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 - September 3, 2026

Board of County Commissioners
2ND REVISED Agenda and Notice of Public Meeting
Thursday, September 3, 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: **898 7052 8276** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **898 7052 8276** (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

Updates to Agenda - August 28, 2026

Updates to Agenda- September 2, 2026

Generic Public comment Submitted

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

Invocation led by Pastor David Cooper, Bayside Community Church

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

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. **Proposed Ordinance No. 26-42 - Temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to data centers, large-scale data centers, and other large load customers within unincorporated Manatee County. County Wide** ***Schenk***

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

2. **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***

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

3. **ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) – PLN26020134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2 - TO BE CONTINUED TO OCTOBER 8, 2026 DUE TO CONTINUANCE AT PLANNING COMMISSION** ***Soto***

10. **PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial - Lindsey Craig, Planner I - District 1-APPLICANT REQUEST CONTINUANCE TO NOVEMBER 19, 2026**
A rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline

Road in Bradenton (Manatee County) and approving a Preliminary Site Plan for up to 131 single-family detached residential units. ***Soto***

7. **Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Principal Planner- District 2-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**
Amending the Manatee County Comprehensive Plan, 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 corner 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***

8. **PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**
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 (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 on approximately 29.83 acres. ***Schenk***

9. **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-Quasi-Judicial-Alyssa Grove, Planner I-District 1-THIS PROJECT IS TO BE CONTINUED TO NO DATE SET AND TO BE ADVERTISED**
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) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) 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***

Presentations Scheduled

4. **PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – PLN2511-0044 - Quasi-Judicial - CJ Mills, Planner II, District 2**
A rezone of approximately 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, from Neighborhood Commercial-Medium (NCM) to Planned Development Residential (PDR) Zoning District and approving a Preliminary Site Plan for eight single-family semi-detached dwelling units. ***Welch***

5. **PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser)- Quasi-Judicial – PLN2511-0135 – Alyssa Grove, Planner I – District 5**
A rezone of approximately 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State Road 64 and Lena Road, Bradenton (Manatee County); and approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED). ***Schenk***

6. **PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 1**
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 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance No. PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) maintain the maximum of up to 488 single-family residential units, and 4) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62 and US 301, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date. ***Schenk***

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

11. **Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide**
Amending The Manatee County Land Development Code (As Amended, the “Code”); Amending Chapter 1. General Provisions Section 107.8, Nonconforming Lots, Chapter 4. Zoning Section 401.3 Bulk and Dimensional Regulations, Section 401.4, Area, Height, Bulk and Placement Regulations, Table 4-5. Bulk and Dimensional Standards for Agricultural and Single-Family Districts, Table 4-6, Schedule of Bulk and Dimensional Standards for Duplex and Multi-Family Residential Districts, Table 4-7, Schedule of Bulk and Dimensional Standards for Mobile Home Districts, Table 4-8, Schedule of Bulk and Dimensional Standards for Office, Commercial and Mixed-Use Districts, Table 4-9, Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, adding a new Section: Section 401.6, Minimum Lot Size Exemption within the urban service area hereinafter the “Minimum Lot Size Exemption”; providing for other amendments as may be necessary for internal consistency; providing for a limited period of time within which applicants may submit applications for the Minimum Lot Size Exemption. ***Schenk***

12. **Ordinance No. 26-21 / LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment - PLN2604-0157 - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator- Legislative - County-Wide**

Amending the Manatee County Land Development Code; Amending Chapter 10, Transportation Management, Section 1005, Off-Street Parking, Subsection 1005.4, Expansion or Reduction in Number of Required Parking Spaces, Amending Design Standards for Parking Spaces, revising standards in this subsection related to required parking spaces, and amending design standards for parking spaces. ***Schenk***

K. REGULAR

Development Services

13. **Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028- Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator - Legislative - County-Wide - REQUEST TO HOLD SECOND PUBLIC HEARING PRIOR TO 5:00 PM**

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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.

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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.

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REVISED

A. CALL TO ORDER

Updates to Agenda - August 28, 2026

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

Invocation led by Pastor David Cooper, Bayside Community Church

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

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

F. CITIZEN COMMENTS (Consent Agenda Items Only)

G. CONSENT AGENDA

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Presentations Upon Request

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Presentations Scheduled

REVISED

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REVISED

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Schenk

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J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

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Amending The Manatee County Land Development Code (As Amended, the “Code”); Amending Chapter 1. General Provisions Section 107.8, Nonconforming Lots, Chapter 4. Zoning Section 401.3 Bulk and Dimensional Regulations, Section 401.4, Area, Height, Bulk and Placement Regulations, Table 4-5. Bulk and Dimensional Standards for Agricultural and Single-Family Districts, Table 4-6, Schedule of Bulk and Dimensional Standards for Duplex and Multi-Family Residential Districts, Table 4-7, Schedule of Bulk and Dimensional Standards for Mobile Home Districts, Table 4-8, Schedule of Bulk and Dimensional Standards for Office, Commercial and Mixed-Use Districts, Table 4-9, Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, adding a new Section: Section 401.6, Minimum Lot Size Exemption within the urban service area hereinafter the “Minimum Lot Size Exemption”; providing for other amendments as may be necessary for internal consistency; providing for a limited period of time within which applicants may submit applications for the Minimum Lot Size Exemption. ***Schenk***

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REVISED

K. REGULAR

Development Services

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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

REVISED

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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

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Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 AM - September 3, 2026

Board of County Commissioners
Agenda and Notice of Public Meeting
Thursday, September 3, 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: **898 7052 8276** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **898 7052 8276** (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.

REVISED

A. CALL TO ORDER

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

Invocation led by Pastor David Cooper, Bayside Community Church

C. PLEDGE OF ALLEGIANCE

D. ANNOUNCEMENTS

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. **Proposed Ordinance No. 26-42 - Temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to data centers, large-scale data centers, and other large load customers within unincorporated Manatee County. County Wide** ***Schenk***

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

2. **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***

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

3. **ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) – PLN26020134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2 - TO BE CONTINUED TO OCTOBER 8, 2026 DUE TO CONTINUANCE AT PLANNING COMMISSION** ***Soto***

Presentations Scheduled

4. **PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – PLN2511-0044 - Quasi-Judicial - CJ Mills, Planner II, District 2**
A rezone of approximately 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of US 19, and commonly known as 4150 3rd Avenue West, Palmetto, from Neighborhood Commercial-Medium (NCM) to Planned Development Residential (PDR) Zoning District and approving a Preliminary Site Plan for eight single-family semi-detached dwelling units. ***Welch***

5. **PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser)- Quasi-Judicial – PLN2511-0135 – Alyssa Grove, Planner I – District 5**
A rezone of approximately 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State

REVISED

Road 64 and Lena Road, Bradenton (Manatee County); and approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED). ***Schenk***

6. **PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119- Quasi-Judicial-James J. McDevitt III, MURP, Development Services Team Leader-District 1**
A rezone of approximately 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance No. PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) add a Personal Wireless Service Facility (PWSF), 4) maintain the maximum of up to 488 single-family residential units, and 5) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62 and US 301, Parrish (unincorporated Manatee County). ***Schenk***

7. **Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Senior Planner- District 2**
Amending the Manatee County Comprehensive Plan, 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 corner 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

8. **PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2**
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 (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 on approximately 29.83 acres.
Schenk

9. **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-Quasi-Judicial-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) approve a revised General Development Plan for the entire 1,067.76 acre site for a mixed use project consisting of 2,497 residential units; 247,000 square feet of medical offices, 20,000 square feet of office, 202,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and (4) 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***

REVISED

10. **PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao and Heather D Drao (Owners) – PLN2503-0127- Quasi-Judicial - Lindsey Craig, Planner I - District 1**
A rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County) and approving a Preliminary Site Plan for up to 131 single-family detached residential units. ***Soto***

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

11. **Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028-Haley Vetter, Planner I - Legislative - County-Wide**
Amending The Manatee County Land Development Code (As Amended, the "Code"); Amending Chapter 1. General Provisions Section 107.8, Nonconforming Lots, Chapter 4. Zoning Section 401.3 Bulk and Dimensional Regulations, Section 401.4, Area, Height, Bulk and Placement Regulations, Table 4-5. Bulk and Dimensional Standards for Agricultural and Single-Family Districts, Table 4-6, Schedule of Bulk and Dimensional Standards for Duplex and Multi-Family Residential Districts, Table 4-7, Schedule of Bulk and Dimensional Standards for Mobile Home Districts, Table 4-8, Schedule of Bulk and Dimensional Standards for Office, Commercial and Mixed-Use Districts, Table 4-9, Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, adding a new Section: Section 401.6, Minimum Lot Size Exemption within the urban service area hereinafter the "Minimum Lot Size Exemption"; providing for other amendments as may be necessary for internal consistency; providing for a limited period of time within which applicants may submit applications for the Minimum Lot Size Exemption. ***Schenk***

12. **Ordinance No. 26-21 / LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment - PLN2604-0157 - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator- Legislative - County-Wide**
Amending the Manatee County Land Development Code; Amending Chapter 10, Transportation Management, Section 1005, Off-Street Parking, Subsection 1005.4, Expansion or Reduction in Number of Required Parking Spaces, Amending Design Standards for Parking Spaces, revising standards in this subsection related to required parking spaces, and amending design standards for parking spaces. ***Schenk***

K. REGULAR

Development Services

13. **Ordinance 26-10/ LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within The Urban Service Area - PLN2601-0028- Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator - Legislative - County-Wide - REQUEST TO HOLD SECOND PUBLIC HEARING PRIOR TO 5:00 PM**

REVISED

14. **Ordinance No. 26-21 / LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment - PLN2604-0157 - Rachel Layton, AICP, Planning Division Manager/Impact Fee Administrator- Legislative - County-Wide - REQUEST TO HOLD SECOND PUBLIC HEARING PRIOR TO 5:00 PM**

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

REVISED

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.