Map 5-B 2050 Future Traffic Circulation Functional Classification; Map 5-C 2050 Future Traffic Circulation Rightof-Way Protection and Reservation; Map 5-D 2050 Future Traffic Circulation Number of Lanes; Map 5-E Future Traffic Circulation Designated Controlled Access Facilities; Map 5F Future Traffic Circulation Strategic Intermodal System; providing for the addition of Map 5G Existing Roadways Context Classification and Map 5-H Future Roadways Context Classification and Map 5-I Manatee County Trail Master Plan). **Welch**

Presentations Scheduled

4. **9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager**
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K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. **PDC-18-14(G)(R)–Life Storage & Hotel at Bradenton(fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC) –Life Storage Largo I LLC (Owner) – PLN2403-0044-Quasi-Judicial-Jay Stearman, Planner I- District 5 - THIS APPLICATION HAS BEEN WITHDRAWN**
Amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County).
6. **Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Elizabeth Shulman, Senior Planner-District 2 - APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Amending the Manatee County Comprehensive Plan providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land

Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the Southwest of the intersection of 28th Street Court East and 24th Avenue East, Palmetto (Manatee County) from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category. **Schenk**

7. **PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, And Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Elizabeth Shulman, Senior Planner - District 2- APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**

Rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, FL (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres.

Schenk

8. **Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial Legislative - CJ Mills, Planner II - District 1- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

9. **Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, for the Parrish Lakes Development of Regional Impact, (Ordinance 17-36) (DRI #28); to approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square footage from 260,000 square feet to 211,750 square feet (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; 6) remove "EE" Road from Map H and replace with local road, and 7) align Phase I and II build out dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL

Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC; providing for development rights, conditions, and obligations. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

Schenk

10. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of singlefamily detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993 units; 3)decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; 6) redesignate “EE” Road as a Local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

Schenk

11. First Public Hearing for LDA 15-01(R) – Local Development Agreement / Parrish Lakes Development of Regional Impact – PLN2407-0200 - Quasi-Judicial- CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA on approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

Schenk

Presentations Scheduled

12. R-26-081- PLN2511-0146-2104 53rd Avenue East, Bradenton, FL 34203 (“Property”)- Quasi-Judicial - James J. McDevitt III, MURP, Development Services Team Leader- District 2

The Applicant is requesting approval to have the Johnson Helm House locally designated as a historic landmark through the process of a Historic Landmark Designation.

Welch

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

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, 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.

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 - August 6, 2026

Board of County Commissioners **CORRECTED** Agenda and Notice of Public Meeting Thursday, August 6, 2026 - Land Use Meeting

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

Written comments can be submitted at <https://mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. For non-quasi-judicial items only, the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number: **878 7195 9997** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **878 7195 9997** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

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

A. CALL TO ORDER

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

Invocation led by Pastor Jim Stecher, First Baptist Church of Bradenton

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

9:00 A.M TIME CERTAIN ITEM #4 ORDINANCE NO 26-19 / PA-25-03 COMPREHENSIVE PLAN REWRITE COUNTY-INITIATED COMPREHENSIVE PLAN TEXT AMENDMENT - PLN2506-0044

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

F. CITIZEN COMMENTS (Consent Agenda Items Only)**G. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE****Presentations Upon Request**

1. **Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5**
An Ordinance Of Manatee County, A Political Subdivision Of The State Of Florida Regarding Public Services; Establishing The West Manatee District Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Creating Section 2-8-95 Of The Manatee County Code Of Ordinances, Entitled "West Manatee District Community Development District;" Establishing The West Manatee District Community Development District Pursuant To Chapter 190, Florida Statutes, Describing The Boundaries Of The District; Providing For Future Expansion With Sufficiently Contiguous Lands Via A Subsequent Application And Its Own Process; Naming The Initial Members Of The Board Of Supervisors For The District; And Consenting To Certain Special Powers By The District's Board Of Supervisors Pursuant To Subsection 190.012(2), Florida Statutes; Providing For Codification; Providing For Severability; And Providing An Effective Date. **Schenk**
2. **Ordinance No. 26-27 f/k/a Ordinance No. 18-32 Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries- Legislative- Laura Gonzalez, Principal Planner - District 1**
An Ordinance Of Manatee County, Florida, Relating To The Aviary At Rutland Ranch Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Contracting The Boundaries Of The District Pursuant To Subsection 190.046(1), Florida Statutes, By Removing Approximately 227.56 Acres Of Land; Amending Section 2-8-68 Of The Manatee County Code Of Ordinances Describing The Amended Boundaries Of The District As Contracted; Providing For Reliance Upon Representations; Providing For Codification; Providing For Severability; And Providing An Effective Date. **Soto**
3. **PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide**
Amendment of the Manatee County Comprehensive Plan; providing for a County-Initiated Text Amendment to Element 5, amending Chapter 5, Traffic – Sub-element, updating Table 5-1, Manatee County Peak Hour Level of Services Standards, 2050 Roadway Requirements/Right-of-Way Needs; providing for an update of the Traffic Circulation Map Series (Map 5A – Existing Roadways Functional Classification; Map 5-B 2050 Future Traffic Circulation Functional Classification; Map 5-C 2050 Future Traffic Circulation Rightof-Way Protection and Reservation; Map 5-D 2050 Future Traffic Circulation Number of Lanes; Map 5-E Future Traffic Circulation Designated Controlled Access Facilities; Map 5F Future Traffic Circulation Strategic Intermodal System; providing for the addition of Map 5G Existing Roadways Context Classification and Map 5-H Future Roadways Context Classification and Map 5-I Manatee County Trail Master Plan). **Welch**

Presentations Scheduled

4. **9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager**
Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; amending and restating the following eleven elements; Element 1, Definitions; Element 2, Future Land Use; Element 3, Conservation; Element 4, Coastal Management; Element 5, Transportation; Element 6, Housing; Element 7, Historic and Cultural; Element 8, Recreation and Open Space; Element 9, Public Facilities; Element 11, Intergovernmental Coordination; amending other supportive material as deemed necessary in order to maintain internal consistency; providing for adoption of amendments; providing for effect on other ordinances and regulations; providing for codification, providing for applicability. **Schenk**

H. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. **PDC-18-14(G)(R)–Life Storage & Hotel at Bradenton(fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC) –Life Storage Largo I LLC (Owner) – PLN2403-0044-Quasi-Judicial-Jay Stearman, Planner I- District 5 - THIS APPLICATION HAS BEEN WITHDRAWN**
Amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County).
6. **Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Elizabeth Shulman, Senior Planner- District 2 - APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Amending the Manatee County Comprehensive Plan providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the Southwest of the intersection of 28th Street Court East and 24th Avenue East, Palmetto (Manatee County) from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category. **Schenk**
7. **PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, And Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Elizabeth Shulman, Senior Planner - District 2- APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, FL (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres. **Schenk**

8. **Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial Legislative - CJ Mills, Planner II - District 1- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

9. **Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, for the Parrish Lakes Development of Regional Impact, (Ordinance 17-36) (DRI #28); to approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square footage from 260,000 square feet to 211,750 square feet (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; 6) remove "EE" Road from Map H and replace with local road, and 7) align Phase I and II build out dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC; providing for development rights, conditions, and obligations. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

10. **PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of singlefamily detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993 units;

3) decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; 6) redesignate "EE" Road as a Local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

11. First Public Hearing for LDA 15-01(R) – Local Development Agreement / Parrish Lakes Development of Regional Impact – PLN2407-0200 - Quasi-Judicial- CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA on approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

Presentations Scheduled

12. R-26-081- PLN2511-0146-2104 53rd Avenue East, Bradenton, FL 34203 ("Property")- Quasi-Judicial - James J. McDevitt III, MURP, Development Services Team Leader- District 2

The Applicant is requesting approval to have the Johnson Helm House locally designated as a historic landmark through the process of a Historic Landmark Designation. **Welch**

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

J. COUNTY ATTORNEY COMMENTS

County Attorney Pamela D'Agostino

K. COUNTY ADMINISTRATOR COMMENTS

Administrator Charlie Bishop

L. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items

M. COMMISSIONER COMMENTS

N. ADJOURN

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

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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.

REVISED

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 - August 6, 2026

Board of County Commissioners Agenda and Notice of Public Meeting Thursday, August 6, 2026 - Land Use Meeting

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Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **878 7195 9997** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
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Walk-in comments are welcome during the meeting in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building located at 1112 Manatee Avenue West, Bradenton, for individuals who did not sign-up to speak prior to the meeting. The request form displays upcoming meetings 24 hours before the meeting date and will close 10 minutes prior to the meeting start time. To sign in to speak prior to the meeting go to: [Public Speaker Sign-Up Form](#).

A. CALL TO ORDER

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

Invocation led by Pastor Jim Stecher, First Baptist Church of Bradenton

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

**9:30 A.M TIME CERTAIN ITEM #11 ORDINANCE NO 26-19 / PA-25-03
COMPREHENSIVE PLAN REWRITE COUNTY-INITIATED COMPREHENSIVE PLAN
TEXT AMENDMENT - PLN2506-0044**

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

F. CITIZEN COMMENTS (Consent Agenda Items Only)**G. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE****Presentations Upon Request**

1. **Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5**
An Ordinance Of Manatee County, A Political Subdivision Of The State Of Florida Regarding Public Services; Establishing The West Manatee District Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Creating Section 2-8-95 Of The Manatee County Code Of Ordinances, Entitled "West Manatee District Community Development District;" Establishing The West Manatee District Community Development District Pursuant To Chapter 190, Florida Statutes, Describing The Boundaries Of The District; Providing For Future Expansion With Sufficiently Contiguous Lands Via A Subsequent Application And Its Own Process; Naming The Initial Members Of The Board Of Supervisors For The District; And Consenting To Certain Special Powers By The District's Board Of Supervisors Pursuant To Subsection 190.012(2), Florida Statutes; Providing For Codification; Providing For Severability; And Providing An Effective Date. **Schenk**
2. **Ordinance No. 26-27 f/k/a Ordinance No. 18-32 Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries- Legislative- Laura Gonzalez, Principal Planner - District 1**
An Ordinance Of Manatee County, Florida, Relating To The Aviary At Rutland Ranch Community Development District; Providing Legislative Findings; Specifying Authority; Specifying Intent And Purpose; Contracting The Boundaries Of The District Pursuant To Subsection 190.046(1), Florida Statutes, By Removing Approximately 227.56 Acres Of Land; Amending Section 2-8-68 Of The Manatee County Code Of Ordinances Describing The Amended Boundaries Of The District As Contracted; Providing For Reliance Upon Representations; Providing For Codification; Providing For Severability; And Providing An Effective Date. **Soto**
3. **PA-25-13 / Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - PLN2510-0080 - Legislative - Elizabeth Shulman, Senior Planner - Countywide**
Amendment of the Manatee County Comprehensive Plan; providing for a County-Initiated Text Amendment to Element 5, amending Chapter 5, Traffic – Sub-element, updating Table 5-1, Manatee County Peak Hour Level of Services Standards, 2050 Roadway Requirements/Right-of-Way Needs; providing for an update of the Traffic Circulation Map Series (Map 5A – Existing Roadways Functional Classification; Map 5-B 2050 Future Traffic Circulation Functional Classification; Map 5-C 2050 Future Traffic Circulation Rightof-Way Protection and Reservation; Map 5-D 2050 Future Traffic Circulation Number of Lanes; Map 5-E Future Traffic Circulation Designated Controlled Access Facilities; Map 5F Future Traffic Circulation Strategic Intermodal System; providing for the addition of Map 5G Existing Roadways Context Classification and Map 5-H Future Roadways Context Classification and Map 5-I Manatee County Trail Master Plan). **Welch**

Presentations Scheduled

4. **9:00 A.M. TIME CERTAIN Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment-PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager**
Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; amending and restating the following eleven elements; Element 1, Definitions; Element 2, Future Land Use; Element 3, Conservation; Element 4, Coastal Management; Element 5, Transportation; Element 6, Housing; Element 7, Historic and Cultural; Element 8, Recreation and Open Space; Element 9, Public Facilities; Element 11, Intergovernmental Coordination; amending other supportive material as deemed necessary in order to maintain internal consistency; providing for adoption of amendments; providing for effect on other ordinances and regulations; providing for codification, providing for applicability. **Schenk**

H. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

5. **PDC-18-14(G)(R)–Life Storage & Hotel at Bradenton(fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, INC) –Life Storage Largo I LLC (Owner) – PLN2403-0044-Quasi-Judicial-Jay Stearman, Planner I- District 5 - THIS APPLICATION HAS BEEN WITHDRAWN**
Amending a previously approved General Development Plan removing a 6,500 square foot retail commercial building and reducing the room count by 75 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.15 acres) and Parcel B (3.13 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street and 6620 SR 64 East, Bradenton (Manatee County).
6. **Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Elizabeth Shulman, Senior Planner- District 2 - APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Amending the Manatee County Comprehensive Plan providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the Southwest of the intersection of 28th Street Court East and 24th Avenue East, Palmetto (Manatee County) from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category. **Schenk**
7. **PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, And Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Elizabeth Shulman, Senior Planner - District 2- APPLICANT REQUEST CONTINUANCE TO SEPTEMBER 3, 2026**
Rezone of approximately 16 acres on one parcel generally located South of 28th Street Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, FL (Manatee County), from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres. **Schenk**

8. **Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial Legislative - CJ Mills, Planner II - District 1- THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b) delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

9. **Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, for the Parrish Lakes Development of Regional Impact, (Ordinance 17-36) (DRI #28); to approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square footage from 260,000 square feet to 211,750 square feet (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12; 6) remove "EE" Road from Map H and replace with local road, and 7) align Phase I and II build out dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC; providing for development rights, conditions, and obligations. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

10. **PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**

Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of singlefamily detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993 units;

3) decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; 6) redesignate "EE" Road as a Local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

11. First Public Hearing for LDA 15-01(R) – Local Development Agreement / Parrish Lakes Development of Regional Impact – PLN2407-0200 - Quasi-Judicial- CJ Mills, Planner II - District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED

Local Development Agreement relating to future projects within an area identified as Parrish Lakes Development of Regional Impact to establish the terms under which the Applicant shall increase the maximum residential entitlements from 3,300 to 3,778 dwelling units, reduce the maximum non-residential entitlements from 450,000 to 246,750 square feet, and throughout the duration of this LDA on approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

Presentations Scheduled

12. R-26-081- PLN2511-0146-2104 53rd Avenue East, Bradenton, FL 34203 ("Property")- Quasi-Judicial - James J. McDevitt III, MURP, Development Services Team Leader- District 2

The Applicant is requesting approval to have the Johnson Helm House locally designated as a historic landmark through the process of a Historic Landmark Designation. **Welch**

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

J. COUNTY ATTORNEY COMMENTS

County Attorney Pamela D'Agostino

K. COUNTY ADMINISTRATOR COMMENTS

Administrator Charlie Bishop

L. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items

M. COMMISSIONER COMMENTS

N. ADJOURN

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

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

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.

REVISED