Continued to no date certain

September 3, 2026 - Land Use Meeting

Subject
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.

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Loretta Merrill, Senior Planner, 941-748-4501 x 3880, Loretta.Merrill@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
Motion for Continuance:

I move to continue the public hearing to no date set and to be readvertised

ALTERNATIVE MOTIONS

ADOPTION:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to ADOPT Plan Amendment PA-25-08 / Ordinance 26-29.

DENIAL:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29, as recommended by the Planning Commission.

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

Background Discussion

- **Request**

  The current request a Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment to the Future Land Use Map of the Future Land Use Element changing the Future Land Use Category on approximately 29.83 acres of specific real property from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category (FLUC).

  The applicant has submitted a concurrent application to establish a zoning ordinance that rezones a single parcel and proposes a (General Development Plan) GDP for the development of 204 single-family attached residential dwelling units.

  - Specific Approval:
    N/A
  - Conditions:
    N/A

- **General Information**
  - Location:
    Located to the south of 28th Street Court East between 16th Avenue East (Canal Rd) and 24th Avenue East (Oakhurst Rd).
  - Acreage:
    Approximately 29.83 acres
  - Density/Intensity:
    - Density:
      Permitted: 12 DU/GA (268 dwelling units)
      Proposed: 6.83 DU/GA (204 dwelling units)

- Intensity:
  N/A

- **Neighborhood Workshop**
  An in-person neighborhood workshop was held on November 4, 2025, for the CPA and accompanying zoning atlas amendment with GDP. The applicant provided a summary of the meeting; the material presented; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

- **Future Land Use Category**
  Existing: RES-3
  Proposed: RES-9

- **Land Use History**
  - 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1 (the most western parcel) for the development of affordable housing. However the Housing Authority was unable to obtain a rezone, and the project was never developed.
  - 2006, Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing was approved on the three eastern parcels (Parcels 2, 3, and 4). The FSP was issued but the project was abandoned after two residential structures were built.
  - 2007, the BCC executed a LURA for the construction of a 228 dwelling unit single-family development for Parcels 2,3 and 4. The LURA was extended in 2013, but the project was never built, and the LURA was terminated in 2024.
  - 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed and was declared as surplus property under Resolution R-23-124.
  - 2022, Parcel 1 was acquired by Manatee County and was declared as surplus property by the BCC in 2023.
  - For a full history of Parcels 1, 2,3 and 4, including associated financial information and ownership, please see the history section of the Staff Report.

- **Surrounding Areas**
  - North: Residential
  - South: Residential, some light manufacturing
  - East: Residential
  - West: Residential, Public School

- **Conclusion**
  The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
August 6, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Revised motion to continue to incorporate Ordinance number in motion was entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY25/26-0302 on May 18, 2026.

Instructions to Board Records
Please forward a copy of the executed document to bobbi.roy@mymanatee.org for timely distribution to the Florida Department of Commerce.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

September 3, 2026 - Land Use Meeting

Subject
Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative- Loretta Merrill, ~~Senior~~ Principal 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.

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Loretta Merrill, Senior Planner, 941-748-4501 x 3880, Loretta.Merrill@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
ALTERNATIVE MOTIONS

ADOPTION:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to ADOPT Plan Amendment PA-25-08 / Ordinance 26-29.

DENIAL:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29, as recommended by the Planning Commission.

REVISED

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

Background Discussion

- **Request**

  The current request a Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment to the Future Land Use Map of the Future Land Use Element changing the Future Land Use Category on approximately 29.83 acres of specific real property from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category (FLUC).

  The applicant has submitted a concurrent application to establish a zoning ordinance that rezones a single parcel and proposes a (General Development Plan) GDP for the development of 204 single-family attached residential dwelling units.

  - Specific Approval:
    N/A
  - Conditions:
    N/A

- **General Information**
  - Location:
    Located to the south of 28th Street Court East between 16th Avenue East (Canal Rd) and 24th Avenue East (Oakhurst Rd).
  - Acreage:
    Approximately 29.83 acres
  - Density/Intensity:
    - Density:
      Permitted: 12 DU/GA (268 dwelling units)
      Proposed: 6.83 DU/GA (204 dwelling units)
    - Intensity:
      N/A

REVISED

- **Neighborhood Workshop**
  An in-person neighborhood workshop was held on November 4, 2025, for the CPA and accompanying zoning atlas amendment with GDP. The applicant provided a summary of the meeting; the material presented; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

- **Future Land Use Category**
  Existing: RES-3
  Proposed: RES-9

- **Land Use History**
  - 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1 (the most western parcel) for the development of affordable housing. However the Housing Authority was unable to obtain a rezone, and the project was never developed.
  - 2006, Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing was approved on the three eastern parcels (Parcels 2, 3, and 4). The FSP was issued but the project was abandoned after two residential structures were built.
  - 2007, the BCC executed a LURA for the construction of a 228 dwelling unit single-family development for Parcels 2,3 and 4. The LURA was extended in 2013, but the project was never built, and the LURA was terminated in 2024.
  - 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed and was declared as surplus property under Resolution R-23-124.
  - 2022, Parcel 1 was acquired by Manatee County and was declared as surplus property by the BCC in 2023.
  - For a full history of Parcels 1, 2,3 and 4, including associated financial information and ownership, please see the history section of the Staff Report.

- **Surrounding Areas**
  - North: Residential
  - South: Residential, some light manufacturing
  - East: Residential
  - West: Residential, Public School

- **Conclusion**
  The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.

REVISED

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
August 6, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Revised motion to continue to incorporate Ordinance number in motion was entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY25/26-0302 on May 18, 2026.

Instructions to Board Records
Please forward a copy of the executed document to bobbi.roy@mymanatee.org for timely distribution to the Florida Department of Commerce.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

REVISED

September 3, 2026 - Land Use Meeting

Subject
Updates to Agenda- September 2, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 9/2/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

D. ANNOUNCEMENTS

Generic Public comments added for Future Agenda items.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request
Item 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 - Updated Continuance motion on coversheet, Ex-Parte communication and additional public comment.

Item 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- Moved to Presentations upon request add a request for continuance and additional public comment

Item 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- Moved to Presentations upon request, add a request for continuance and additional public comment.

Item 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- Moved to Presentations Upon Request and add a request for continuance.

Presentations Scheduled

Item 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- Revised conditions on staff report and revised Ordinance in strikethrough underline format.

Item 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 - Updated Ordinance and additional public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

September 3, 2026 - Land Use Meeting

Subject
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.

Category
ADVERTISED PUBLIC HEARINGS (Presentation Scheduled)

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Loretta Merrill, Senior Planner, 941-748-4501 x 3880, Loretta.Merrill@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927, Abigail.bonds@mymanatee.org

Action Requested
ALTERNATIVE MOTIONS

ADOPTION:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to ADOPT Plan Amendment PA-25-08 / Ordinance 26-29.

DENIAL:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29, as recommended by the Planning Commission.

REVISED

Enabling/Regulating Authority
Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board
PLANNING COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

Background Discussion

- **Request**

  The current request a Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment to the Future Land Use Map of the Future Land Use Element changing the Future Land Use Category on approximately 29.83 acres of specific real property from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category (FLUC).

  The applicant has submitted a concurrent application to establish a zoning ordinance that rezones a single parcel and proposes a (General Development Plan) GDP for the development of 204 single-family attached residential dwelling units.

  - Specific Approval:
    N/A
  - Conditions:
    N/A

- **General Information**
  - Location:
    Located to the south of 28th Street Court East between 16th Avenue East (Canal Rd) and 24th Avenue East (Oakhurst Rd).
  - Acreage:
    Approximately 29.83 acres
  - Density/Intensity:
    - Density:
      Permitted: 12 DU/GA (268 dwelling units)
      Proposed: 6.83 DU/GA (204 dwelling units)
    - Intensity:
      N/A

REVISED

- **Neighborhood Workshop**
  An in-person neighborhood workshop was held on November 4, 2025, for the CPA and accompanying zoning atlas amendment with GDP. The applicant provided a summary of the meeting; the material presented; the list of issues, suggestions, and concerns of those in attendance; and a copy of the mailed notices.

- **Future Land Use Category**
  Existing: RES-3
  Proposed: RES-9

- **Land Use History**
  - 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1 (the most western parcel) for the development of affordable housing. However the Housing Authority was unable to obtain a rezone, and the project was never developed.
  - 2006, Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing was approved on the three eastern parcels (Parcels 2, 3, and 4). The FSP was issued but the project was abandoned after two residential structures were built.
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  - 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed and was declared as surplus property under Resolution R-23-124.
  - 2022, Parcel 1 was acquired by Manatee County and was declared as surplus property by the BCC in 2023.
  - For a full history of Parcels 1, 2,3 and 4, including associated financial information and ownership, please see the history section of the Staff Report.

- **Surrounding Areas**
  - North: Residential
  - South: Residential, some light manufacturing
  - East: Residential
  - West: Residential, Public School

- **Conclusion**
  The request can be found to be consistent with the policies of the Comprehensive Plan and the applicable standards of the Land Development Code.

PLANNING COMMISSION ACTION:

- On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.

REVISED

PUBLIC COMMENT AND CORRESPONDENCE:
June 11, 2026– Planning Commission

- Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.
- Public Comment was entered into the record.

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.

PUBLIC COMMENT AND CORRESPONDENCE:
August 6, 2026–Board of County Commissioners Land Use

- There were no public comments.
- Revised motion to continue to incorporate Ordinance number in motion was entered into the record.

Attorney Review
Other (Requires explanation in field below) Schenk
Sarah Schenk reviewed and responded by email to Matter #FY25/26-0302 on May 18, 2026.

Instructions to Board Records
Please forward a copy of the executed document to bobbi.roy@mymanatee.org for timely distribution to the Florida Department of Commerce.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

REVISED

September 3, 2026 - Land Use Meeting

Subject
Updates to Agenda - August 28, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (dated 8/28/2026) for the meeting of 9/3/2026 9:00 AM - September 3, 2026 - Land Use Meeting

H. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 2. Ordinance No. 26- 34 Establishment of West Manatee District Community Development District - Legislative - Laura Gonzalez, Principal Planner - District 5 - Public comment added.

I. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

Item 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- Moved to Presentations Upon Request, Applicant Request for Continuance to November 19, 2026, and additional Public Comment.

Presentations Scheduled

Item 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- Added Public comment, Revised Staff report in strikethrough underline format, and revised Preliminary Site Plan.

Item 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- Updated title to reflect correct planner title and added Public comment.

Item 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- Added Public comment.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

Item 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 - Added Public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Kimley»Horn

September 1, 2026

Loretta Merrill, CEP
Principal Planner
Manatee County, Development Services
9000 Town Center Parkway
Lakewood Ranch, FL 34202

Re: Vineyard Creek Continuance Request September 2026

Dear Ms. Merrill:

On behalf of the applicant for the Vineyard Creek project, we respectfully request that the upcoming Board of County Commissioners hearing be continued to a future date.

This request is being made due to unavoidable scheduling conflicts affecting several significant members of the development team whose participation is essential to a meaningful and productive hearing. These individuals include project professionals who possess specialized knowledge regarding the technical and operational aspects of the project and who would ordinarily be present to provide testimony, address questions, and respond to comments from the Board, County staff, and members of the public.

The applicant believes that the full participation of these team members is important to ensuring that all issues raised during the hearing can be thoroughly and accurately addressed. Given the complexity of the project and the likelihood of detailed discussion regarding technical matters, proceeding without the availability of these representatives could limit the Board's ability to receive complete information and could impede the applicant's ability to fully respond to questions or concerns that may arise.

The requested continuance is intended to ensure that the hearing proceeds in a manner that allows for a comprehensive presentation of the project and a complete evaluation of the issues before the Board. We believe that rescheduling the hearing to a future date will promote a more informed and productive discussion, provide all participants with the opportunity to fully engage in the proceedings, and ultimately assist the Board in making its decision based upon the most complete and thorough record possible.

We appreciate staff's consideration of this request and respectfully ask that the Board grant the continuance. Thank you for your time.

Sincerely,

Philip G. DiMaria, Jr., AICP, CNU-A
Senior Planner

Taylor DiPietro
Planner

Board of County Commissioners: September 3, 2026

ORDINANCE 26-29 / PA-25-08 – VINEYARD CREEK CPA – SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT – PLN2508-0053

Adoption of an Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (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 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; providing for severability and providing an effective date.

Planning Commission:	June 11, 2026
Board of County Commissioners (Adoption):	August 6 and September 3 2026

ALTERNATIVE MOTIONS

ADOPTION:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to ADOPT Plan Amendment PA-25-08 / Ordinance 26-29.

DENIAL:

Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29, as recommended by the Planning Commission.

PLANNING COMMISSION ACTION:

- **On June 11, 2026, by a vote of 5-0, the Planning Commission voted to recommend denial with Chairman DeLesline and Member Ziegler absent.**

PUBLIC COMMENT AND CORRESPONDENCE:

June 11, 2026– Planning Commission

- **Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.**
- **Public Comment was entered into the record.**

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- **On August 6, 2026, Denise Greer Deputy Director continued the public hearing to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard.**

PUBLIC COMMENT AND CORRESPONDENCE:

August 6, 2026–Board of County Commissioners Land Use

- **There were no public comments.**
- **Revised motion to continue to incorporate Ordinance number in motion was entered into the record.**

PLAN AMENDMENT SUMMARY SHEET

Application Name:	Vineyard Creek CPA
Case Number:	ORDINANCE 26-29 / PA-25-08 (PLN2508-0053)
Case Manager:	Presenter: Loretta Merrill, Senior Planner Elizbeth Shulman, Senior Planner, AICP
Request:	Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment to the Future Land Use Map of the Future Land Use Element changing the Future Land Use Category on approximately 29.83 acres of specific real property from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category (FLUC)
Type:	Small-Scale Comprehensive Plan Map Amendment (Privately-Initiated)
Location:	South of 28th Street Court East between 16th Avenue East and 24th Avenue East

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Legislative Policy Decision

The legislative policy decision of the Board of County Commissioners is to determine whether the proposed Small-Scale Map Amendment to change the Future Land Use Category (FLUC) of 29.83 acres from Residential - 3 (RES - 3) to Residential - 9 (RES - 9) FLUC is in the best interest of the public considering:

- Is the proposed Map Amendment compatible with the development trends in the area of consideration?
- Is the proposed Map Amendment compatible with surrounding uses and densities or intensities?

The Board of County Commissioners should make this decision based upon a comparison of the range of uses allowed in each FLUC.

The existing Residential - 3 (RES - 3) and the proposed Residential - 9 (RES - 9) FLUCs include the following range of potential uses (broken down and bulleted below):

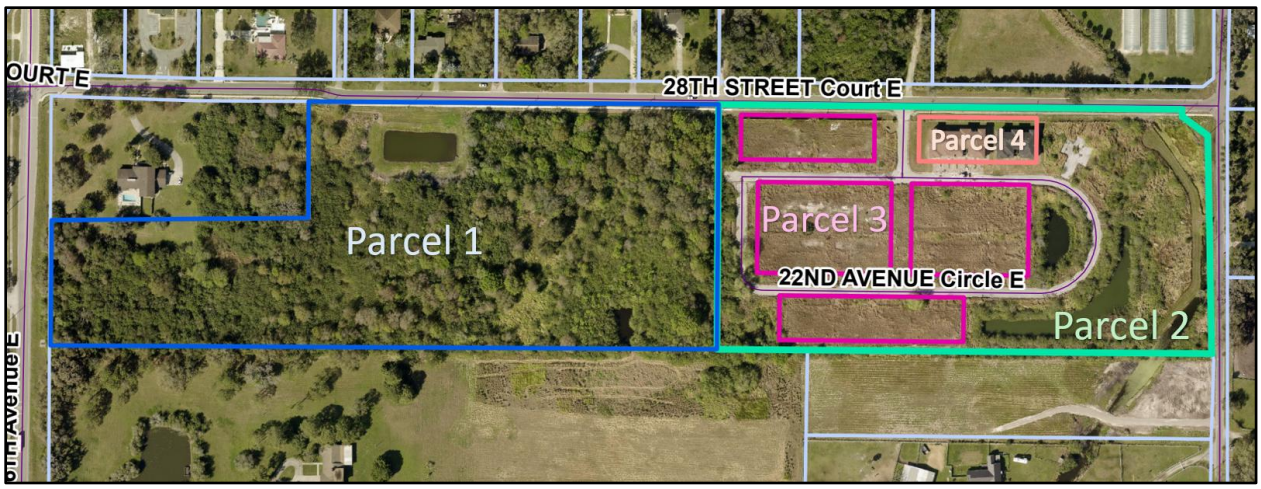
Residential - 3 (RES - 3) *Existing*	**Residential - 9 (RES - 9)** *Proposed*

• Low Density Suburban Residential
• Short-Term Agriculture
• Support Uses:
  ○ Neighborhood Commercial,
  ○ Public/Semi-Public,
  ○ Recreation, &
  ○ Schools
	• Medium Density Residential and High Density Clustered Residential
	• Support Uses:
	  ○ Neighborhood Commercial,
	  ○ Office,
	  ○ Public/Semi-Public,
	  ○ Recreation, &
	  ○ Schools

Background

The subject project consists of four parcels totaling approximately 29.83 acres.

The Parcels are labelled 1-4 in the following figure. Parcels 1 and 3 are owned by Manatee County and Parcels 4 and 2 are owned by Almena Properties.

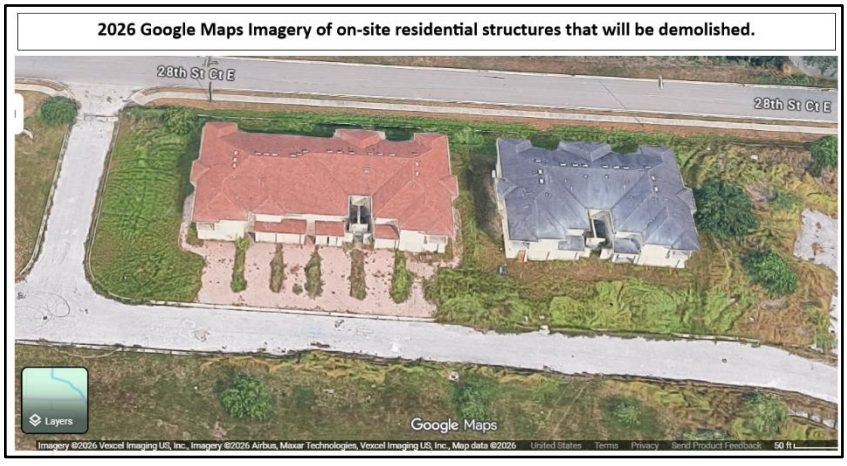


Since the adoption of the Manatee County Comprehensive Plan (1989) and the Land Development Code (LDC) in 1990, the entire site has been designated within the Residential - 3 (RES - 3) FLUC.

The 1981 Zoning Map shows the subject parcels zoned as Suburban Agriculture (A-1) and R-1D (One Family Residential District). Since the adoption of the LDC in 1990, Parcel 1 was zoned as RSF-1 and partially A-1. Parcels 2, 3, and 4 were zoned A-1 until 2006.

Parcel 2: PID 775100159, Parcel 3: PID 775100119, Parcel 4: PID 775100209
A rezone to Planned Development Residential (PDR) was approved on the three eastern parcels of the project site in 2006. Ordinance PDR-05-66(Z)(P) with a Preliminary Site Plan (PSP) for the Villages of Avignon project changed the zoning from A-1 to PDR for a 228-unit residential project that contained 25% affordable housing (57 affordable housing units). The Final Site Plan (FSP) was issued on July 19, 2006 (DTS#20060231). A plat was completed on December 12, 2006 but was never fully recorded which may help explain the unusual parcel structure of the site. Only the first two residential structures were completed on the site before the Financial Crisis of 2008 caused the project to be abandoned.

On June 19, 2007, the Board of County Commissioners had executed a Land Use and Deed Restriction Agreement (LURA) with Avignon Holdings, LLC., for the construction of a single-family development for sale consisting of 228 dwelling units for which 25% or 57 units would be labeled as Affordable Housing. On September 23, 2009, the Board of County Commissioners executed an amendment to the LURA to extend the construction begin date for the Project, to coincide with the Certificate of Level of Service (CLOS) which was due to expire on January 16, 2012.



On February 1, 2013, the Board of County Commissioners executed a second amendment to the LURA to extend the construction begin date for the Project, to coincide with the February 1, 2024 extension of CLOS which was due to expire on December 8, 2015. The project was never built-out and eventually Avignon Holdings, LLC. was dissolved. The LURA for Villages of Avignon was terminated on January 22, 2024. The two residential structures that were built will be demolished by the applicant.

Parcel 3 - PID 775100119
On December 14, 2020, Parcel 3 was acquired by Manatee County via Escheatment Tax Deed recorded as Instrument Number 202041137837 of the Public Records of Manatee County Florida. Under Resolution R-23-124 the Board of County Commissioners declared Parcel 3 as surplus property and authorized its sale on 2023. This property is completely surrounded by Parcel 2, which is privately owned. The unique nature of this parcel is an important factor in understanding the forthcoming sale of this surplus property.

Parcel 1 - PID 778300109
On July 14, 2005, Manatee County aided the Manatee County Housing Authority in acquiring Parcel 1 (28th Street Court East, Palmetto, Florida) for the development of affordable housing using a $200,000 Community Development Block Grant and a $200,000 HOME Investment Partnership Program Grant, under a project known as “CDBG/MCHA – La Estancia”. The Housing Authority and the County entered into the CDBG and HOME Subrecipient Funding Agreement to provide the Housing Authority with funding for the acquisition. In the Subrecipient Agreement, the Housing Authority agreed to complete construction of affordable housing units on or before September 30, 2007. Simultaneously, the Housing Authority and the County entered into a LURA to ensure long-term affordability of the units.

Due to the Housing Authority’s inability to obtain a rezone of the site, the project was never developed. To date, nothing has been constructed on the property and the Housing Authority requested that the County enter into an interlocal agreement to allow a conveyance of the property back to the County in lieu of repayment of funds. With this action, the County released the First Mortgage recorded in Official Records Book 2010, Page 1841 of the Public Records of Manatee County, Florida, and terminated the existing LURA recorded in Official Records Book 2040, Page 1848-1853 of the Public Records of Manatee County, Florida.

On September 7, 2022, Manatee County acquired Parcel 1 via Warranty Deed from the Manatee County Housing Authority recorded as Instrument Number 202241078866 of the Public Records of Manatee County, Florida. The Board adopted Resolution R-23-125 declaring Parcel 1 as surplus property and authorized its sale on July 25, 2023.

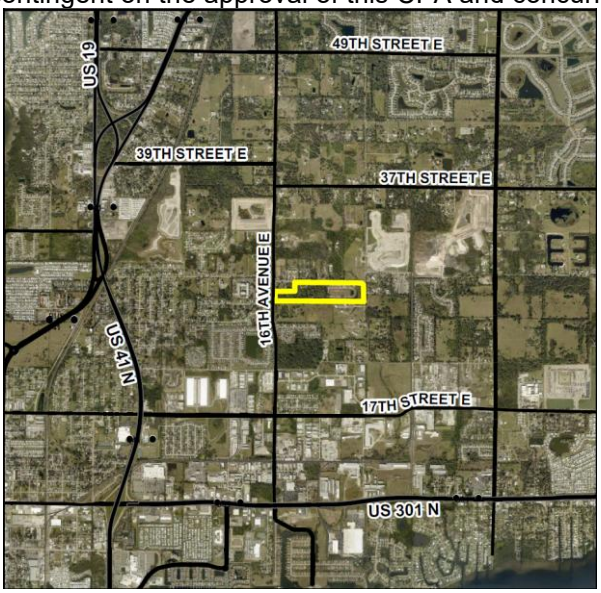
In accordance with HUD Regulations, Manatee County must reimburse its CDBG program account from non-federal funds in an amount equal to the current market value of the property less any portion of the value attributable to expenditures in non-CDBG funds for the acquisition of the property. The amount reimbursed is treated as program income. Since 50% of the property was attributable to CDBG funds, 50% of current fair market value must be reimbursed. Current fair market value was $1.4 million, resulting in a $720,000 reimbursement on August 13, 2024, as part of Resolution-24-154. Following this reimbursement, the property was no longer subjected to CDBG requirements.

Parcels 1 and 3
Both properties were advertised together under an Invitation to Negotiate in August 2023. SimplyDwell Homes, LLC, submitted the only proposal to purchase the properties. The original proposal included 102 units, there was no requirement that the project be brought forth to the Board of County Commissioners exactly as originally proposed.

Initially, a contract for Sale and Purpose was entered between Manatee County and SimplyDwell Homes LLC in the amount of $1.4 Million.

In order to have a clear title and be able to purchase Parcel 3 as well as to settle any outstanding bond claims on Parcels 2 and 4, SimplyDwell Homes, LLC needed to satisfy two outstanding bonds attached to the property from the previous planned development. The amount of these bonds was unknown prior to having a fully executed contract due to the bond companies unwillingness to release information absent of a full contract. Upon having a contract, SimplyDwell Homes, LLC was able to identify those outstanding bond amounts, the total exceeding $1 million. Due to the high cost of satisfying the bonds in relation to the proposed purchase price, SimplyDwell Homes, LLC, requested to reduce the purchase price of Parcel 1 to one dollar. SimplyDwell Homes, LLC, is currently under contract with the owner of Parcel 2 and Parcel 4 to allow for the bond issues to be resolved. The contract was reduced to $10.00 and was given an extension until March 31, 2026, to resolve the bond issues.

The contract of sale between SimplyDwell Homes, LLC and Manatee County for Parcels 1 and 3 is contingent on the approval of this CPA and concurrent Rezone.

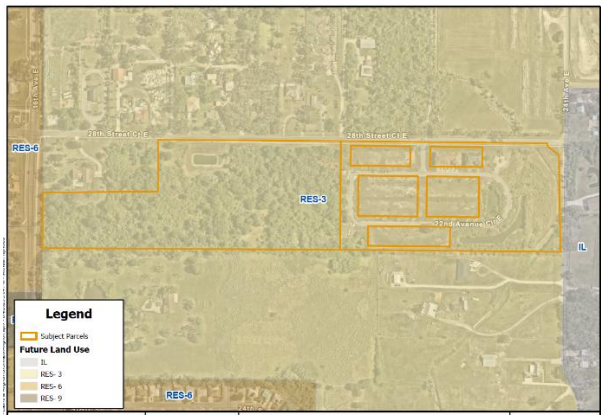


Aerial Map

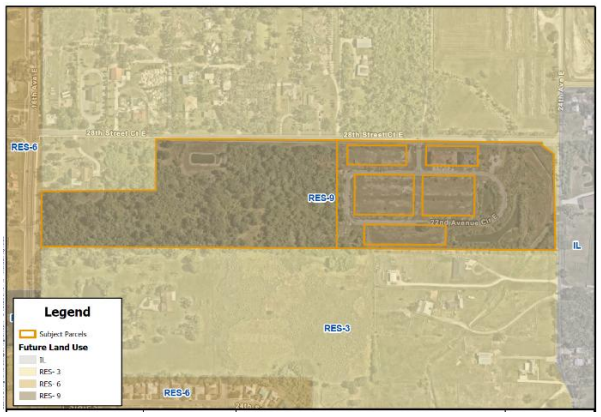
Aerial Map (Zoomed)

Requested Plan Amendment

The applicant is requesting a Privately-Initiated, Small-Scale Comprehensive Plan Map Amendment of approximately 29.83 acres from Residential - 3 (RES - 3) to Residential - 9 (RES - 9) FLUC.



Existing Future Land Use Map



Proposed Future Land Use Map

Per Policy 2.2.1.10.3, the existing RES-3 FLUC permits the site to have a maximum potential of 89 dwelling units (29.83 acres × 3 dwelling units / gross acre). The site has a base intensity of 0.35 FAR (floor area ratio) or 454,910 square feet (29.83 acres × 0.35 FAR × 43,560 square feet).

Per Policy 2.2.1.12.3., the proposed RES-9 FLUC permits the site to have a base potential of 268 dwelling units (29.838 acres × 9 dwelling units). The site has a potential maximum intensity of 0.35 FAR (floor area ratio) or 454,910 square feet (29.83 acres × 0.35 FAR × 43,560 square feet).

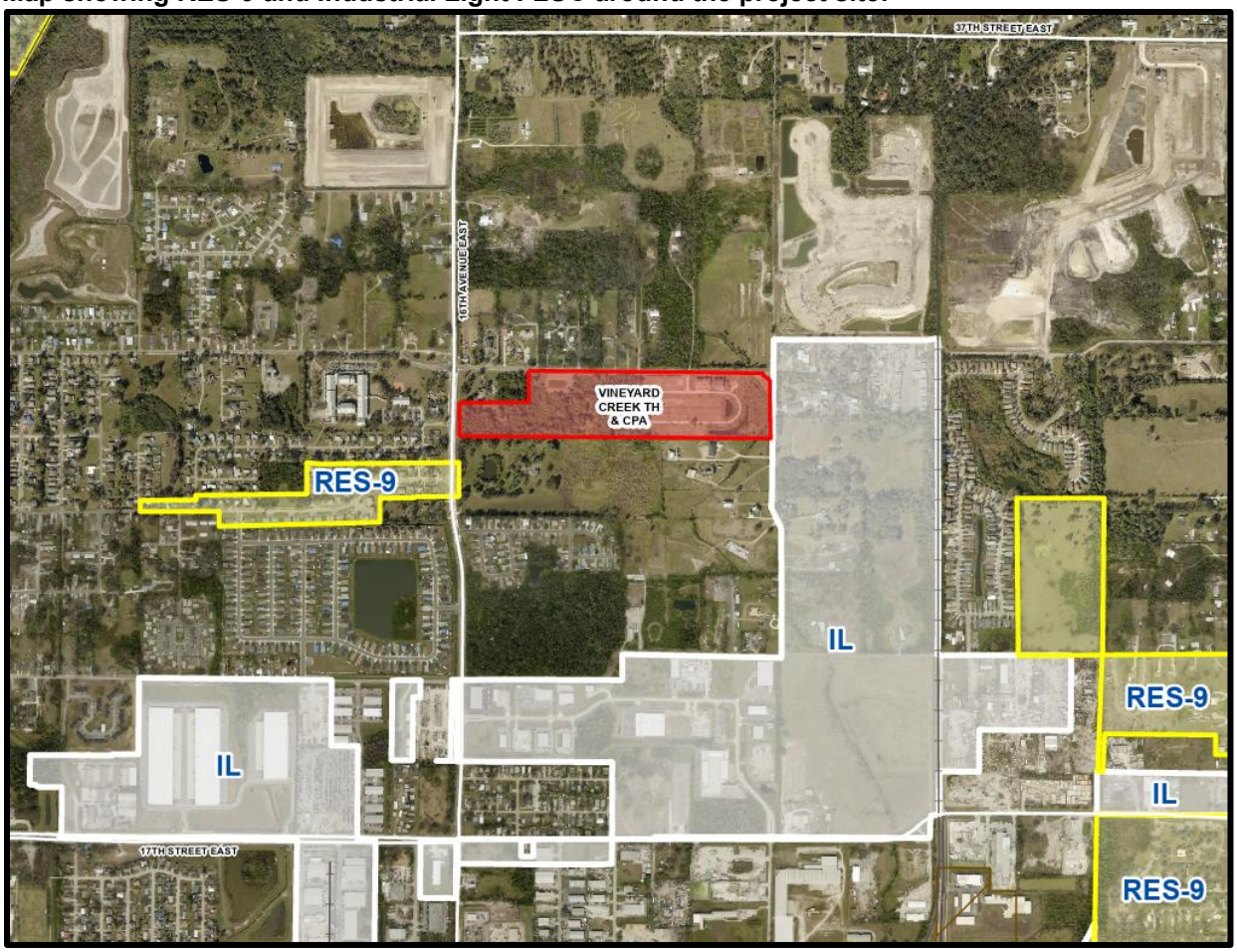
Companion Application

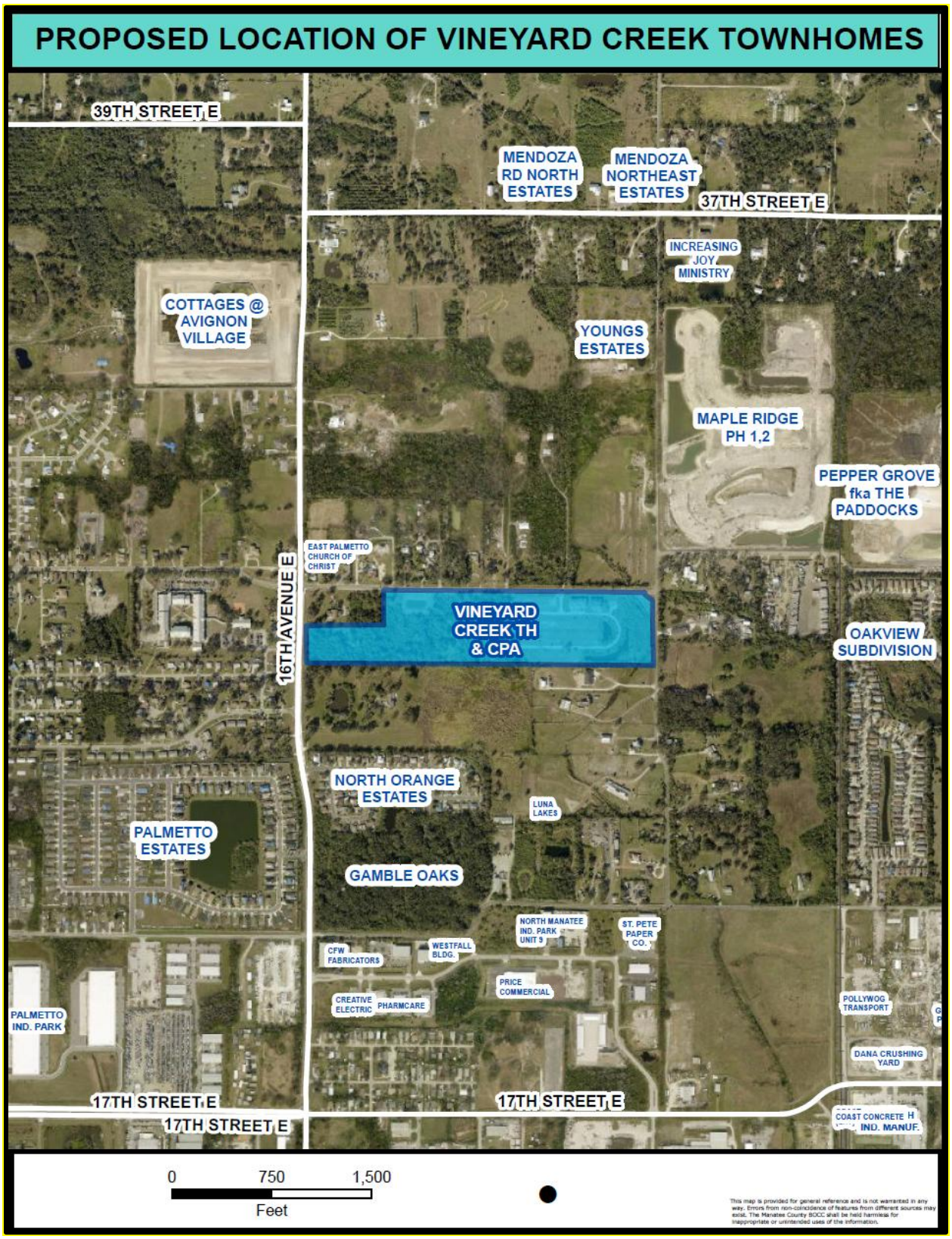
A companion application has been submitted by the applicant to rezone the subject PID 778300109 from Suburban Agriculture (A-1) Zoning District to the Planned Development Residential (PDR) Zoning District with a General Development Plan (GDP) for 204 single-family attached townhome development with at least 25% of units designated as affordable housing, per PDR-25-16(Z)(G) / PLN2508-0052. The companion rezone with GDP is contingent on the approval of this FLUC amendment.

Development Trends

Since the adoption of the LDC and Comprehensive Plan, the general area has consisted of residential and agriculture uses. Much of the surrounding area has been designated as RES-3, RES-6, or RES-9 (Residential – 3, 6, and 9) FLUC since the adoption of the Manatee County Comprehensive Plan in 1989. Development in the area has trended away from agriculture and towards primarily single-family residential development; however, there are higher density multi-family developments nearby such as Luna Lake and Maple Ridge, there are villas across Canal Road that carry a RES-9 FLUC designation. While many of the single-family homes nearby still have an agricultural feel and large lots sizes, there is a general trend towards denser residential development. Light industrial uses exists to the south and east of the site (Project Silverado).

Map showing RES-9 and Industrial Light FLUC around the project site:



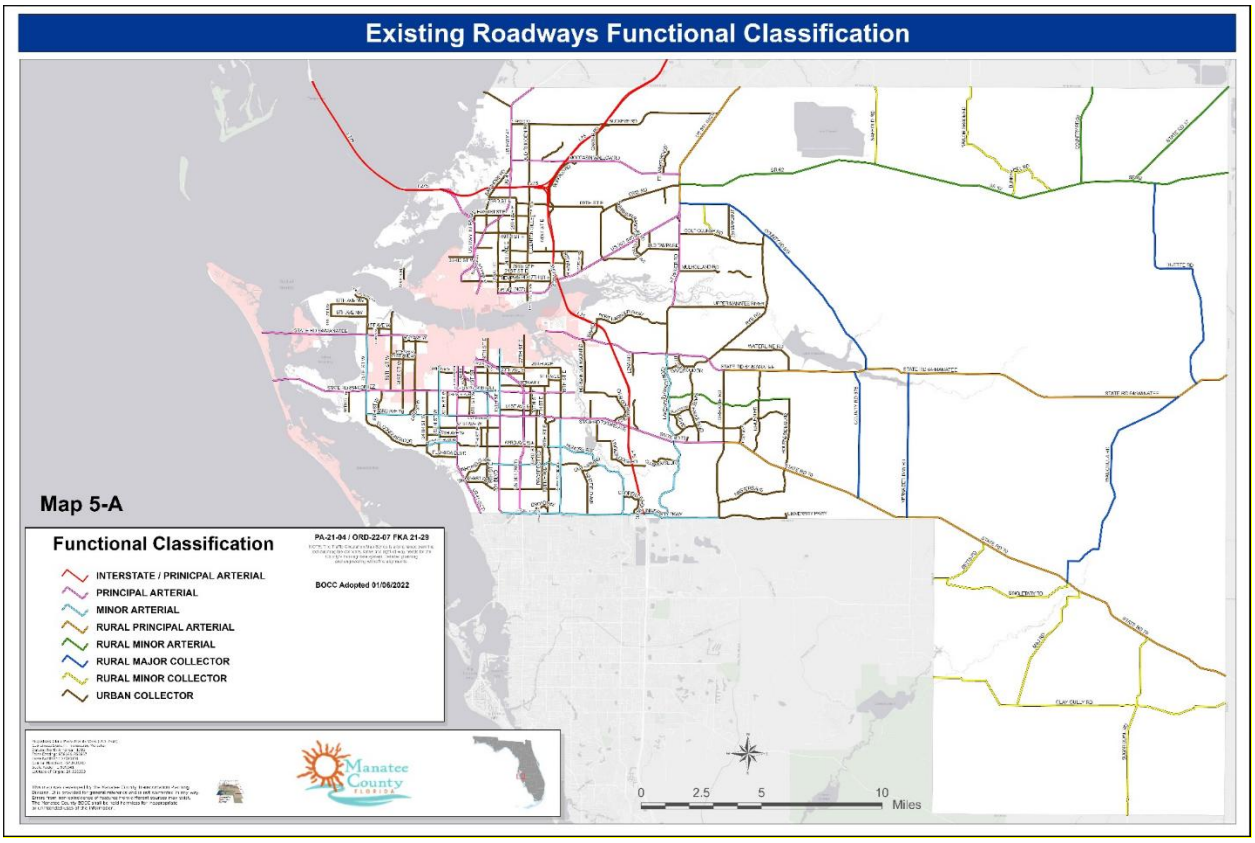


Proposed Use and Compatibility

The parcels directly surrounding the subject area to the north and south have the same RES-3 FLUC, which is intended to identify areas comprised primarily of low density suburban residential development and support uses. To the west, there is RES-6 FLUC designations, which identify areas of medium density

urban residential development. To the east and farther south is Industrial-Light (IL) FLUC designation, which identifies areas with a range of light industrial and other employment-oriented uses.

The intent of the Residential - 9 (RES - 9) FLUC is to identify areas of medium density residential development and higher density cluster development with complementary support uses. The subject property has been analyzed using "the most intense development" that would be permitted within the RES-9 FLUC. Per the Comprehensive Plan's Land Use Operative Provisions, the project site could allow commercial uses permitted by the zoning district to be established as the site is located within the activity node created at the intersection of 16th Avenue East (Canal Road) and 28th Street Court East and the activity node created at 24th Avenue East (Oakhurst Road) and 28th Street Court East. Residential uses may be established on the site as well as nonresidential support uses such as public/semi-public, schools, and recreational uses, subject to the applicable requirements of the Manatee County Comprehensive Plan and LDC. Review for compatibility would occur with future submittal and site plan review.



Existing and Proposed FLUC Comprehensive Plan Policy Details

The existing RES-3 FLUC allows for up to 87 dwelling units on the site. The proposed Map Amendment to RES-9 allows for a significant increase of 179 dwelling units. The table below provides a comparison of the potential densities and intensities between the existing and proposed Future Land Use Categories.

19.56± Acres *852,033 Square Feet*	**Density**	**Maximum Dwelling Units**	**Maximum Intensity**
RES-3 *Existing*	3 (DU / GA)	89	0.35 FAR 445,183 square feet
RES-9 *Proposed*	9 (DU / GA)	268	0.35 FAR 445,183 square feet

Existing Future Land Use Category:

Policy 2.2.1.10. RES-3: Establish the Residential-3 future land use category as follows:

Policy 2.2.1.10.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas primarily developed with low density suburban uses, preferably clustered to protect the environment, preserve open space, and/or to allow the continued operation of short-term agricultural activities.

Policy 2.2.1.10.2. Range of Potential Uses (see Policies 2.2.1.5, 2.1.2.3—2.1.2.7): Primarily low density suburban residential and short-term agriculture uses, with support neighborhood commercial, public/semi-public, recreation and school uses.

Policy 2.2.1.10.3. Range of Potential Density/Intensity:

Maximum gross residential density:

3 dwelling unit per acre.

6 dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the total dwelling units as "Affordable Housing." Properties within the CEA and CHHA are not eligible for this additional density.

Minimum gross residential density:

2.5 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Maximum net residential density:

6 dwelling units per acre.

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

Maximum floor area ratio:

0.35.

1.00 inside the UIRA.

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Objective 2.10.4 and Land Use Operative Provisions chapter).

Proposed Future Land Use Category:

Policy 2.2.1.13. RES-9: Establish the Residential-9 future land use category as follows:

Policy 2.2.1.13.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Use Map, areas of medium density residential development and complementary support uses.

Policy 2.2.1.13.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Primarily medium density residential and clustered residential development, with support uses such as neighborhood commercial, office, public/semi-public, recreation and school uses. See also Objectives 4.2.1 and 2.10.4

Policy 2.2.1.1.3. Range of Potential Density/Intensity:

Maximum gross residential density:

Nine (9) dwelling units per acre.

Twenty (20) dwelling units per acre along designated Urban Corridors if a density bonus is approved.

Twenty (20) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Twenty (20) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.13.4).

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

Minimum gross residential density:

7.0 only in UIRA for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "affordable housing."

Maximum net residential density:

Sixteen (16) dwelling units per acre.

Twenty-Four (24) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."

Twenty-Four (24) dwelling units per acre for mixed-use developments at activity nodes (see Policy 2.2.1.12.4).

Maximum "net" densities shall not apply to projects within designated Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts (see Policies 2.3.1.5 and 4.3.1.5).

Maximum floor area ratio:

0.35.

1.00 inside the UIRA, within designated Urban Corridors

1.00 at activity nodes (see Policy 2.2.1.12.4).

Maximum Square Footage for Neighborhood Commercial Uses:

Medium (one hundred fifty thousand (150,000) s.f.), subject to the Commercial Locational Criteria (see Policy 2.2.1.12.4).

Policy 2.2.1.13.4. Other Information:

(a) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

(b) In order to serve the neighborhood commercial needs within the RES-9 future land use category, activity nodes with neighborhood-serving commercial uses may be allowed subject to the Commercial Locational Criteria (see Land Use Operative Provisions and Objective 2.10.1). Residential uses may also be permitted at nodes, but the higher densities noted in Table 2-1 and Policy 2.2.1.13.3 are only allowed in conjunction with a mixed-use development that includes a commercial component.

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

Summary of Analysis

POSITIVE ASPECTS
• The vacant buildings on the property will be demolished by the applicant. • The general development trend of the surrounding area is consistent with the proposed 6.89 DU/A (Planning). • Per the environmental narrative, there are no wetland impacts (Environmental).

NEGATIVE ASPECTS
None.

MITIGATING MEASURES
None.

Plan Amendment Detailed Review Land Planning Analysis

Transportation:

Major Transportation Facilities
The site is located southwest of the intersection of 28th Street Court East and 24th Avenue East. The project will impact the following thoroughfare roadways, adjacent to the project site:

- 24th Avenue East is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 50-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

- 28th Street Court East is an existing two-lane road with a 30-mph posted speed. It is designated as a two-lane collector roadway with a planned right of way width of 84-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis
For the plan amendment, the applicant submitted a generalized analysis of additional transportation impacts potentially arising from the change in land use. The analysis was based on a short-range scenario that considers existing and fully funded roads within the impact area and a long-range analysis that considers all planned roads within the impact area.

The short-range analysis indicated that the impacted segments of Canal Road, 24th Avenue East, and 28th Street Court East/29th Street East will continue to operate within Manatee County's adopted LOS standards.

The long-range analysis indicated that the impacted segments of Canal Road and 28th Street Court East/29th Street East will continue to operate within Manatee County's adopted LOS standards.

NEAREST THOROUGHFARE	LINK	ADOPTED LOS	EXISTING LOS	FUTURE LOS (W/O PROJECT)	FUTURE LOS (W/PROJECT)
24th Avenue East	1308	D	B	C	C
28th Street CT E / 29th Street E	1474	D	B	C	C
Canal Road	2260	D	C	D	D
Canal Road	2270	D	C	D	D

Access
The County has transitioned from transportation concurrency (now repealed) to Alternative Transportation System (ATS). At the time of future site plan submittal and accompanying Multimodal Site Access and Safety Analysis (MSASA) review, all proposed access points will be evaluated to determine if any site and safety related improvements will be required for the site under an operational analysis to determine whether traffic circulation, safety, and multimodal improvements need to be made due to the proposed development.

Concurrency:
Concurrency cannot be issued with a Comprehensive Plan Amendment. Solid waste landfill capacity and preliminary drainage intent will be reviewed at the time of application for concurrency. Potable water and wastewater will be reviewed at the time of FSP.

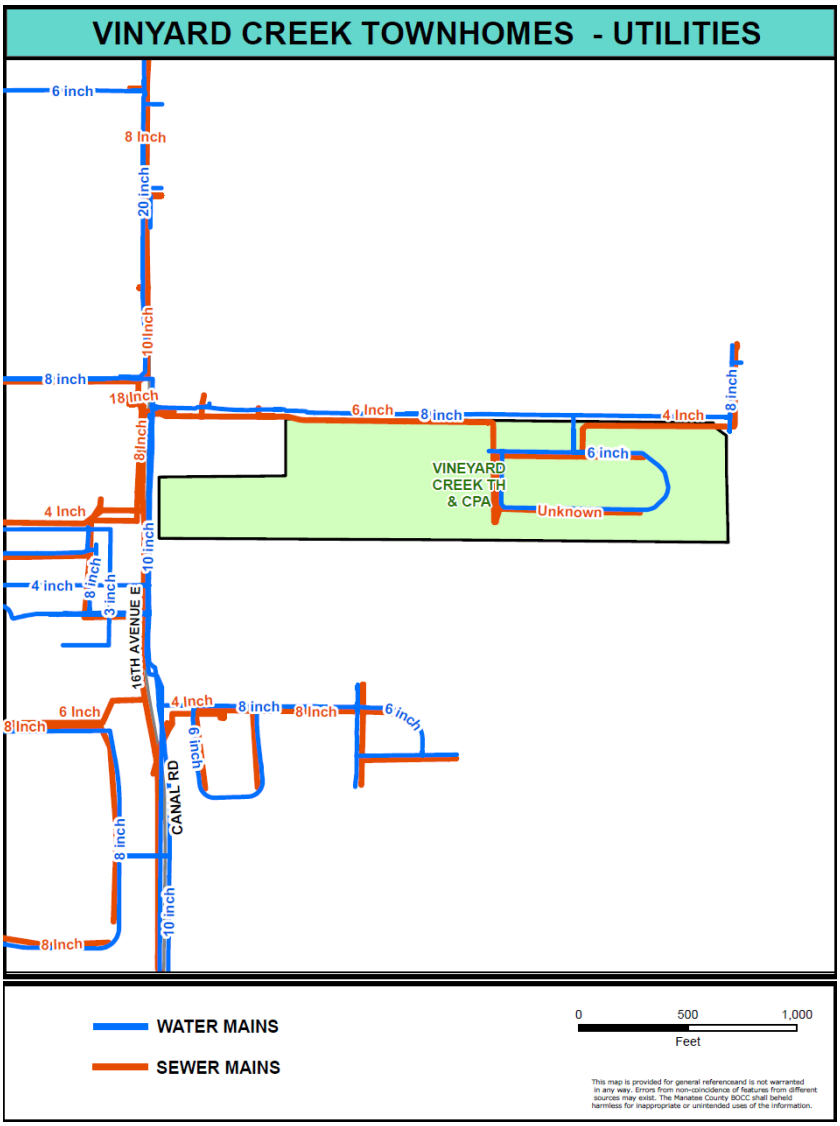
Utilities:
The table below is based on the maximum potential density for the project area in Gallons Per Day (GDP) for the existing and proposed FLUCs.

Existing Land Use	Acres	Density (dwelling units per gross acre)	Max. Dwelling Units	GPD Potable Water	TOTAL GPD Potable Water	GDP Sanitary Sewer	TOTAL GPD Sanitary Sewer	TOTAL CYPD Solid Waste
RES-3	29.83	3 DU/GA	89 DU	250	22,250	185	16,465	3.79
RES-9	29.83	9 DU/GA	268 DU	250	67,000	185	49,580	3.79
TOTAL <u>EXISTING</u> GPD/CYPD BASED ON HIGHEST POTENTIAL					**54,589**		**45,491**	**3.79**
TOTAL <u>POTENTIAL</u> GPD/CYPD BASED ON HIGHEST POTENTIAL					**67,000**		**49,580**	**4.03**
POTENTIAL <u>INCREASE</u>					**12,411**		**4,089**	**0**

<u>Water</u>
Please reference the following table regarding water and sanitary sewer service to the property.

Water Service Type	Description
Potable Water Infrastructure	• Existing County 8-inch water main on 28th Street Court East • Existing County 10-inch water main on 16th Avenue East • Existing 6-inch water main on 22th Avenue Circle East (not certified)
Sanitary Sewer	• Existing County 6-inch force main on 28th Street Court East • Existing County 6-inch force main on 16th Avenue East

	• Existing 6-inch force main on 22nd Avenue Circle East (not certified) • Existing 8-inch gravity within 22nd Avenue Circle East (not certified)
Reclaimed Water Infrastructure	• No County-owned reclaimed water infrastructure currently present at the project location



Schools:
School District notes that applicant has submitted a rezoning request from Suburban Agriculture (A-1) to PDR.

Future Land Use	Acres	DU/GA	Total Dwelling Units	Elementary Students	Middle School Students	High School Students	Total Students
Existing RES-3	29.838	3	87	6	3	6	15
Proposed RES-9	29.838	9	263	23	10	17	49
TOTAL INCREASE		**6**	**176**	**17**	**7**	**11**	**34**

The current land use designation allows for a total of 87 single-family detached dwelling units with a projected 15 total students. Note: Rounding differences may occur.

The proposed land use designation allows for up to 263 dwelling units with a projected 49 total students. Note: Rounding differences may occur.

Preliminary School Concurrency Analysis
School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis ($800) will be required upon submittal of a FSP. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2025-26 School Attendance Zones
These are current school year attendance zones. These zones are subject to change by the School Board.
- Blackburn Elementary
- Lincoln Memorial Middle
- Palmetto High School

This development is not located within the two-mile walking radius of an existing zoned elementary and high school. Elementary and high school students residing at this development will qualify for bussing.

Sidewalk needs will be evaluated with more detail at time of FSP.

Natural Features and Parks:

Nearby Parks
The following County owned parks and preserves are near the subject area:

Park / Preserve Name	Approximate Distance from Subject Property (straight line distance, in miles)
Sylvan Oaks Park	0.9
Manatee County Felts Audubon Preserve	0.92
Blackstone Park	1.7
Palmetto Point Park	1.73
Gamble Plantation Historic State Park	1.6

Soils:
The applicant identified the following soil types on the project area, per the NRCS Soil Classification Map:

Onsite soils consist of Bradenton fine sand, limestone substratum (23.17 acres), Chobee variant sandy clay loam (4.70 acres), Chobee loamy fine sand, frequently ponded, 0% to 1%t slopes (1.79 acres) and Wabasso-Wabasso, wet, fine sand, 0% to 2% slopes (0.18 acres).

Description	**Size** (acres)
Bradenton fine sand, limestone substratum	23.17
Chobee variant sandy clay loam	4.7
Chobee loamy fine sand, frequently ponded, 0% to 1% slopes	1.79
Wabasso-Wabasso, wet, fine sand, 0% to 2% slopes	0.18
Total	29.838

Land Cover:
Per the environmental narrative provided by the applicant, a site analysis concluded that there is no existing native plant communities located within the proposed project area. The following are the identified upland and wetland plant communities mapped in accordance with the Florida Land Use Cover Forms and Classification System (FLCCS, Florida Department of Transportation, 1999).

FLUCCS Code	**Upland Habitat**	**Size** *Acres*
190	Open Land	16.13
422	Brazilian Pepper	12.6
	Total	26.36

Wetlands and Waterbodies:
Wetland Buffers: 30-foot average, 15-foot minimum wetland buffers are demonstrated on the GDP, exceeding the minimum required by the State (SWFWMD ERP A.H. Volume 1 10.2.7).

	Size *Acres*
Overall Wetland Acreage	1.10
Proposed Impacted Acreage	0.00

No lots shall be platted through post-development wetlands, wetland buffers, or upland preservation areas.

Endangered Species:
Per the Environmental Narrative provided by Kimley-Horn (October 2025) an on-site assessment was conducted in June 2025 for listed floral and faunal species. The assessment included both direct and indirect observations such as tracks, burrows, tree markings, and vocalizations which would indicate the presence of listed species.

Based on the site assessment, no protected species were observed nesting or denning within the onsite habitats.

Flood Prone Areas/S.L.O.S.H./Hurricane Evacuation:
The site lies in Flood Zones A and X, Panel 12081C0166F (8/10/21). The Base Flood Elevation will need to be established prior to site plan approval.

Beach Accessibility Evaluation:
The plan amendment site is located inland; therefore, beach access considerations are not applicable.

Urban Development Considerations

Urban Sprawl Analysis:
The general area around the project site has both low and medium density residential developments and is trending towards development to serve both low and medium densities.

The project area falls within Subarea 1 and projections show this area's population growth, by 2025, will reach a number of 27,143 residents and growing to 32,571 residents by 2035. The proposed Comprehensive Plan Map Amendment can provide additional housing options to future residents of Subarea 1.

The proposed plan amendment may have the impact of reducing urban sprawl by:

- Allowing for future expansion west of Future Development Area Boundary (FDAB).
- Maximizing the use of existing infrastructure.
- Concentrating urban development at locations adjacent to existing development.
- Timing the request to coincide with residential developments already approved surrounding the proposed site.

Consistency of the Proposed Amendment with the Comprehensive Plan
Staff analysis of the introduction for amendments to Comprehensive Plan Section C.2.3, with an emphasis on C.2.3.2 as it relates to this request, is provided throughout the body of the staff report. Additionally, the proposed plan amendment is anticipated to assist in attaining the following cited goals and objectives and appears to be consistent with the following cited Policies of the Comprehensive Plan.

Introduction: Section C.2.3.2 *Justification for amendments to the Comprehensive Plan.* Amendment of any part of the Comprehensive Plan shall be considered as a major policy decision by the Board of County Commissioners. An amendment of the Future Land Use map, for example, shall occur only where it is determined that growth and development patterns initially sought by Manatee County, through thoughtful adoption of the Future Land Use Element, are no longer appropriate.

To justify the adoption of a policy amendment, or large-scale or other map amendment, a change in circumstances shall be demonstrated by the applicant, or an error, inconsistency, or oversight in the adopted plan demonstrated by the applicant.

In justifying the approval of a large-scale, or other, map amendment, the applicant shall submit information including, but not limited to, information on the potential impact of the proposed amendment on the surrounding area, which shall be reviewed by the Local Planning Agency in preparing a recommendation on the proposed amendment. The potential impact analysis must consider development trends in the area as well as land use compatibility issues which should weigh heavily in decisions affecting residential density and non-residential intensity.
Analysis: The following Goals, Objectives, and Policies of the Manatee County Comprehensive Plan were analyzed for consistency with the proposed Map Amendment. Analysis for consistency of any proposed development of the site shall be conducted with the application associated with the site plan.

Objective 2.1.1. Mapping Methodology for the FLU Map: Follow a mapping methodology limiting urban sprawl which recognizes existing development; projected growth areas; projected population and employment growth; and a possible development density and intensity less than the maximum specified on the FLU Map.

Policy 2.1.1.1. Maintain the FLU Map with reserve capacity to accommodate the projected population and employment base through 2040.
Analysis: The project area falls within Subarea 1 and projections show this area's population growth, by 2025, will reach a number of 27,143 residents and will grow to 32,571 residents by 2035. The proposed Comprehensive Plan Map Amendment can provide additional housing options to future residents of Subarea 1.

Policy 2.1.1.2. Designate on the Future Land Use Map land within existing developed areas at densities and intensities which are compatible with the existing development.

Analysis: The area surrounding the project site has been trending towards residential growth. The proposed RES-9 FLUC provides an increase in density in an area experiencing population growth.

Policy 2.1.1.3. Designate on the FLU Map, land within currently undeveloped growth areas at densities and intensities which permit significant increases over current land use designations without creating urban sprawl.
Analysis: The proposed project area is located in an area that has primarily low and medium residential development. Residential developments directly surround the project site, as does an elementary school. Aside from the predominant residential uses in the area, there are some light industrial uses to the east and south of the project area. Elements of the surrounding area demonstrate attributes that would be considered urban sprawl. The proposed RES-9 will introduce additional residential opportunities within this area of the county.

Policy 2.1.1.4. Promote development in currently undeveloped areas which have the greatest level of public facility availability and investment.
Analysis: The subject project area is located in an area that has trended towards low and medium density residential development. Public facilities are available or relatively nearby. The applicant will be required to pay their proportionate share for any improvements to public infrastructure due to the impact of any future development of the site.

Objective 2.1.2. Limit urban sprawl by accommodating future development consistent with the adopted Land Use Concept Map (Map N). All development, unless exempted by Policy 2.1.2.2, shall be directed to the area west of the Future Development Area Boundary (FDAB) thereby, preserving agriculture as the primary land use east of the FDAB through 2040.

Policy 2.1.2.1. Provides opportunities for, and allow, new residential, and non-residential development to occur at locations defined as appropriate in the Adopted Land Use Concept Map and the established Mapping Methodology.
Analysis: The proposed Comprehensive Plan Map Amendment to RES-9 allows for additional residential development opportunities which are compatible with the existing development pattern and potential densities in the general area surrounding the site. The surround Future Land Use Categories range from RES-3 to RES-9, indicating the intent for this area to be subject to residential developments of varying densities.

Policy 2.1.2.2. Limit urban sprawl by prohibiting all future development in the area east of the established FDAB (see Map N and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element.
Analysis: This proposed Comprehensive Plan Map Amendment is consistent with this Policy as the subject project area is west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and nonresidential development with characteristics compatible with existing development, in areas which are internal to, or are contiguous expansions of existing development, and compatible with future areas of development.
Analysis: The surrounding area is trending towards medium density residential development.

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, in areas which are internal to, or are contiguous expansions of the built environment.
Analysis: The project site is located in an area that has been developed for residential use.

Policy 2.1.2.5 Permit the consideration of new residential and non-residential development in areas which are currently undeveloped, which are suitable for new residential or non-residential uses.
Analysis: The subject project area is adjacent to existing low and medium density residential development. The proposed Comprehensive Plan Map Amendment provides an increase in density. The RES-9 FLUC provides additional housing opportunities for future residents of the area by introducing a variety of housing stock.

Policy 2.1.2.6. Limit urban sprawl through the consideration of new development, when deemed compatible with future growth, in areas which are currently undeveloped yet suitable for improvements.
Analysis: The subject project area is in proximity to approved and/or constructed residential subdivisions and can be found to be suitable for new residential development. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan and the applicable standards of review of the LDC.

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

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

Analysis: The surrounding RES-3, RES-6, and RES-9 FLUC allow 3, 6, and 9 DU/GA, respectively. The general area surrounding the project site is trending towards low and medium density residential development to the east, north, and west. The applicant proposes the RES-9 FLUC, which is intended to identify areas of medium density residential development with complementary support uses. The proposed FLUC introduces the potential for greater density on the project site which is greater or comparable to the immediately surrounding FLUCs.

Policy 2.2.1.6. The land development regulations may restrict development potential to less than the maximum provided for in this Comprehensive Plan, to address land use compatibility, public facility and natural resource considerations as identified in this Comprehensive Plan. Furthermore, nothing in this Comprehensive Plan shall guarantee the achievement of maximum development potential, noted in this element and the Future Land Use Map.
Analysis: The Comprehensive Plan Map Amendment proposed by the applicant does not guarantee the maximum development potential of the site. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan and the applicable standards of review of the LDC. Restrictions on densities or intensities proposed may be considered to ensure compatibility with the surrounding developments. Staff will review for these compatibility standards with the rezone and site plan application.

Policy 2.6.1.1. An application for a development order that proposes a use, intensity, height, and/or density that could be found incompatible with the use on the adjacent site shall utilize techniques to mitigate potential incompatible characteristics of the proposed use. Such techniques shall include but not be limited to:

- **Use of undisturbed or undeveloped and landscaped buffers;**
- **Use of increased size and opacity of screening;**
- **Building setbacks;**
- **Innovative site design (which may include planned development review);**
- **Appropriate building design;**
- **Operational restrictions on the proposed use;**
- **Noise attenuation techniques; and**
- **A density and/or intensity below the maximum allowed.**

Analysis: The RES-9 FLUC allows for a potential increase in densities and intensities to the subject site which is greater or comparable to the surrounding FLUCs. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan as well as the applicable standards of review of the LDC, including buffering, screening, setbacks, and restrictions of

proposed uses, densities, and intensities. Any reduction of those standards of the LDC shall be requested through specific approval and approved by the Board of County Commissioners.

GOAL - 6.1 A County with a Variety of Housing Opportunities for All Manatee County Residents, Recognizing that Affordable Living Requires Affordable Housing, Near Employment, Shopping, Services and Alternative Transportation, with an Emphasis on the Needs of the Financially Disadvantaged, and the Special Needs Populations.
Analysis: The general area is trending towards low and medium density residential development. The proposed Comprehensive Plan Map Amendment to RES-9 FLUC allows for additional residential development opportunities. Any future development of the site shall comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan as well as the applicable standards of review of the LDC, including buffering, screening, setbacks, and restrictions of proposed uses, densities, and intensities. Any reduction of those standards of the LDC shall be requested through specific approval and approved by the Board of County Commissioners.

GOAL - 13.1 Respect judicially acknowledged and constitutionally protected private property rights.

Objective 13.1.1 - Private Property Rights. Ensure private property rights are considered in the local decision-making process.

Policy 13.1.1.1. In accordance with the legislative intent expressed in 163.3161(10) and 187.101(3), F.S., that governmental entities respect judicially acknowledged and constitutionally protected private property rights, the following shall be considered in all local decision making:

1. **The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.**
2. **The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.**
3. **The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.**
4. **The right of a property owner to dispose of his or her property through sale or gift.**

Analysis: The 1981 Zoning Map shows the property zoned as Suburban Agriculture (A-1) and One Family Residential District (R-1D). With the adoption of the LDC in 1990, the Zoning Districts changed to include RSF-1 and A-1 on the subject area. With the adoption of the Manatee County Comprehensive Plan in 1989, the subject project area was assigned the Residential - 3 (RES - 3). Of the four parcels that make up this project site, two are owned by Manatee County and the other two by Almena Properties LLC. A portion of the project area was rezoned to PDR and approved for townhome development in 2006 but the project was never completed.

Both the RES-3 and RES-9 FLUCs are intended primarily for residential uses. Development in the area has trended towards primarily low and medium density single-family residential development. Future residential development of this site can be found to be consistent with the development trends of the surrounding area.

Nothing in this application prohibits the applicant from the constitutionally protected private property rights of the owner to develop or use their property. The applicant is requesting to change the FLUC of the site to RES-9, which would allow for an increase in the potential density and intensity of their property. Any proposed development of this site shall be required to comply with the Goals, Objectives, and Policies of the Manatee County Comprehensive Plan as well as the applicable standards of review of the LDC.

Attachments

1. Staff Report Maps and Aerials
2. Environmental Narrative
3. School Report
4. Neighborhood Workshop Summary
5. Affidavit of Publishing
6. Public Comment
7. Ordinance 26-29

PA-25-08 / Ordinance 26-29

The proposed amendment is consistent with
Florida Statutes Chapter 163 Part II, *Growth Policy; County and Municipal Planning; Land Development Regulation (ss. 163.2511-163.3253)*

163.3184 Process for adoption of comprehensive plan or plan amendment states "in compliance" means consistent with the requirements of ss. 163.3177, 163.3180, 163.3191, 163.3245, and 163.3248

163.3177 Required and optional elements of comprehensive plan; studies and surveys
This map amendment request maintains the structure of the Comprehensive Plan.

163.3180 Concurrency
This map amendment request maintains the structure of the Comprehensive Plan.

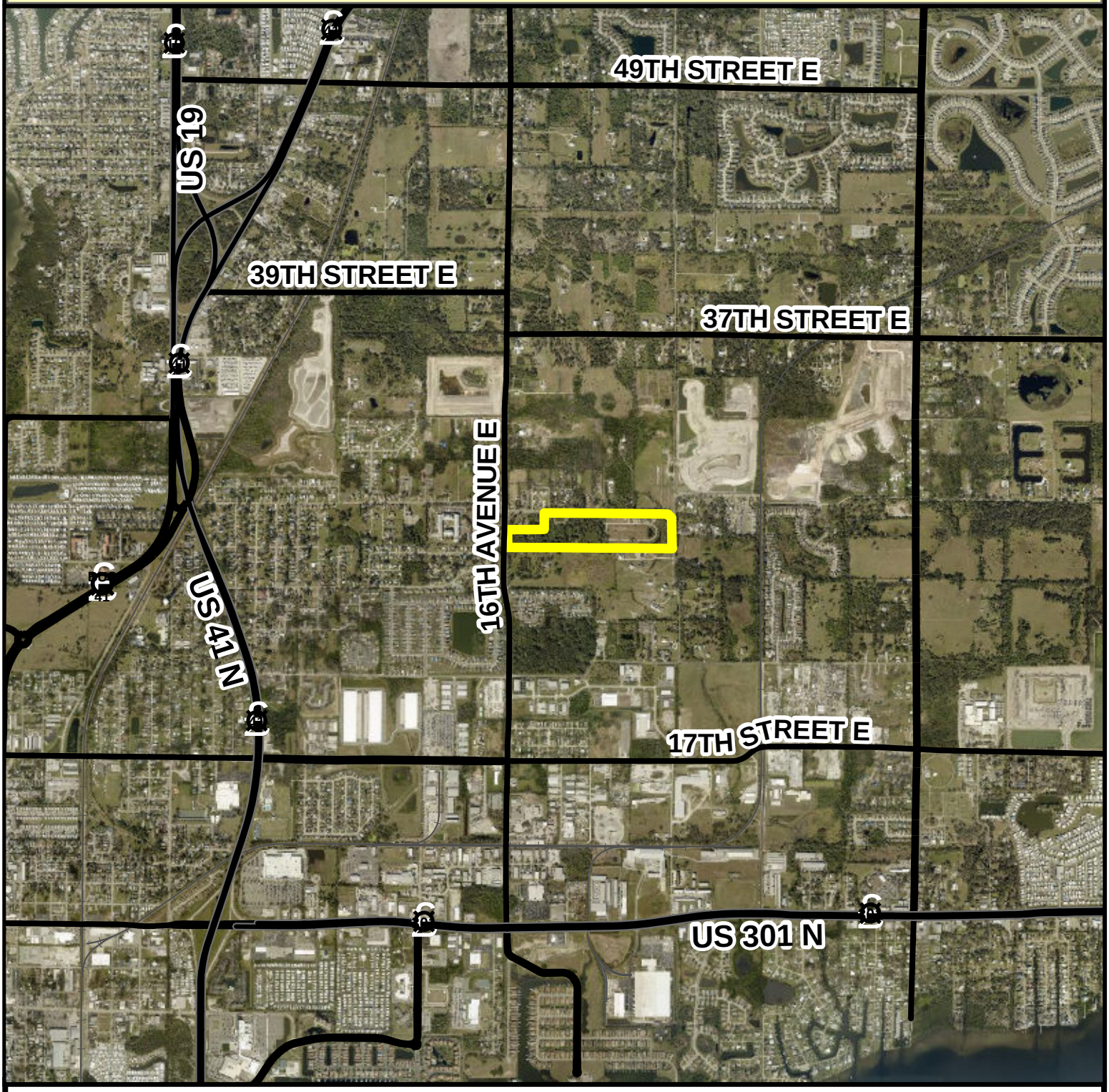
163.3245 Sector plans
There are no sector plans established at this time.

163.3248 Rural Land Stewardship areas
There are no Rural Land Stewardship areas established at this time.

The proposed amendment is consistent with the following goal(s) and policy(ies)
of the State Comprehensive Plan:

187.201 (14) (a)
187.201 (15) (a)
187.201 (21) (a)
187.201 (25) (a)

AERIAL



Parcel ID #(s) Multiple

Project Name: Vineyard Creek CPA
Project #: PA-25-08 / ORD-26-29
Accela #: PLN2508-0053

S/T/R: 33 34S 18E
Acreage: 29.20
Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 1,200 2,400

AERIAL

Parcel ID #(s) Multiple

Project Name: Vineyard Creek CPA
Project #: PA-25-08 / ORD-26-29
Accela #: PLN2508-0053

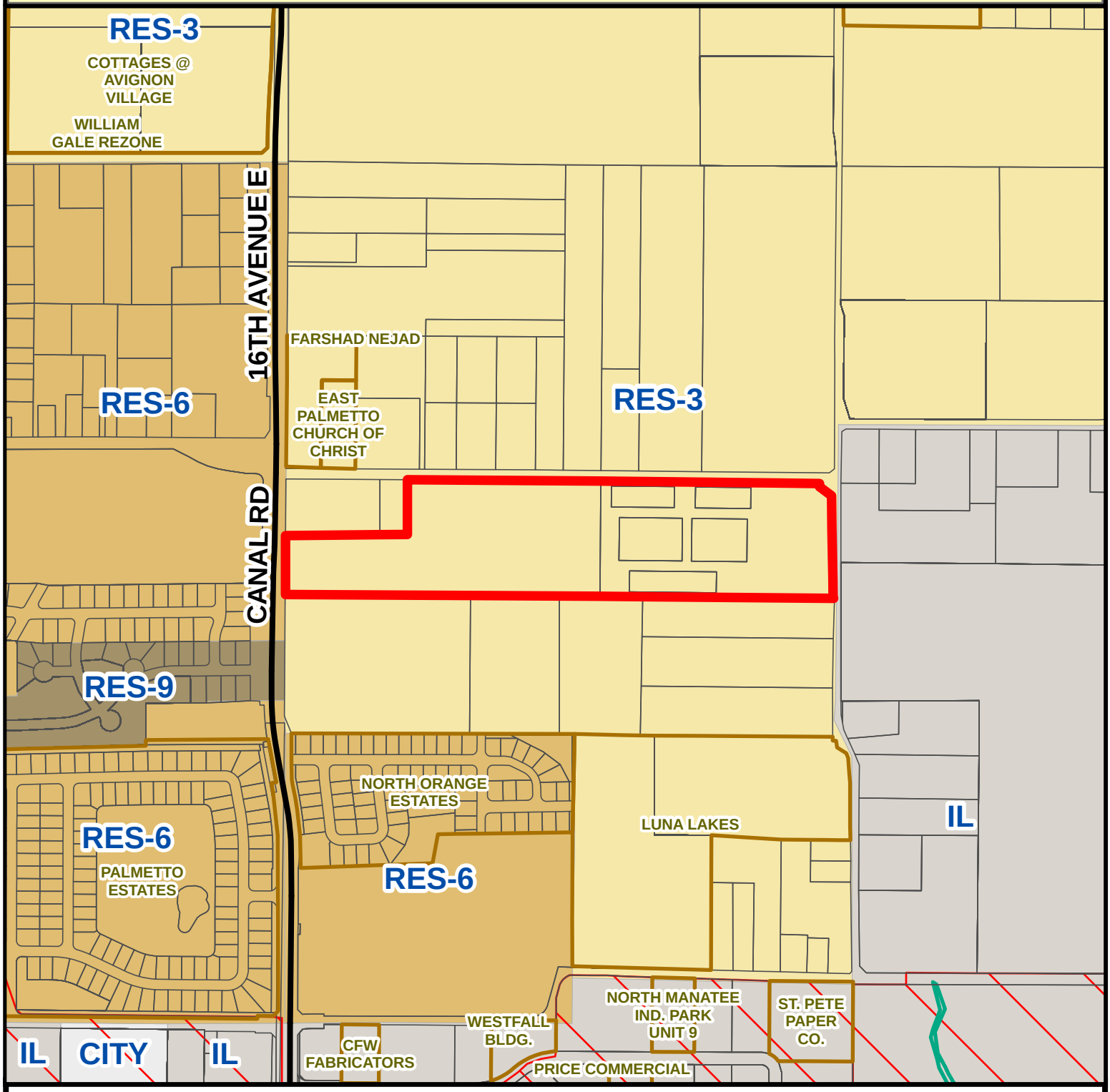
S/T/R: 33 34S 18E
Acreage: 29.20
Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 230 460

FUTURE LAND USE



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Acreage: 29.20
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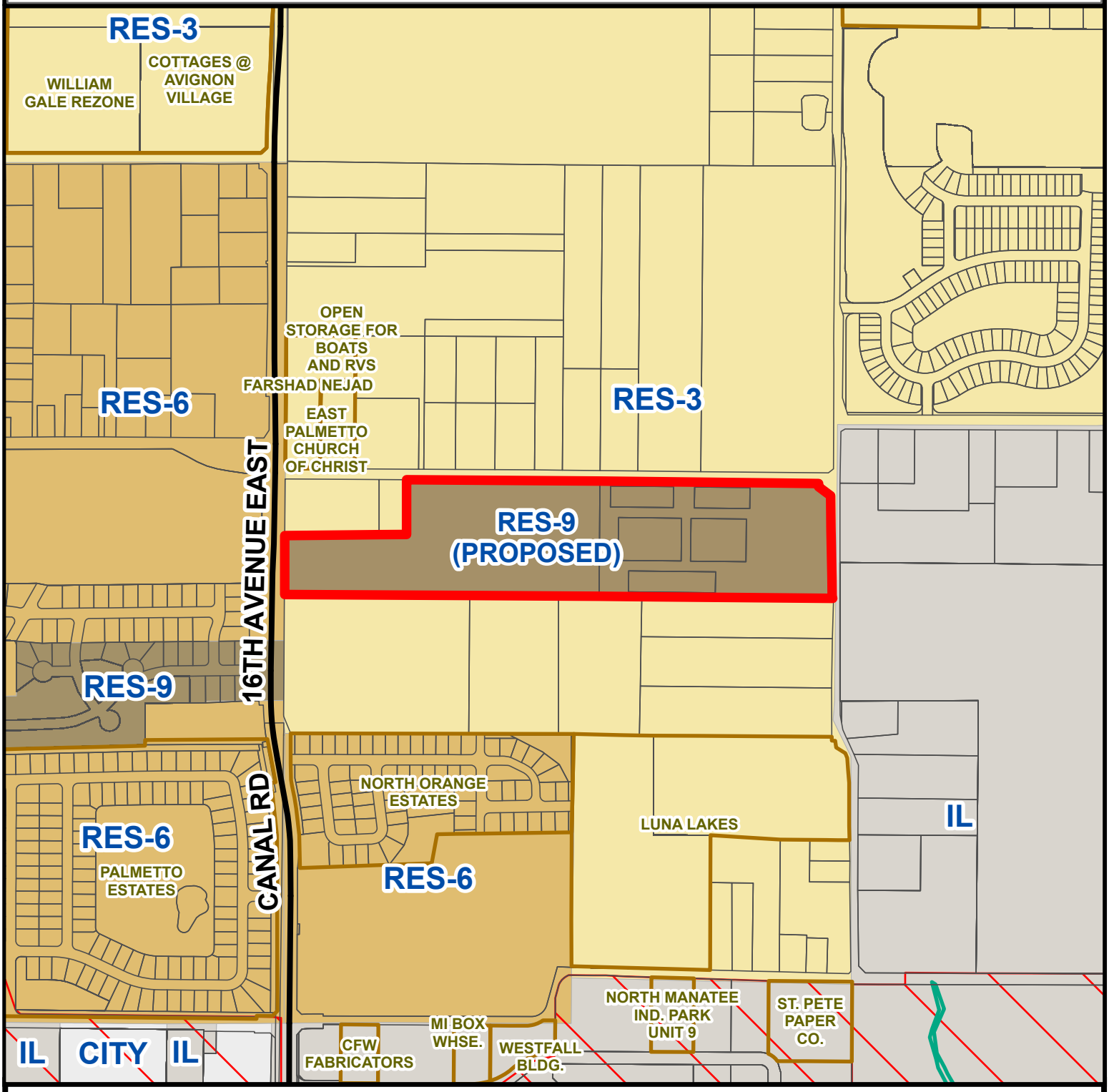
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 380 760

PROPOSED FUTURE LAND USE



Parcel ID #(s) Multiple

Project Name: Vineyard Creek CPA
Project #: PA-25-08 / ORD-25-48
Accela #: PLN2508-0053

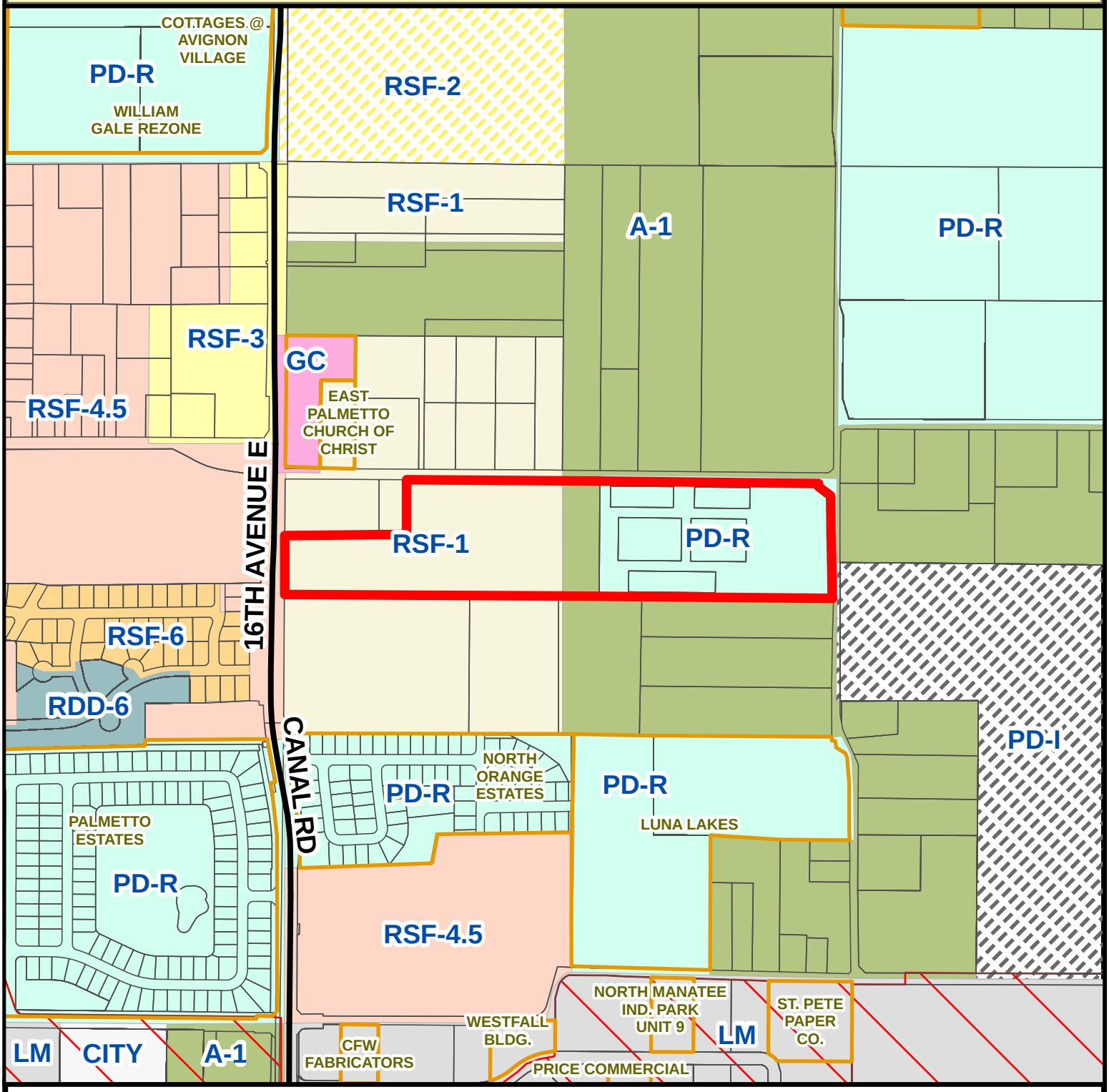
S/T/R: 33 34S 18E
Acreage: 29.20
Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 8 / 2025

Feet
0 380 760

ZONING



Parcel ID #(s) Multiple

Project Name: Vineyard Creek CPA
Project #: PA-25-08 / ORD-26-29
Accela #: PLN2508-0053

S/T/R: 33 34S 18E
Acreage: 29.20
Existing Zoning: A-1, RSF-1, PD-R
Existing FLU: RES-3
Overlays: NONE
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

Manatee County
Staff Report Map
Map Prepared 5 / 2026

Feet
0 380 760

PA-25-28 / ORDINANCE 26-29
VINEYARD CREEK CPA
SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT
PLN2508-0053

ADOPTION OF AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING COMPREHENSIVE PLANNING, AMENDING MANATEE COUNTY ORDINANCE NO. 89-01, AS AMENDED (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 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; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Board of County Commissioners of Manatee County:

Section 1. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Part II of Chapter 163, Florida Statutes, and Chapter 125, Florida Statutes, as amended.

Section 2. Findings. The Board of County Commissioners relies upon the following findings in the adoption of this Ordinance:

1. Manatee County Ordinance No. 89-01, as amended, was adopted pursuant to general law for the purpose of providing a framework for land use and development in the unincorporated area of Manatee County and established the Manatee County Comprehensive Plan.

2. The application is for a Privately-Initiated Comprehensive Plan Map Amendment to the Future Land Use Map Series of the Future Land Use Element to change the Future Land Use Classification for specific real property on 29.83± acres from RES-3 (Residential–3) to the RES-9 (Residential – 9) Future Land Use Classification.

3. The proposed Privately-Initiated Comprehensive Plan Map Amendment encompasses less than 50-acres and is not considered a large-scale plan amendment under Section 163.3187(1)(a) and (1)(c), Florida Statutes, and must therefore be reviewed as a small-scale plan amendment.

4. The Manatee County Planning Commission has been duly designated in Section 301, Land Development Code, as the Local Planning Agency of the County.

5. Section 163.3174(4)c, Florida Statutes, provides that the Local Planning Agency shall review proposed land development regulations and make recommendations to the governing body as to consistency of the proposed land development regulations with the adopted Comprehensive Plan.

6. Section 301.1.D., Land Development Code, authorizes the Planning Commission to hold public hearings and make recommendations as to proposed amendments to the text of the Land Development Code.

7. On June 11, 2026, the Manatee County Planning Commission, after due public notice, held a public hearing to consider the Amendment, and forwarded its recommendation to the Board of County Commissioners as required by law.

8. The Board of County Commissioners held duly noticed and advertised public hearings on August 6, 2026, and September 3, 2026, to receive public comments and consider the recommendation of the Planning Commission as to the Comprehensive Plan Map Amendment.

9. The adoption of the Comprehensive Plan Map Amendment will foster and preserve the public health, safety and welfare and aid in the harmonious, orderly, and progressive development of Manatee County and thus will serve a valid public purpose.

10. All applicable requirements of general law and local law have been followed, and the proceedings have been conducted pursuant to Chapter 163, Part II, Florida Statutes (2023), and the Plan Format and Administration Section of the Manatee County Comprehensive Plan.

Section 3. Map Amendment. The Manatee County Comprehensive Plan is hereby amended to change the Future Land Use Classification of the property, described on Exhibit "A" hereto which is incorporated herein by reference on 29.83± acres from the RES-3 (Residential–3) to the RES-9 (Residential–9) Future Land Use Classification, Future Land Use Map Exhibit "B". Such change shall be incorporated into the Future Land Use Map established and adopted as part of the County's Comprehensive Plan, as amended.

Section 4. Severability: If any section, sentence, clause, or other provision of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining sections, sentences, clauses, or provisions of this Ordinance.

Section 5. Codification: The publisher of the County's Comprehensive Plan, CivicPlus, is directed to incorporate the amendments in Section 3 of this Ordinance into the Comprehensive Plan.

Section 6. Effective Date: This Ordinance shall become effective as provided by law.

PASSED AND DULY ADOPTED, with a quorum present and voting, by the Board of County Commissioners of Manatee County, Florida, this 3rd day of September 2026.

BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA

By:_____
Chairperson

ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and Comptroller

By: _____
Deputy Clerk

Exhibit "A"
LEGAL DESCRIPTION

PID 778300109: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE NORTH, ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 660.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 280.80 FEET; THENCE N89°28'53"E, 580.83 FEET; THENCE NORTH, 300.00 FEET; THENCE N89°28'53"E, 919.17 FEET; THENCE SOUTH 580.80 FEET; THENCE S89°28'53"W, 1500.00 FEET TO THE POINT OF BEGINNING.
SUBJECT TO THE NORTH 20.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY

PID 775100159: A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N.89°21'11"W., A DISTANCE OF 1,110.79 FEET; THENCE N.00°47'27"E., A DISTANCE OF 560.80 FEET; THENCE S.89°21'13"E., A DISTANCE OF 1,104.24 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE NORTHWEST 1/4; THENCE S.00°07'17"W., ALONG SAID EAST LINE, A DISTANCE OF 560.83 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 1:

PROPOSED LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.60°01'41"W., A DISTANCE OF 865.31 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 300.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 300.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING
LESS AND EXCEPT:

PARCEL 2:

PROPOSED LOTS 13, 14, 15, 16, 17, 18, 19, 20, 21 AND 22, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.42°00'35"W., A DISTANCE OF

576.19 FEET FOR A POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 151.90 FEET, A CHORD BEARING OF N.88°35'55"W., AND A CHORD LENGTH OF 4.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°30'32", A DISTANCE OF 4.00 FEET; THENCE N.89°21'11 "W., A DISTANCE OF 260.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 264.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 3:

PROPOSED LOTS 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55 AND 56, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N.75°58'38"W., A DISTANCE OF 734.85 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 300.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 203.80 FEET; THENCE S.89°21'11"E., A DISTANCE OF 300.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 4:

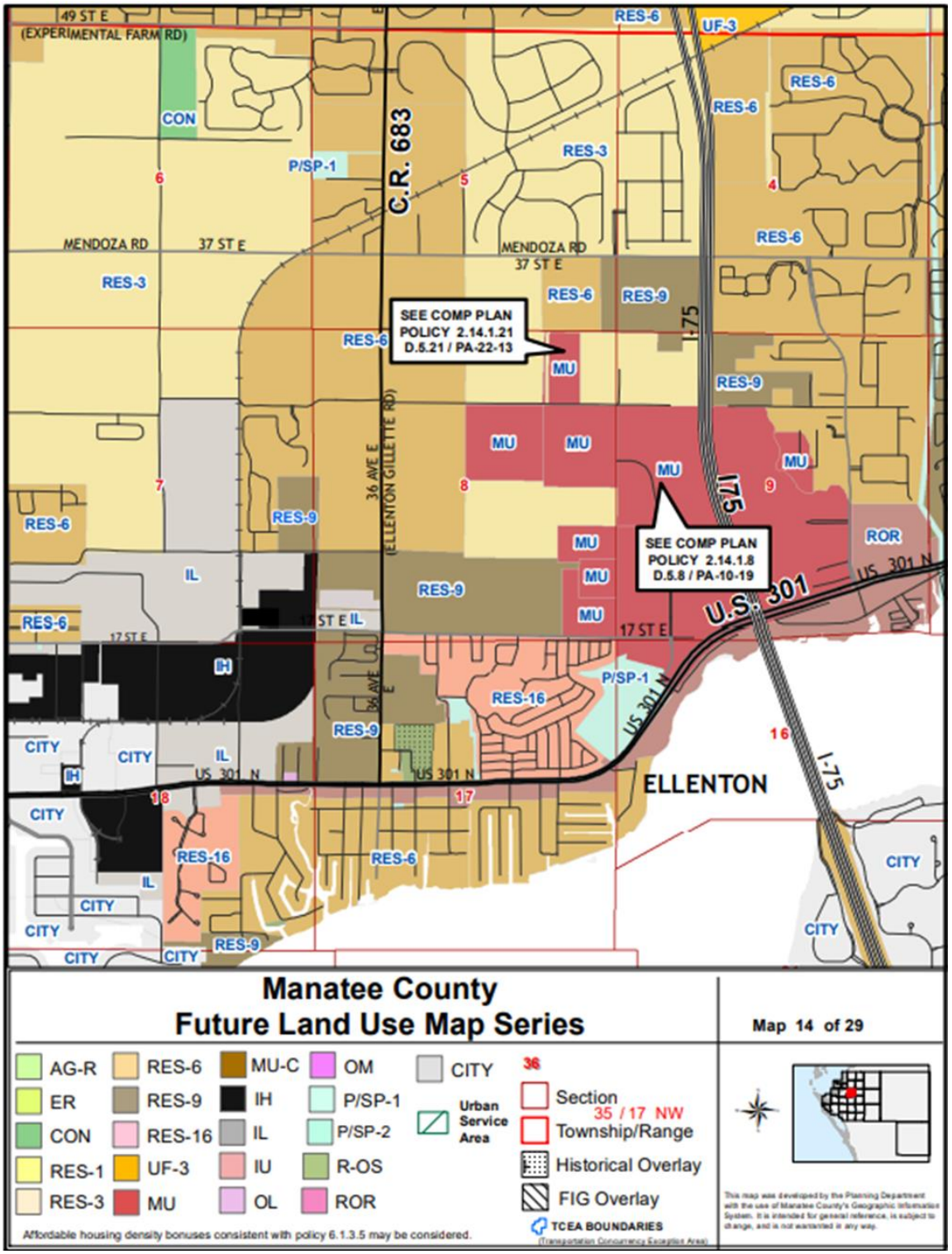
PROPOSED LOTS 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 57, 58, 59, 60, 61, 62, 63, 64, 65 AND 66, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE 663.49 FEET; THENCE N 66°37'44"W., A DISTANCE OF 440.08 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 264.00 FEET; THENCE N.00°38'49"E., A DISTANCE OF 203.80 FEET; THENCE S.89°21'11"E., A DISTANCE OF 264.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 203.80 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT:

PARCEL 5:

PROPOSED LOTS 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81 AND 82, LAURIS AT THE VILLAGES OF AVIGNON, A SUBDIVISION IN SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE N.00°01'34"E., ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A

DISTANCE 663.49 FEET; THENCE N.89°21'11"W., A DISTANCE OF 549.92 FEET; THENCE N.00°38'49"E., A DISTANCE OF 20.00 FEET FOR A POINT OF BEGINNING; THENCE N.89°21'11"W., A DISTANCE OF 414.00 FEET; THENCE N 00°38'49"E., A DISTANCE OF 100.00 FEET; THENCE S.89°21'11"E., A DISTANCE OF 414.00 FEET; THENCE S.00°38'49"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

Exhibit "B"
MAP AMENDMENT



VINEYARD CREEK

MANATEE COUNTY GENERAL DEVELOPMENT PLAN
ENVIRONMENTAL NARRATIVE

July 2025

Prepared for:
SIMPLYDWELL HOMES, LLC
5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

Prepared by:
KIMLEY-HORN
1800 SECOND STREET, SUITE 900
SARASOTA, FL 34236

INTRODUCTION

The Vineyard Creek project area is approximately 29.20 acres in size and is located southwest of the intersection of 28th Street Court East and 24th Avenue East in Section 07, Township 34 South, Range 18 East, Manatee County, as depicted on the attached Location Map and USGS Quad Map.

The subject parcel is comprised mainly of disturbed lands which were historically used for agriculture. Upland habitats include open land and disturbed Brazilian pepper habitat. Wetland and other surface water habitats observed onsite include exotic wetland hardwoods, ponds, and ditches. Please refer to the attached FLUCCS Map for the locations of habitats within the subject parcel.

The following report addresses items found in the Manatee County Land Development Code (LDC) Chapter 706 pertaining to wetland and upland habitats on land proposed for rezoning and General Development Plan (GDP) approval.

METHODOLOGY

The following methods were employed to assess the referenced parcel:

- Field inspection of the site for evidence of wetlands, protected species, or other sensitive environmental features.
- Recent and historical aerial photograph interpretation of the subject property.
- Review of the National Wetlands Inventory (NWI) maps.
- Review of the NRCS Web Soil Survey for Manatee County, Florida and documentation of the soil characteristics on site.
- Research of Manatee County, and various State and Federal databases regarding protected wildlife species

EXISTING CONDITIONS

The existing conditions of the project including upland and wetland plant communities were mapped in accordance with Florida Land Use Cover Forms and Classification System (FLUCCS, Florida Department of Transportation 1999).

Upland Descriptions

Open Land (FLUCCS 190)

The eastern portion of the property is primarily open land with two abandoned townhome structures located near the northeast corner. Vegetation within this area consists primarily of bahia grass (*Paspaum notatum*) and cogon grass (*Imperata cylindrica*), with scattered pockets of Brazilian pepper (*Schinus terebinthifolia*) and cabbage palm (*Sabal palmetto*).

Brazilian Pepper (FLUCCS 422)

The western portion of the project area is primarily Brazilian pepper growth. Vegetation within this area is dominated by Brazilian pepper (*Schinus terebinthifolia*) and also contains live oak (*Quercus virginiana*), carrot wood (*Cupaniopsis anacardioides*), cabbage palm (*Sabal palmetto*), laurel oak (*Quercus laurifolia*), red cedar (*Juniperus virginiana*), and American elm (*Ulmus americana*). The understory and groundcover consist of cogon grass (*Imperata cylindrica*), Caesar weed (*Urena lobata*), ragweed (*Ambrosia spp.*), Chinese tallow (*Triadica sebifera*), greenbriar (*Smilax spp.*), air potato (*Dioscorea bulbifera*), and wild coffee (*Psychotria nervosa*).

Wetland Descriptions

Exotic Wetland Hardwoods (FLUCCS 619)

Vegetation within exotic hardwood wetlands observed onsite consists of a canopy dominated by

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Brazilian pepper (*Schinus terebinthifolia*) with Carolina willow (*Salix caroliniana*), laurel oak (*Quercus laurifolia*), red maple (*Acer rubrum*), and cabbage palm (*Sabal palmetto*). The understory and groundcover strata include button bush (*Cephalanthus occidentalis*), rattlebox (*Sesbania spp.*), burn weed (*Erechtites hieraciifolius*), white vervain (*Verbana* urticifolia), West Indian marsh grass (*Hymenachne amplexicaulis*), and Cuban bulrush (*Cyperus blepharoleptos*).

Reservoirs less than 1 Acre (FLUCCS 534)
The excavated ponds located within the project area are mostly open water and devoid of vegetation.

Agricultural Ditches (FLUCCS 510)
There are several ditches located within the project area that are mostly devoid of vegetation.

LISTED SPECIES
Kimley-Horn has reviewed the subject property for the potential presence of listed species. This review included field survey and research of available databases for documented listed species presence relative to the proposed project. Recent on-site evaluations occurred in June 2025.

To assist in determining potential utilization of the subject parcel by listed species, a search of available databases was conducted including review of Florida Native Areas Inventory (FNAI), U.S. Fish and Wildlife Service (USFWS), and Florida Fish and Wildlife Conservation Commission (FWC) bald eagle nest locator databases. These database searches revealed no documented utilization of the project area or areas adjacent to the project area by listed species. The subject parcel is not within any bald eagle nest protection zones.

In addition to the database searches, scientists with Kimley-Horn have performed numerous field surveys of the project. The most recent field survey was conducted by Jeb King in June 2025. No protected species were observed nesting or denning within the onsite habitats. Methodology utilized to evaluate the site for gopher tortoise was consistent with FFWCC Gopher Tortoise Permitting Guidelines Appendix 4.

Given the habitats present and the results of the recent listed species review, significant utilization by listed species is not anticipated, but if listed species are found during construction, appropriate measures will be taken with State and Federal regulatory agencies.

FNAI Biodiversity Matrix
In addition to the previously listed species evaluations conducted on the site, the FNAI Biodiversity Matrix was consulted to determine documented, likely, and/or potentially occurring rare animals in the vicinity of the project area. The most “likely” species to occur in the vicinity of the project as listed by FNAI (Matrix Units 26837 and 27113) is the Wood Stork (*Mycteria americana*).

The table below lists both the species that are likely and or have a potential to utilize the project area, and results of the preliminary and updated surveys.

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Common Name	Scientific Name	Federal/ State Status	Likelihood of Occurrence	Results of Updated Survey
Bald Eagle	*Haliaeetus leucocephalus*	Migratory Bird/X	Potential (FWS)	No nests identified by FWCC or during site visit
Wood Stork	*Mycteria americana*	E/T	Likely (FNAI)	Not observed
Gopher Tortoise	*Gopherus polyphemus*	X/T	Potential (FNAI)	No active burrows identified
Eastern Indigo	*Drymarchon couperi*	T/T	Potential (FNAI)	Not observed
Crested Caracara	*Caracara cheriway*	T/T	Potential (FWS)	Not observed

Bald Eagle (*Haliaeetus leucocephalus*)
A search of the Florida Fish and Wildlife Conservation Commission (FWC) bald eagle database was completed to determine whether any known bald eagle nests occur within the vicinity of the subject parcel. The database revealed that no known bald eagle nest is located within 660 feet of the parcel. The nearest FWC documented bald eagle nest (MN825) is located approximately 2.3 miles east of the project area. The subject parcel is not within any bald eagle nest protection zones. Should a bald eagle nest be located within 660 feet of the project area, the appropriate USFWS consultation will be needed, and permits acquired, if necessary.

Wood Stork (*Mycteria americana*) and Wading Birds
Wood storks inhabit hardwood swamps, sloughs, mangroves, and cypress wetlands, feeding on small fish, crayfish, and small vertebrates. Breeding occurs from late November to early March, where individuals nest in colonies often consisting of 100 to 500 nests constructed in trees situated in standing water. The wood stork is listed as “Endangered” by the USFWS. There is no evidence of breeding or foraging occurring within the project area. The project is within the Core Foraging Area (CFA) of the Ayers Point rookery located approximately 2.90 miles northwest of the project area at the mouth of Braden River. Should wood storks be observed within 0.47 miles of the project area, the appropriate USFWS consultation will need to occur, and permits acquired, if necessary.

Gopher Tortoise (*Gopherus polyphemus*)
Kimley-Horn scientists conducted a preliminary survey of the potential gopher tortoise habitat in June 2025. During this survey no evidence of Gopher Tortoise or burrows was observed onsite. If potentially occupied burrows are identified, Kimley-Horn recommends a 100 percent survey of suitable habitat to be conducted ninety (90) days prior to construction and land clearing within the project area. Should any gopher tortoise burrows be found in or within 25' of the limits of clearing, a relocation permit from FWC will be obtained to remove all gopher tortoises within the project area. Manatee County will be copied on any permits necessary for this project.

Eastern Indigo Snake (*Drymarchon couperi*)
The eastern indigo snake is listed as "Threatened" by both the FWS and FWC. The snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, dry prairie, edges of freshwater marshes, agricultural fields, and human-altered habitats. According to FNAI data, potential habitat for the eastern indigo snake may be present within the project area. During the field reviews, no eastern indigo snakes were observed within or adjacent to the project area. The project will likely implement the U.S. Fish and Wildlife Service's (USFWS) '*Standard Protection Measures for the Eastern Indigo Snake*' (revised August 12, 2013) in order to prevent any adverse impacts to this species.

Crested Caracara (*Caracara cheriway*)
The Florida population of crested caracara inhabits dry or wet prairie areas with scattered cabbage palms (Sabal palmetto). Breeding occurs from September to April and nests are constructed in the tops of shrubs or trees. The crested caracara is listed as "Threatened" by both the FWS and FWC. No evidence of this species foraging or nesting within any of the onsite habitats was observed within or adjacent to the project area during field reviews and no suitable nesting habitat was observed on the site.

PROPOSED CONDITIONS
Please see the General Development Plan (GDP) for the proposed conditions of the project prepared by Morris Engineering.

Other Surface Water Impacts
In total, the project proposes to impact 2.16 acres of excavated surface water ditches and ponds. Impacts to these surface water features do not require avoidance and minimization pursuant to F.A.C. 62-330.051. Additionally, surface water ditches and ponds excavated from uplands do not require avoidance, minimization, or mitigation pursuant to the SWFWMD ERP Applicant's Handbook Section 10.2.2.

Wetland Buffers
25' average and 15' minimum wetland buffers are proposed for preserved wetlands within the project area in their post-development state as shown on the GDP consistent with the requirements of the SWFWMD ERP Applicant's Handbook Section 10.2.7.

If you have any questions, or if we can provide any additional information, please do not hesitate to contact me.

Sincerely,

Chris Kennedy
Environmental Scientist

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

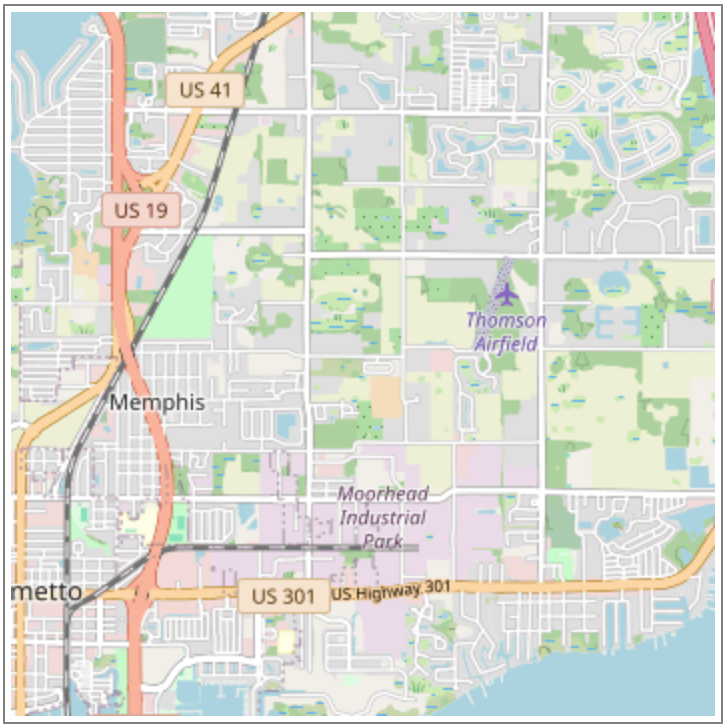
UNOFFICIAL REPORT

Created 6/12/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 24174 , 24431



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 24174

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 24431

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

1 **Likely** Element Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 24174 , 24431

12 **Potential** Elements Common to Any of the 2 Matrix Units

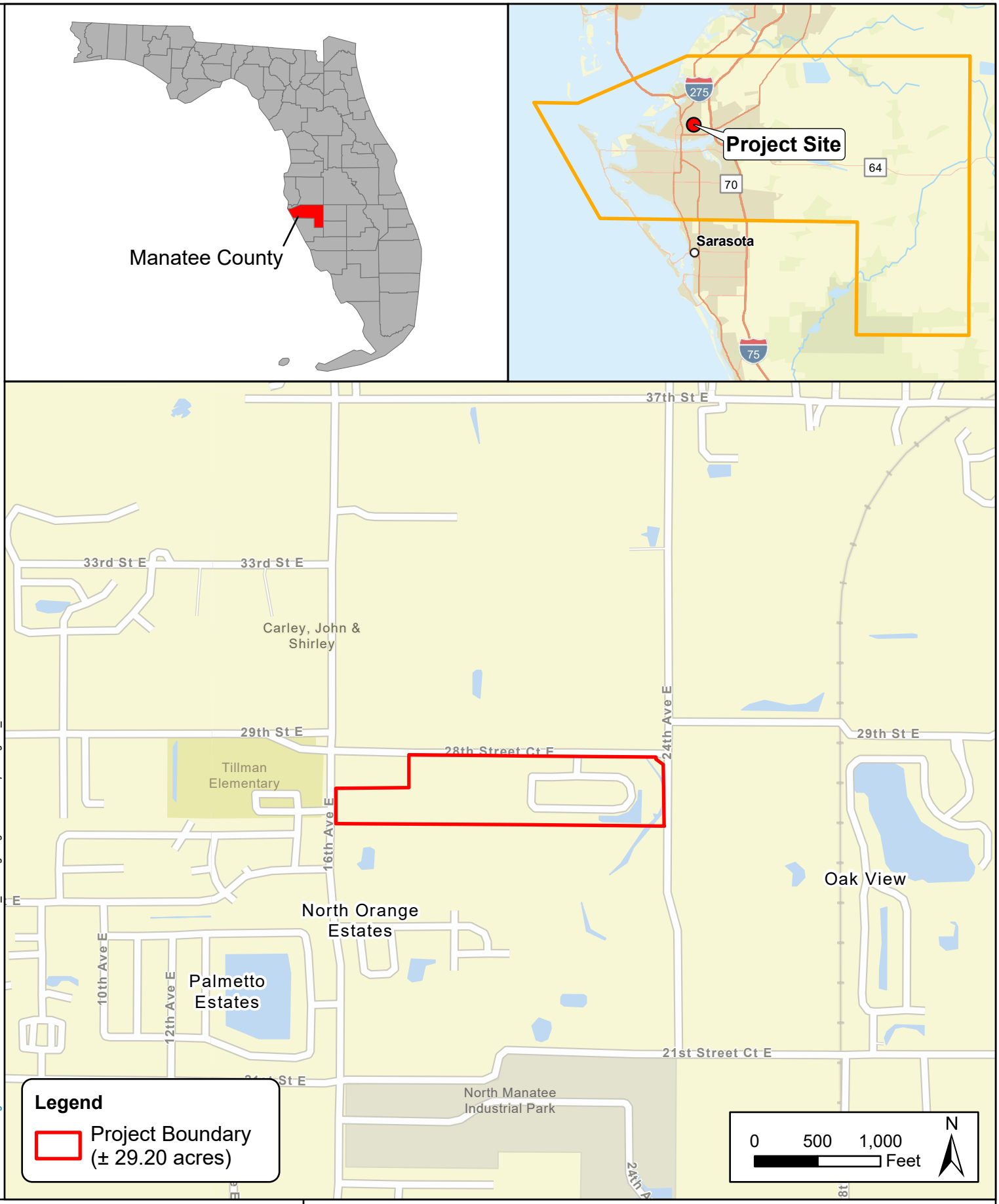
Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
Forestiera godfreyi Godfrey's swampprivet	G2	S2	N	E
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Lechea cernua nodding pinweed	G3	S3	N	T
Linum carteri var. smallii Small's flax	G2T2	S2	N	E
Lithobates capito Gopher Frog	G2G3	S3	N	N
Mustela frenata peninsulae Florida Long-tailed Weasel	G5T3?	S3?	N	N
Nemastylis floridana celestial lily	G2	S2	N	E
Nolina atopocarpa Florida beargrass	G3	S3	N	T
Setophaga discolor paludicola Florida Prairie Warbler	G5T3	S3	N	N
Zephyranthes simpsonii redmargin zephyrlily	G2G3	S2S3	N	T

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.



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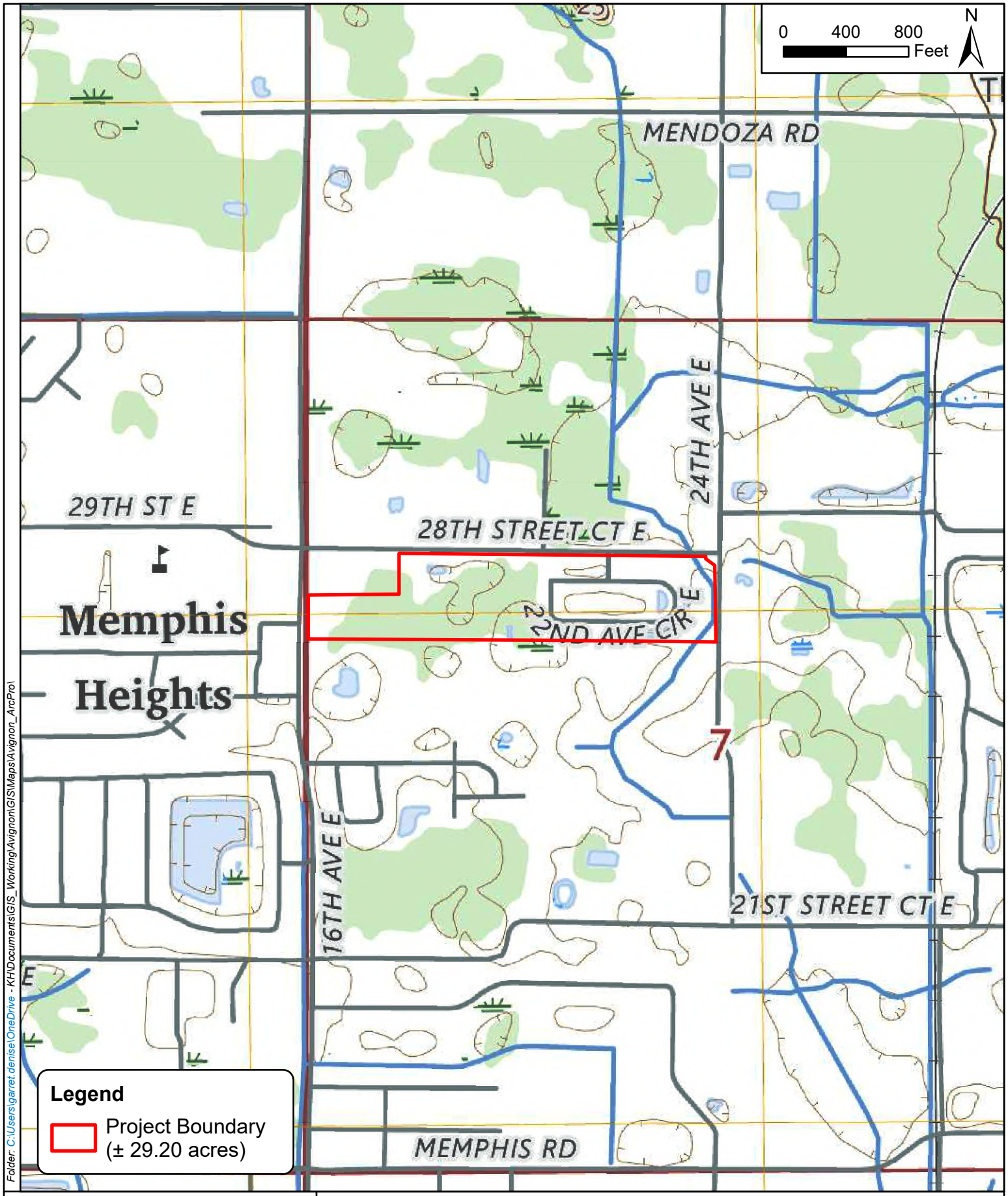
Project Location Map

Vineyard Creek
Manatee County, Florida

1 IN = 1,000 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 1



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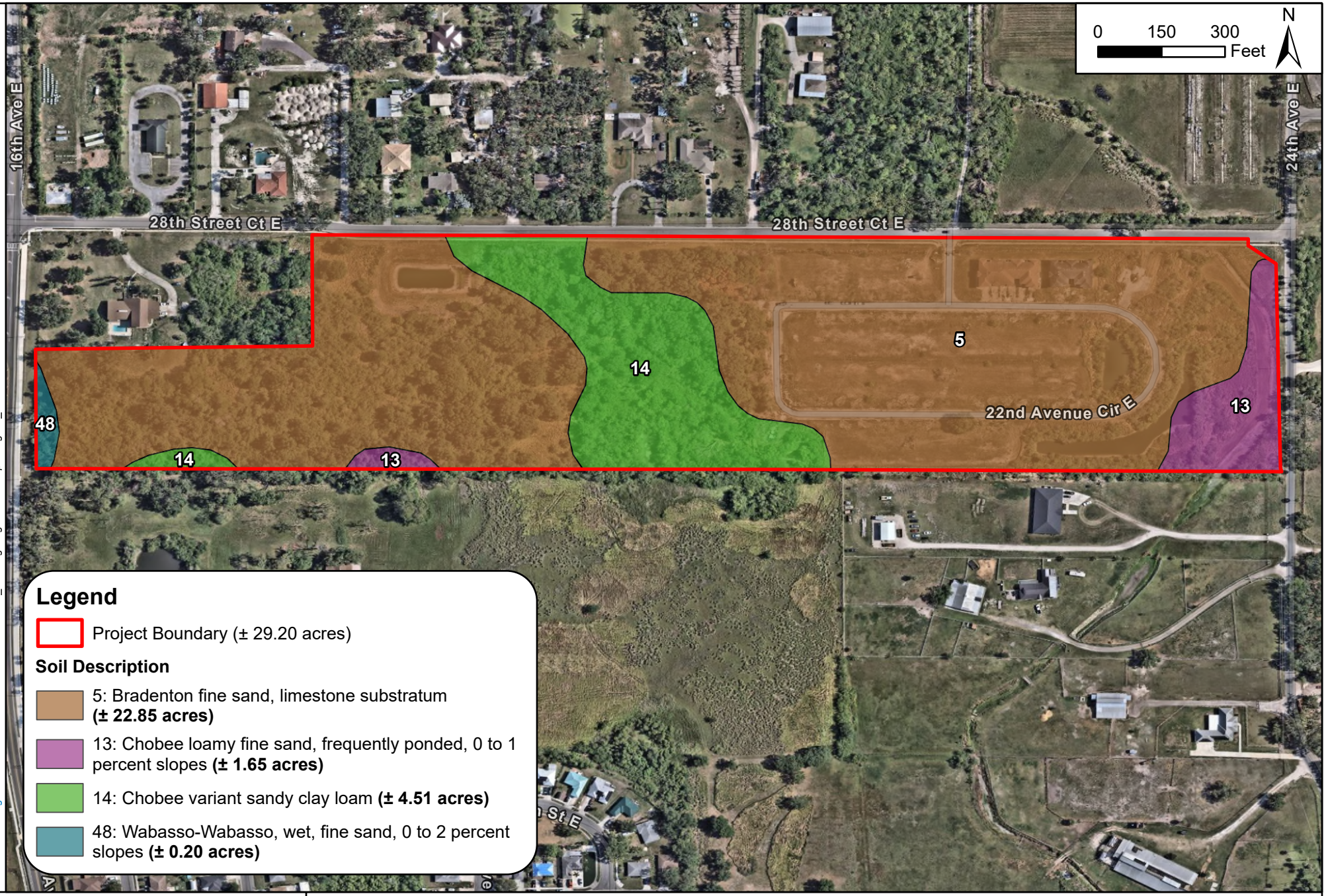
USGS Quadrangle Map

Vineyard Creek
Manatee County, Florida

1 IN = 800 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 2



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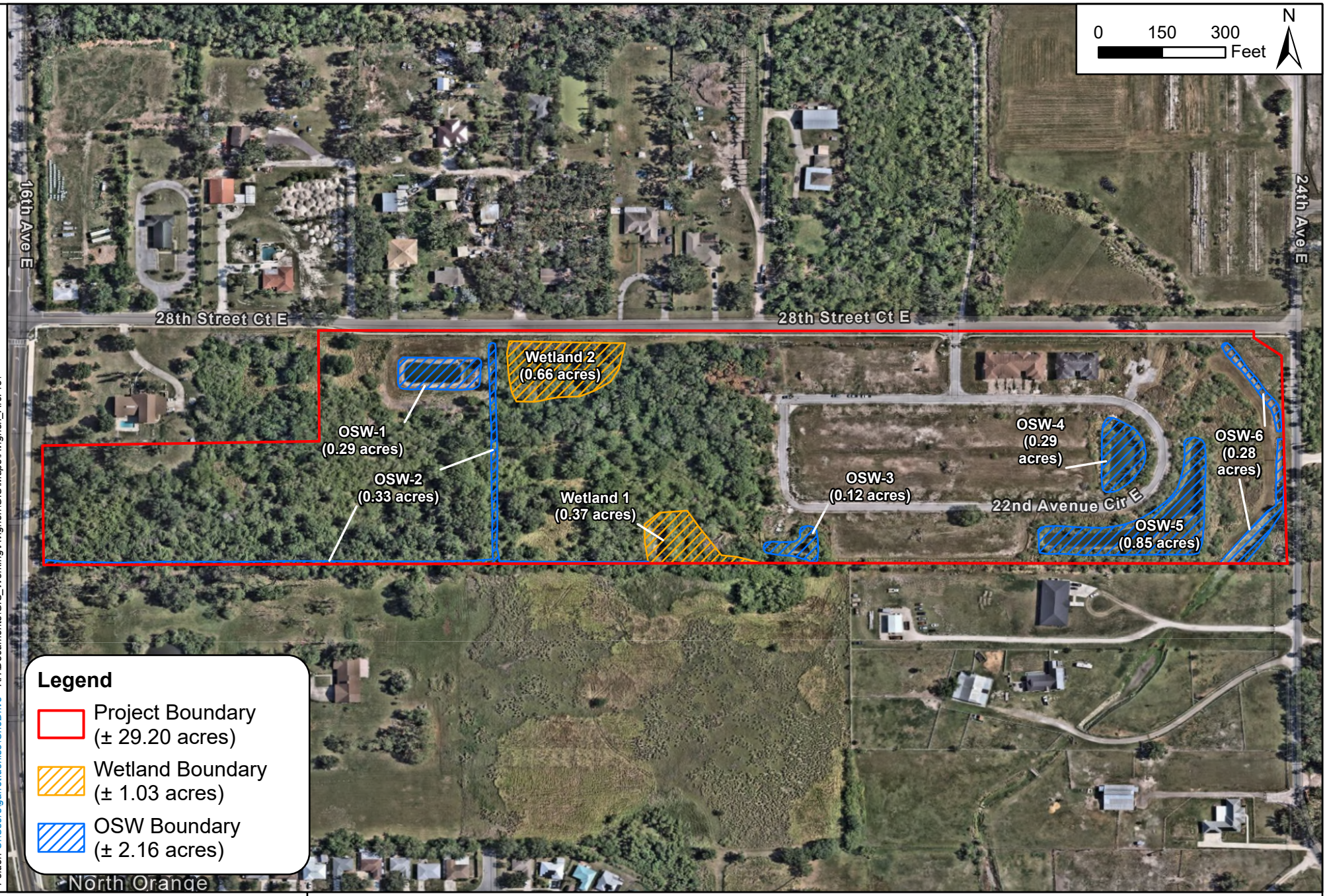
NRCS Soils Classification Map

Vineyard Creek
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 3



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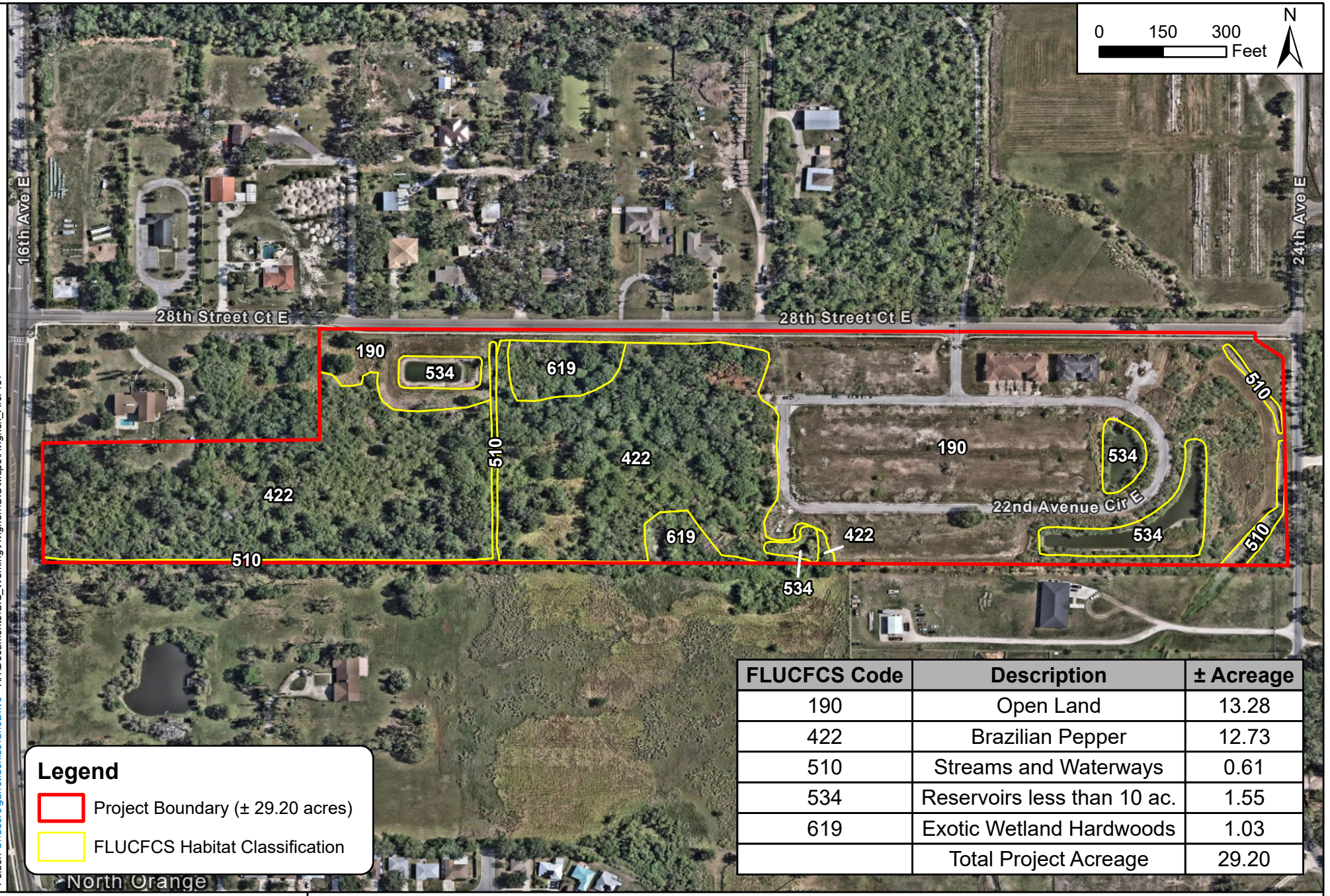
Wetland & OSW Map

Vineyard Creek
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 6



FLUCFCS Code	Description	± Acreage
190	Open Land	13.28
422	Brazilian Pepper	12.73
510	Streams and Waterways	0.61
534	Reservoirs less than 10 ac.	1.55
619	Exotic Wetland Hardwoods	1.03
	Total Project Acreage	29.20

Legend

- Project Boundary (± 29.20 acres)
- FLUCFCS Habitat Classification

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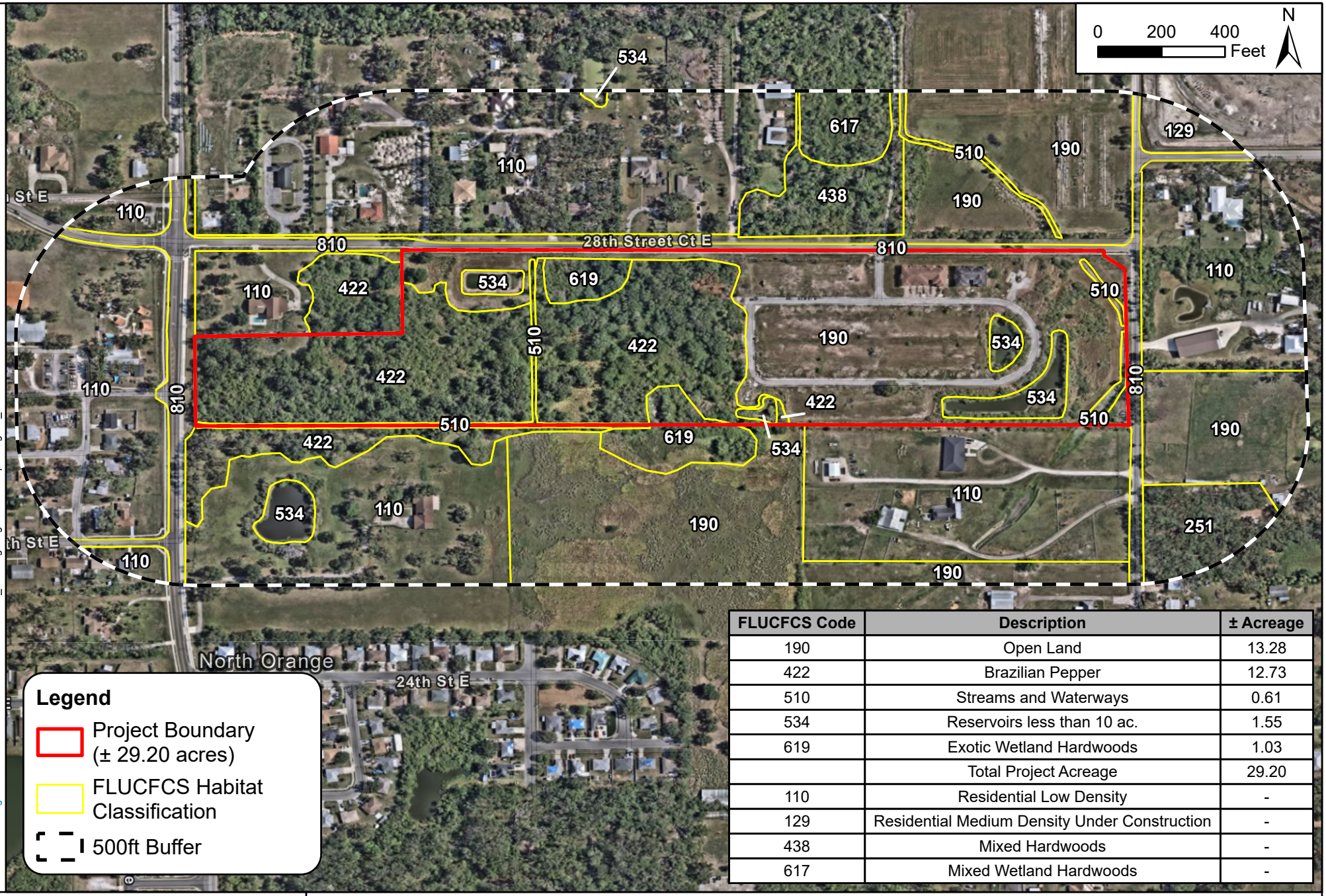
Florida Land Use Covers & Forms Classification System Map

Vineyard Creek
Manatee County, Florida

1 IN = 300 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 4



FLUCFCS Code	Description	± Acreage
190	Open Land	13.28
422	Brazilian Pepper	12.73
510	Streams and Waterways	0.61
534	Reservoirs less than 10 ac.	1.55
619	Exotic Wetland Hardwoods	1.03
	Total Project Acreage	29.20
110	Residential Low Density	-
129	Residential Medium Density Under Construction	-
438	Mixed Hardwoods	-
617	Mixed Wetland Hardwoods	-

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Florida Land Use Covers & Forms Classification System Map within 500ft

Vineyard Creek
Manatee County, Florida

1 IN = 400 FT	PROJECT NUMBER: 048119299	JUNE 2025	FIGURE 5

School District of Manatee County

School Report

This School Report does not reserve capacity for school concurrency

This report is in response to a request for analysis of the projected demands on school facilities for the proposed land development application. This report is intended to be only information and analysis to assistthe governing board in its land-use decision.

Project Information

Local Government:	Manatee County Government	**Case Planner:**	Elizabeth Shulman
Project Name:	Vineyard Creek	**Fee:**	
Application Type:	Comprehensive Plan Map Amendment	**Date:**	08/25/25
Record Number:	PLN2508-0053	**SSA:**	1
Project Number:	PA-25-08/ORD-25-48	**Acres:**	29.20
Address/PIN:	2701 24th Ave E, Palmetto 34221	**Version:**	CR-V1

Overview

The applicant has requested approval of a Comprehensive Plan Map Amendment from Residential-3 (RES-3) that allows 3 dwelling units an acre to Residential-9 (RES-9) that allows up to 9 dwelling units an acre for 29.20 acres.

School District notes that applicant has submitted a rezoning request from Agriculture-Suburban (A-1) to Planned Development Residential (PDR) with a General Development Plan development application (PLN2508-0052) running concurrently on the 29.20 acres for a maximum of 204 townhome dwelling units.

The current land use designation allows for a total of 29 single-family detached dwelling units with a projected 5 total students. **Note: Rounding differences may occur.**

The proposed land use designation allows for up to 263 dwelling units with a projected 49 total students. **Note: Rounding differences may occur.**

Projected Students

Current Land Use	Acres	Dwelling Units per Acre	Total Dwelling Units	Elementary Students	Middle Students	High School Students	Total Students
RES-3 (A-1/RSF-1)	29.20	1.00	29	2	1	2	5
Proposed Land Use							
RES-9 (A-1/RSF-1	29.20	9.00	263	23	10	17	49
Total Increase:		**8.00**	**234**	**21**	**9**	**15**	**44**

ISSUES

None at this time.

CONDITIONS

None at this time.

NOTES

Preliminary School Concurrency Analysis

School capacity is currently available or expected to be available within the School Service Area (SSA) or contiguous SSA. A School Concurrency Analysis ($800) will be required upon submittal of a final site plan. This School Report Rezone does not reserve school capacity and the final analysis may differ from this preliminary analysis.

2025-26 School Attendance Zones

These are current school year attendance zones. These zones are subject to change by the School Board.
- Blackburn Elementary
- Lincoln Memorial Middle
- Palmetto High School

Sidewalks and Bicycle Paths

The development **is** located within the two-mile walking radius of an existing zoned middle school. Middle school students residing at this development **will not** qualify for bussing.

The development **is not** located within the two-mile walking radius of an existing zoned elementary and high school. Elementary and high school students residing at this development **will** qualify for bussing.

Generally, the School District suggests sidewalks connect along both sides of entrance drives, along the property frontage and connect to existing offsite sidewalks to provide a safe route to area schools and bus stops.

Sidewalk needs will be evaluated when a more detailed site plan is submitted.

- Land Development Code Section 1001.6 requires a five foot sidewalk along all property lines abutting a street for all development within two walking miles of any public elementary or middle school.

- Land Development Code Section 1001.6 provides sidewalks may be constructed to extend a maximum distance of 1,000 feet beyond the outer limits of the proposed development to connect to existing sidewalks in the interest of safety and to extend sidewalks to existing or proposed attractors.

- Land Development Code Section 1001.6 requires pedestrian ways to provide circulation or access to schools and within 1,500 feet of a transit route to encourage pedestrian and transit intermodal travel.

Crosswalks, Traffic Signalization, School Signs & Markings

Crosswalk needs will be evaluated when a more detailed site plan is submitted.

Transportation, Bus Stops, and Bus Shelters

The development **is not** located within the two-mile walking radius of an existing zoned elementary and high school. At this time, the School District intends to utilize existing bus stops as student pickup and drop off for the development.

The School District has observed a growing trend of parents driving students to bus stops and parking vehicles near the bus stop. The School District generally suggests providing a wider roadway near bus stops to accommodate additional parked cars or a parking area so the bus will be able to safely load/unload students and pass parked cars on the roadway. The School District also suggests providing a bus shelter, bicycle racks and lighting in the immediate area.

Future circumstances may require a bus to enter a subdivision (i.e. special needs students). The School District recommends roundabouts and cul-de-sacs provide sufficient radius for a bus turn around. The school buses require 10 feet of roadway and have a turning radius of 30 to 42.7 feet curb to curb.

Signature: Mike Pendley Executive Planner Date: 8/25/2025

pendleym@manateeschools.net (941) 708-8800 Extension 44056

Kimley»Horn

PUBLIC NOTICE

Vineyard Creek In-Person Neighborhood Workshop

SimplyDwell Homes, LLC ("Applicant"), a subsidiary of Neal Communities, and their consulting planners and engineers will be hosting an in-person neighborhood workshop to present and discuss the proposed development known as "Vineyard Creek." This proposal includes a request for a Comprehensive Plan Amendment and Rezoning to allow for the development of 204 residential units on approximately 29.84 acres, resulting in a proposed density of 6.83 units per acre. Ten (10) percent of the units are anticipated to be provided as workforce housing. The project site is located at 2835 22nd Avenue Circle East, Palmetto, FL 34221 ("Property"). The Property is generally located southwest of the intersection of 28th Street Court East and 24th Avenue East, north of US 301 North and west of I-75.

The workshop presentation will begin at 6:00 PM on November 4, 2025 with an opportunity to ask questions following the presentation. Please join us in-person:

James Tillman Elementary School
1415 29th St E, Palmetto, FL 34221

This is not public hearing. Notices will be provided in the future when the case is scheduled for public hearings before the Planning Commission and the Board of County Commissioners. The purpose of this workshop is for the Applicant to present the proposed petition(s) to neighbors and to solicit suggestions/questions associated with the following petition(s):

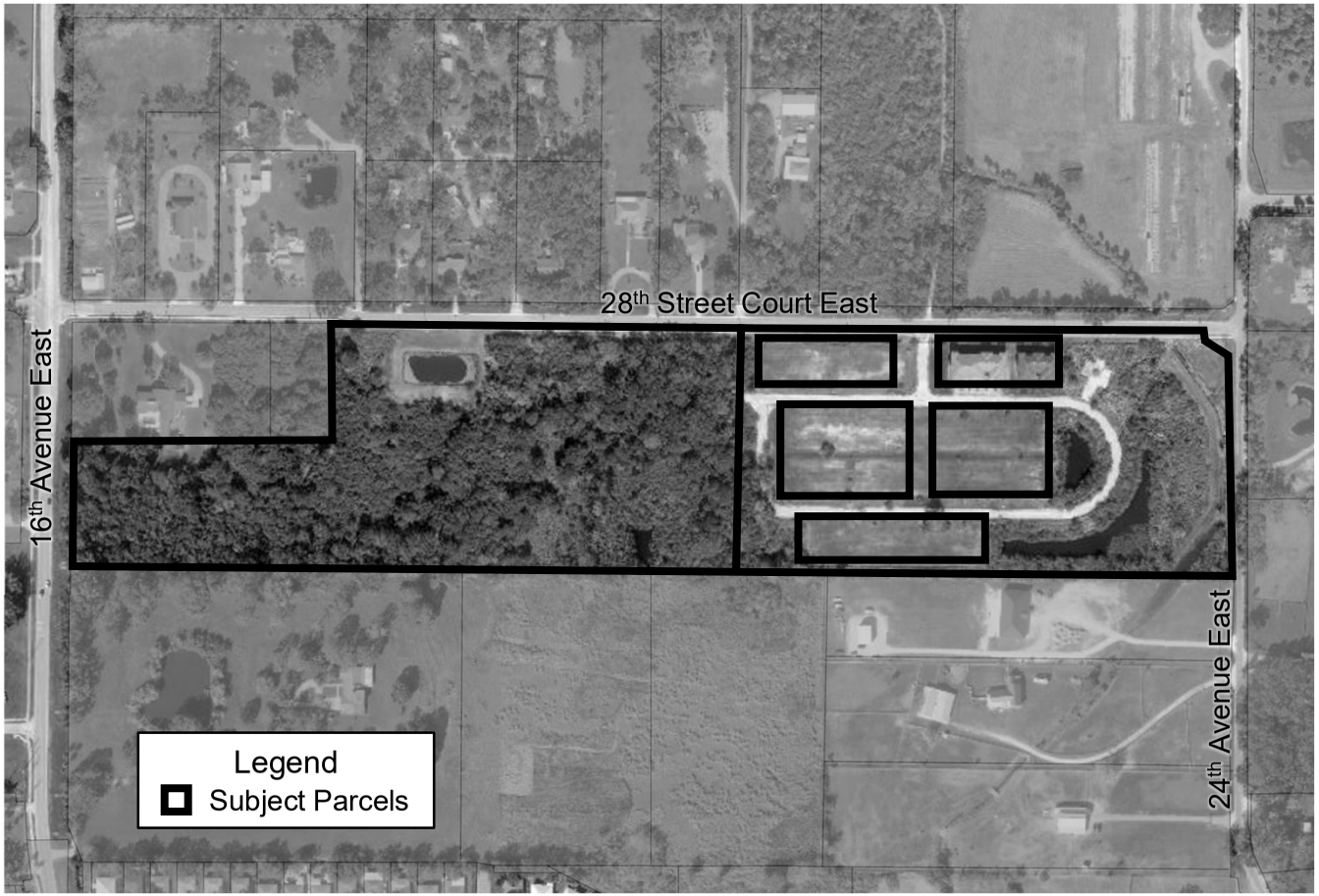
- Comprehensive Plan Amendment: RES-3 to RES-9
- Rezone with General Development Plan: A-1 and RSF-1 to PD-R

The eastern ± 14.26 acres of the Property are currently zoned as Planned Development – Residential (PD-R). In 2006, Manatee County approved a rezone from Agricultural Suburban (A-1) to PD-R and an 82-unit residential Preliminary Site Plan through Ordinance PDR-05-66(Z)(P). The Preliminary Site Plan has since expired. The parcel to the west is zoned as both A-1 and Residential Single Family-1 (RSF-1). The Property currently contains two (2) vacant residential structures that are proposed to be demolished.

For more information, please contact Philip G. DiMaria Jr., AICP, CNU-A at 941.379.7600 or Philip.DiMaria@Kimley-Horn.com. Interested parties may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 1112 Manatee Avenue West, 2nd Floor, Bradenton, Florida; telephone number (941) 748-4501x6878. Questions and comments can also be sent by e-mail to: planning.agenda@mymanatee.org.

The Board of County Commissioners of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Carmine DeMilio at 792-8784 ext. 8303 or carmine.demilio@mymanatee.org or FAX 745-3790.

This notice is given pursuant to Manatee County Ordinance No. 15-17, the Manatee County Land Development Code, Section 312.6 & 312.7. This is a notice of establishment or change of a regulation affecting the use of land in unincorporated Manatee County.


28th Street Court East
16th Avenue East
24th Avenue East
Legend
Subject Parcels

16th Avenue East

16th Avenue East

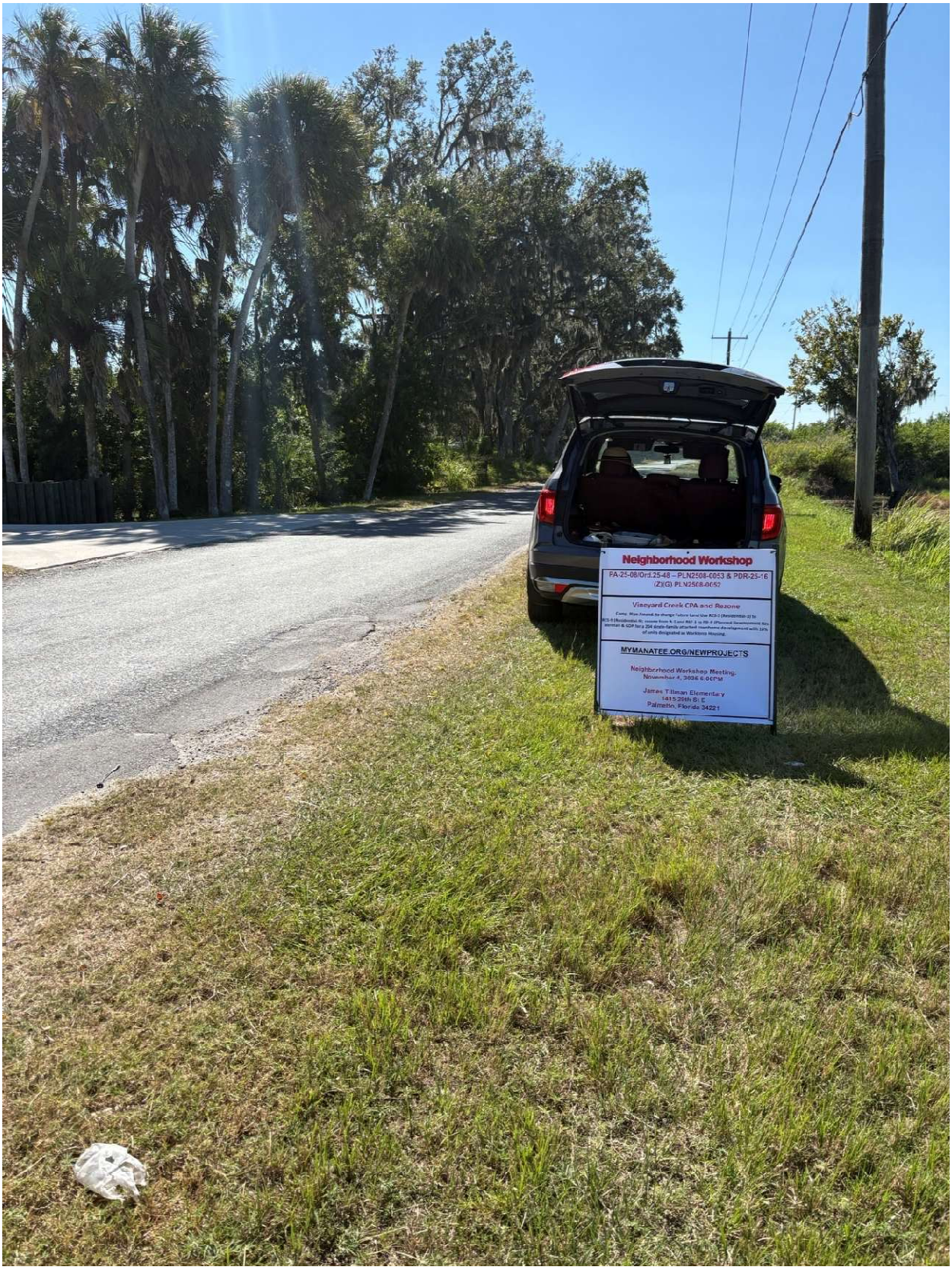
28th Street Court East

28th Street Court East

28th Street Court East

24th Avenue East

24th Avenue East



Vineyard Creek

Neighborhood Workshop

November 4, 2025
6:00 PM

About Us

THE APPLICANT

Ivory Matthews
SimplyDwell Communities, LLC

CONSULTANTS

Philip DiMaria, AICP, CNU-A
Kimley-Horn and Associates, Inc.

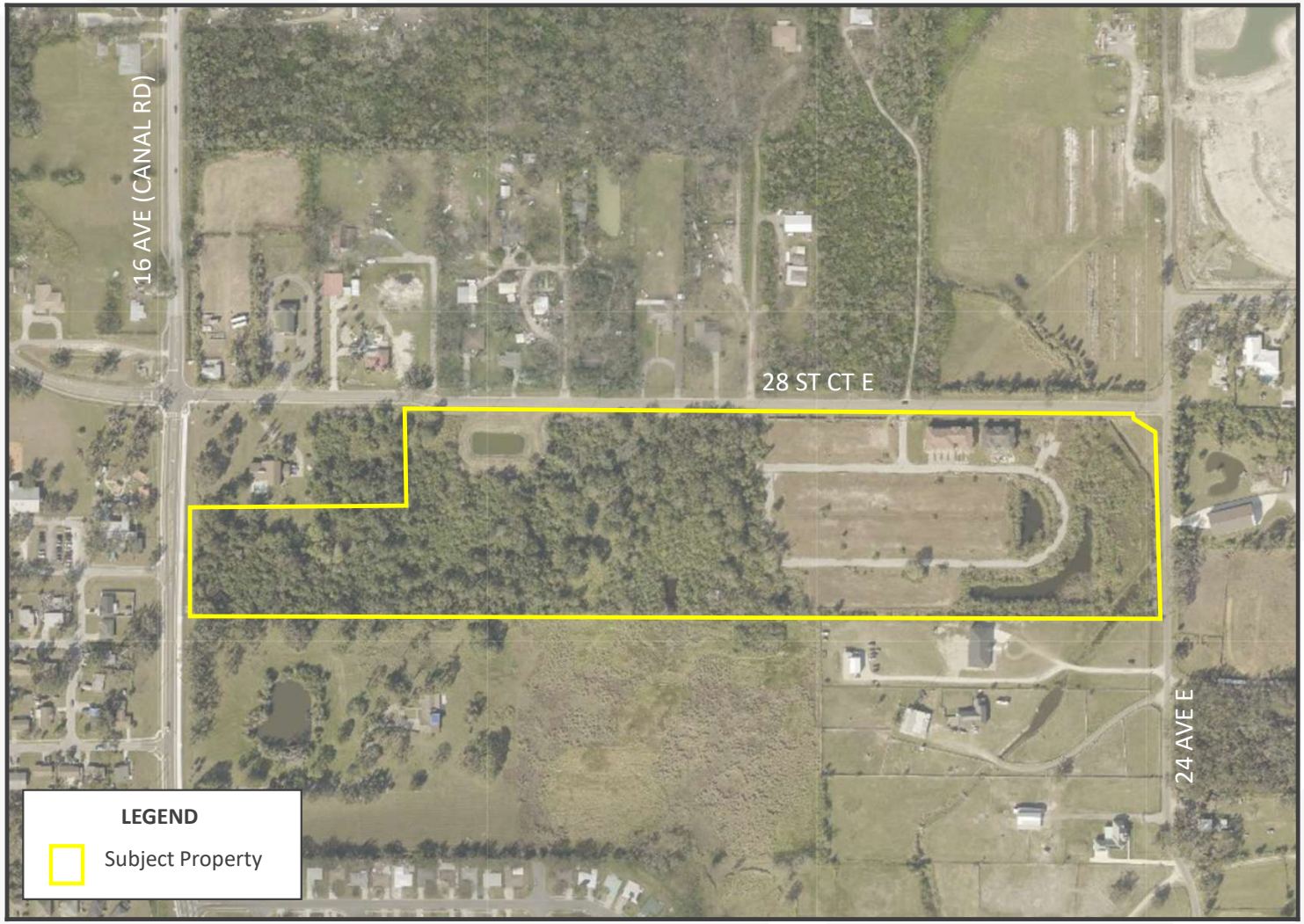
Chris Kennedy
Kimley-Horn and Associates, Inc.

Taylor DiPietro
Kimley-Horn and Associates, Inc.

Becca Bond, P.E., AICP
Kimley-Horn and Associates, Inc.

Matt Morris, P.E.
Morris Engineering and Consulting, LLC

Subject Property



Summary of Request

Proposed Use: 204 single family attached townhome units on ±29.84 acres (6.83 DU/acre).

Comprehensive Plan Amendment and Zoning Atlas Amendment with an associated General Development Plan (GDP):

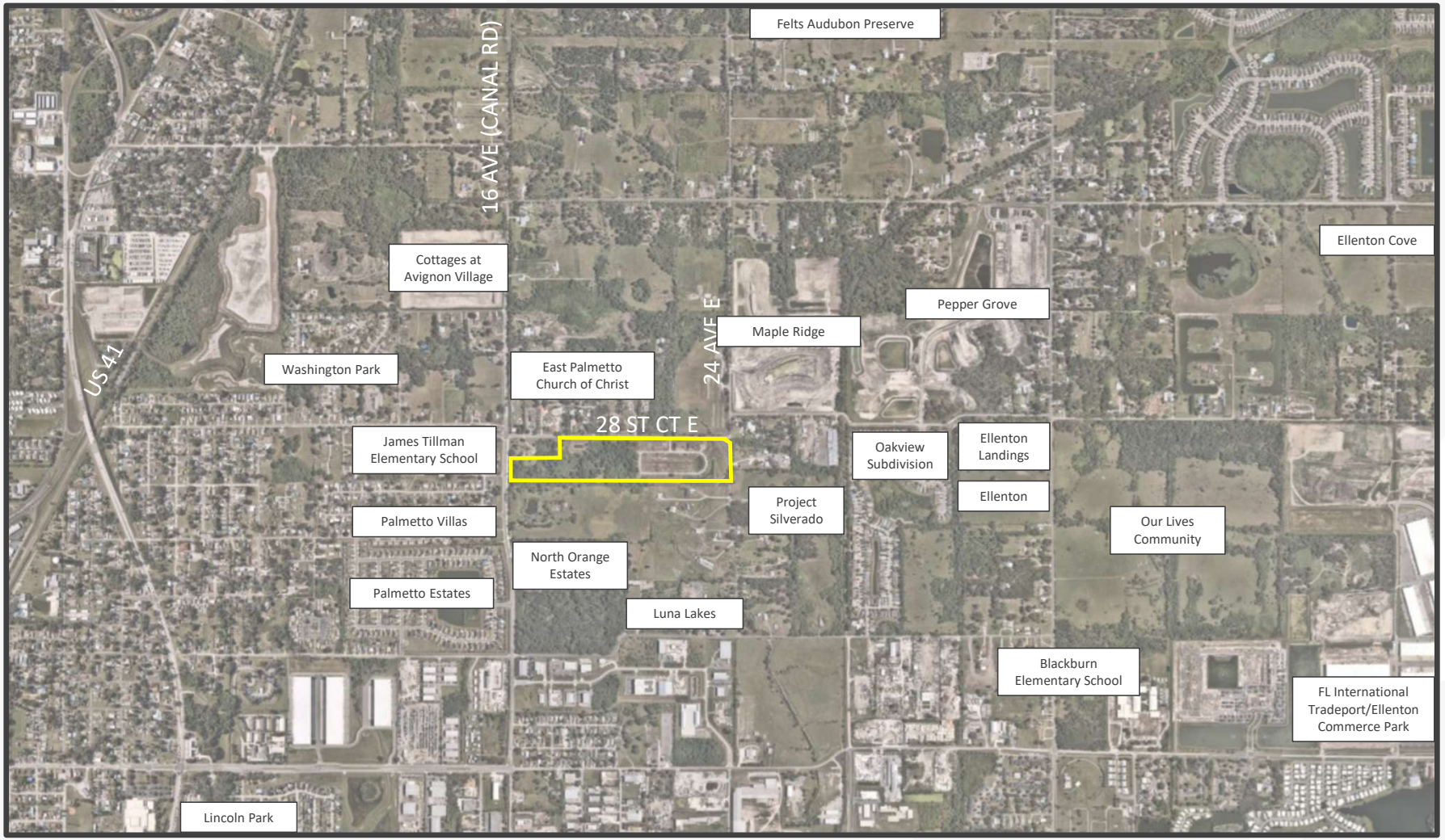
- Comprehensive Plan Amendment:
  Residential-3 (RES-3) to Residential-9 (RES-9)

- Rezone:
  Agricultural Suburban (A-1) (±2.23 acres) and Residential Single Family-1 (RSF-1) (±13.18 acres) to Planned Development - Residential (PD-R)

Property History

- Eastern ± 14.26 acres of the property are currently zoned as PD-R.
- Rezoned from A-1 to PD-R in 2006 with a Preliminary Site Plan (Ordinance PDR-05-66(Z)(P)) that has since expired.
- Site was partially developed until Great Recession resulted in project abandonment.
- Property currently contains two (2) vacant residential structures that will be demolished by the Applicant.

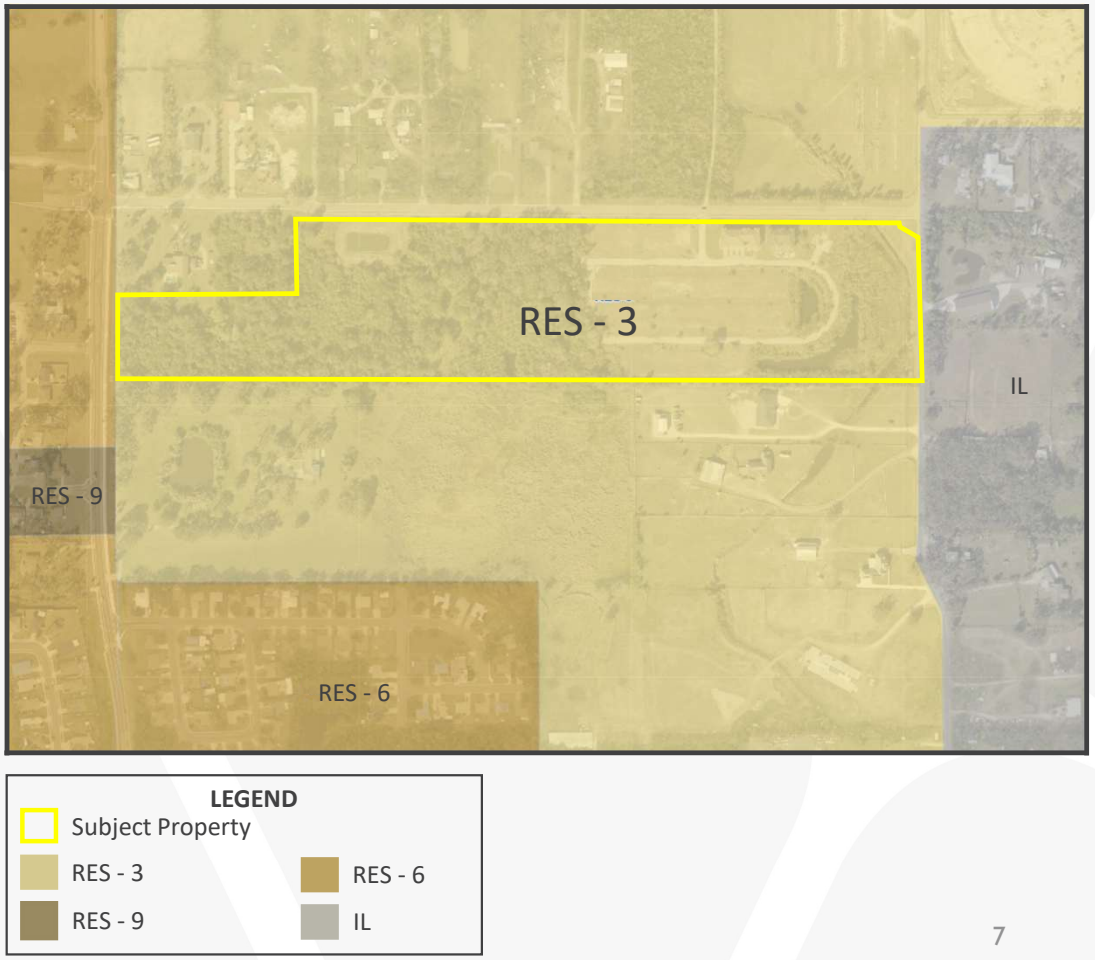
Community Context



Subject Property

Existing Future Land Use:

Residential – 3 DU/acre (RES-3)

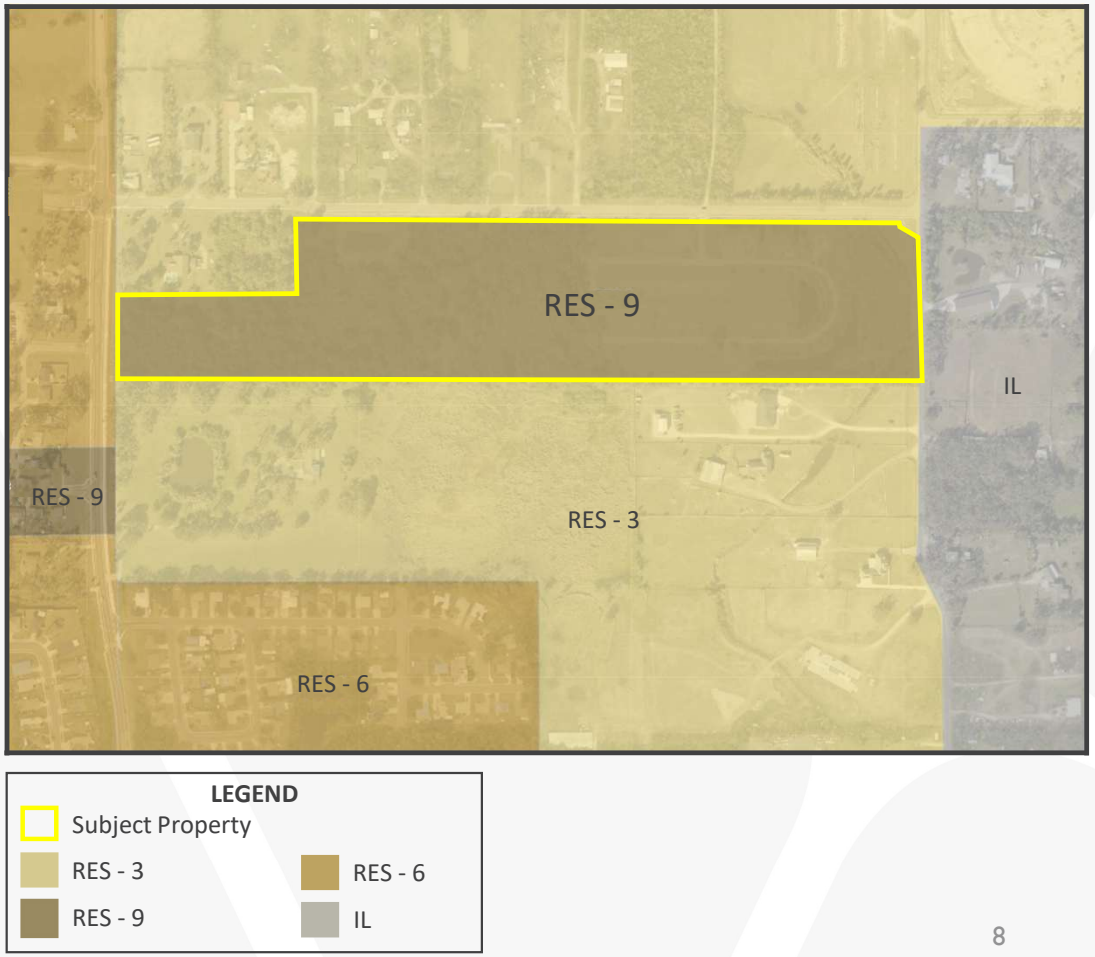


Source: Sarasota County Property Appraiser

Subject Property

Proposed Future Land Use:

Residential – 9 DU/acre (RES-9)



Source: Sarasota County Property Appraiser

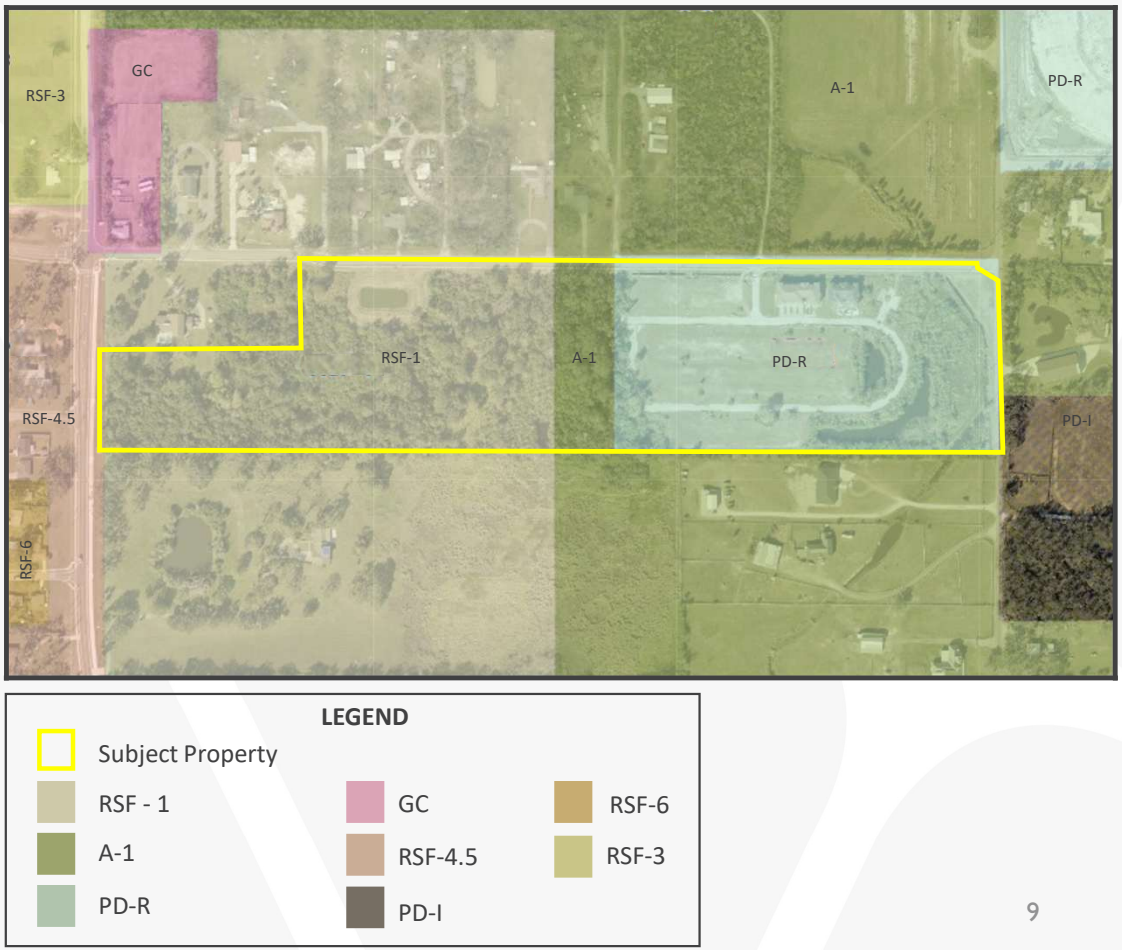
Subject Property

Existing Zoning:

Residential Single-Family – 1 DU/acre (RSF-1)

General Agriculture District (A-1)

Planned Development Residential (PD-R)

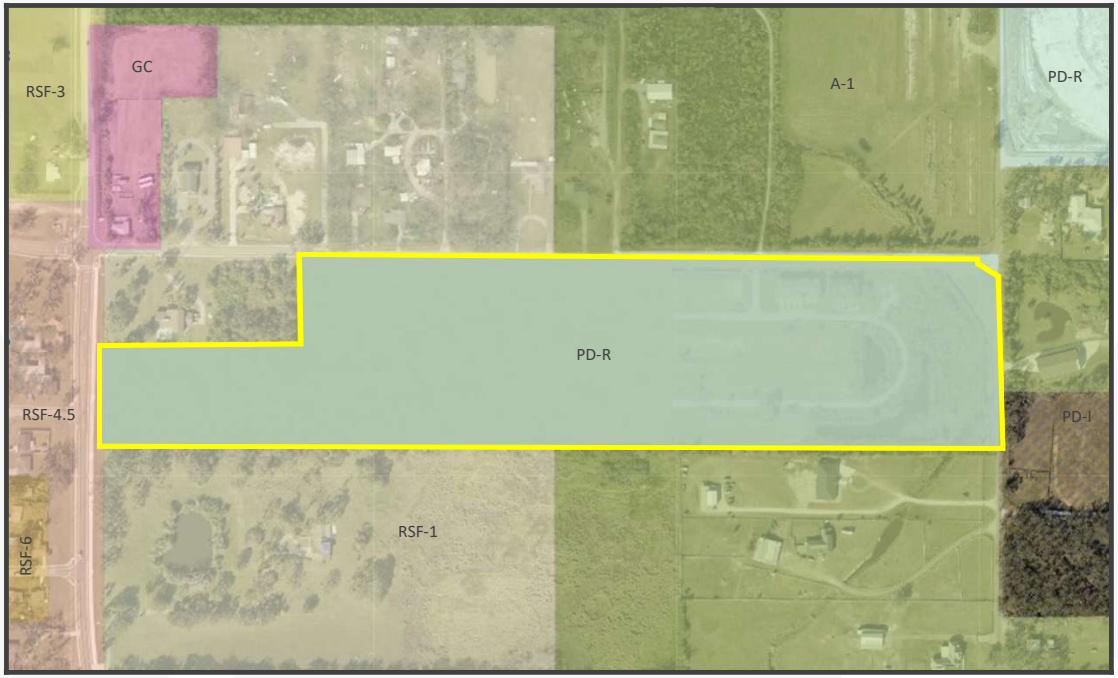


Source: Sarasota County Property Appraiser

Subject Property

Proposed Zoning:

Planned Development Residential (PD-R)

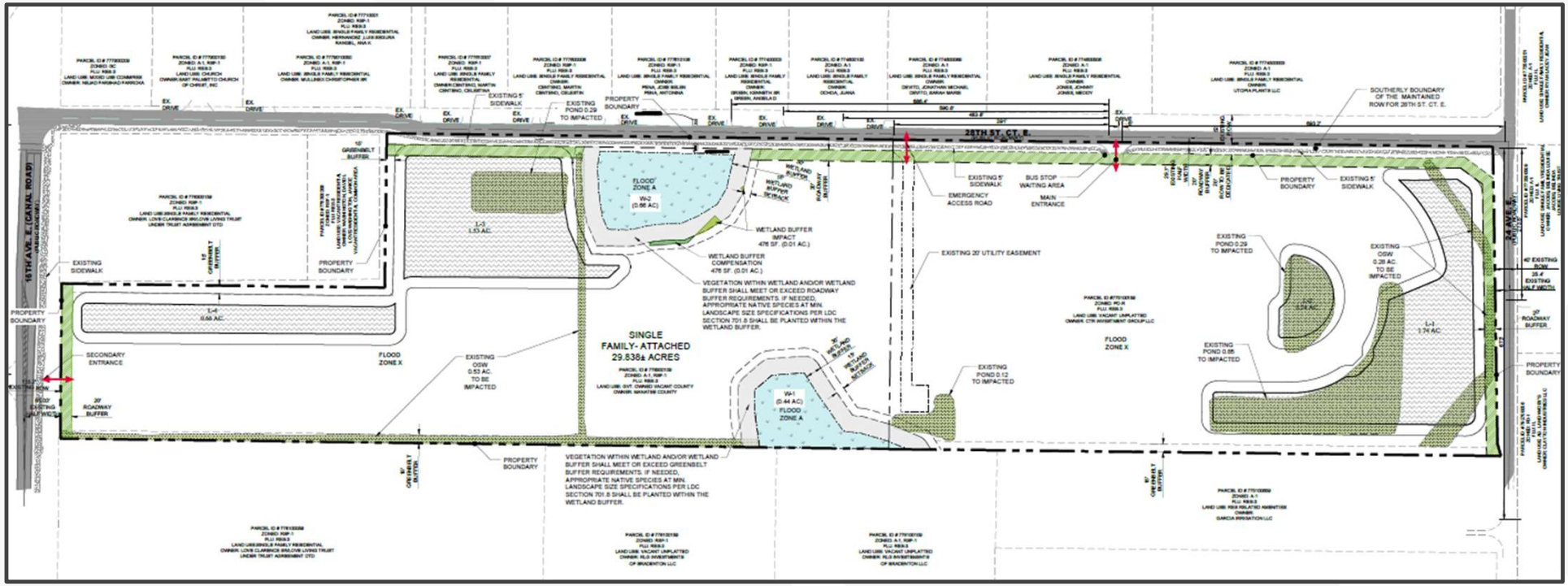


LEGEND

- Subject Property
- RSF - 1
- A-1
- PD-R
- GC
- RSF-4.5
- PD-I
- RSF-6
- RSF-3

Source: Sarasota County Property Appraiser

General Development Plan



Proposed Use: Single family attached townhome development of 204 dwelling units (6.83 DU/acre)

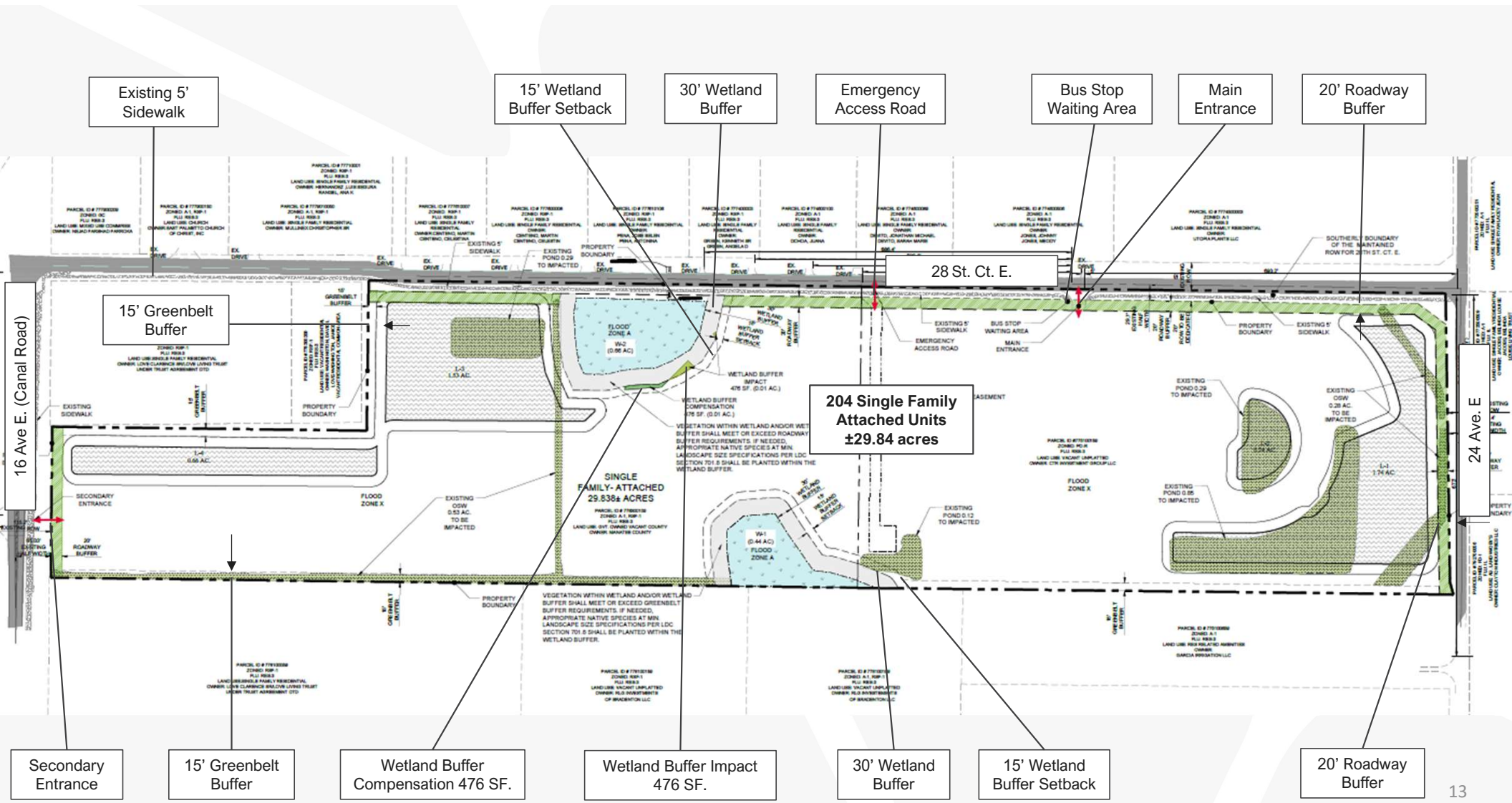
Features of the General Development Plan

A Desirable Proposed Single-Family Development

- 204 single family attached townhome units with 10 percent of units designated as workforce housing.
- Compatible with the growth patterns of the surrounding area and nearby developments.
- Provision of a bus stop waiting area on 28th St. Ct. E.

Minimal Impact to Neighboring Area

- Property development is expected to improve safety within the neighborhood.
- 15-foot greenbelt buffer around entire development.
- 20-foot roadway buffers along 28th St. Ct. E., 16th Ave. E. (Canal Road), and 24th Ave. E.
- On-site stormwater system and no impacts to existing wetlands.


Existing 5' Sidewalk
15' Wetland Buffer Setback
30' Wetland Buffer
Emergency Access Road
Bus Stop Waiting Area
Main Entrance
20' Roadway Buffer
28 St. Ct. E.
16 Ave E. (Canal Road)
15' Greenbelt Buffer
204 Single Family Attached Units ±29.84 acres
24 Ave. E
SINGLE FAMILY- ATTACHED 29.838± ACRES
Secondary Entrance
15' Greenbelt Buffer
Wetland Buffer Compensation 476 SF.
Wetland Buffer Impact 476 SF.
30' Wetland Buffer
15' Wetland Buffer Setback
20' Roadway Buffer

Neighborhood Workshop

Manatee County Development Services

1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

Contact: ReviewerOnCall@mymanatee.org

Kimley»Horn

Expect More. Experience Better.

Questions?

Contact Us:
Philip DiMaria Jr, AICP, CNU-A
Kimley-Horn and Associates, Inc.
Philip.DiMaria@kimley-horn.com

Workforce Housing

As defined by the Land Development Code (LDC), workforce housing is:

“attainable, safe, decent housing purchased by an individual or family with income at or below the income equivalent no higher than twenty (20) percent above the moderate income level for a family of three (3) and where the sales price of the home is no higher than twenty (20) percent above the moderate income home sales price established by the Manatee County Local Housing Assistance Plan.”

Per LDC Section 545.3, a project with ten (10) percent or more workforce housing units will receive a Rapid Response designation. This will **not** result in a density bonus.

This commitment to workforce housing is aligned with the guidelines set forth by the Manatee County Land Development Code and Housing Policy 6.1.3.4 in the Comprehensive Plan by encouraging the development of a variety of dwelling units of varying cost or rent within a single development.

Name	Email (for more information)
Cecelia Love-Hopkins	hpkns_cece@yahoo.com
Wesley Hopkins	WESHOPKINS32@GMAIL.COM
Janice Love-Washington	
David Washington	dlwj6334221@gmail.com

Name	Email
1. dionicia Roblero	editv21@gmail.com
2. ENRIQUE SOTAQUIRA	
3. Kenneth & Angela Green	angela.green2004@gmail.com
4. Chris & LaTonA Gillian MULLINEX	gcgilliamconstruction@yahoo.com
5 Francine Jefferson	REDBEAR_1968@yAhoo.com

Kimley»Horn

Record of Meeting

To:	Meeting Attendees		
From:	**Philip G. DiMaria, Jr., AICP, CNU-A** **Kimley-Horn and Associates, Inc. - Applicant's Agent**		
Meeting Date/Time:	November 4, 2025 at 6:00 PM	**Meeting Location:**	James Tillman Elementary School
Hosts:	Philip G. DiMaria, Jr., AICP, CNU-A, Kimley-Horn Taylor DiPietro, Kimley-Horn Ivory Matthews, SimplyDwell Communities	**Attendee Count:**	12
Subject:	Summary of Minutes – Vineyard Creek Neighborhood Workshop		

WELCOME AND INTRODUCTIONS

Ivory Matthews provided introductions of representatives attending this meeting to address questions from the public.

Ms. Matthews informed the attendees that the presentation and summary of the discussion items in the minutes will be provided to Manatee County as part of the project's formal application.

This meeting is being hosted by the Applicant, SimplyDwell Communities, LLC.

Philip G. DiMaria, Jr. and Taylor DiPietro, Applicant's Agents, provided an overview of the proposal.

Taylor DiPietro, of Kimley-Horn and Associates, is the moderator. Philip DiMaria, AICP, CNU-A, Land Planner; Chris Kennedy, Environmental Scientist; and Becca Bond, P.E., Traffic Engineer, of Kimley-Horn and Associates, Inc. were present at the meeting. Matt Morris, P.E., Civil Engineer, of Morris Engineering and Consulting, LLC, was also present. Ivory Matthews and Jack Weber, of SimplyDwell Communities, LLC, were in attendance.

SUMMARY OF REQUEST

SimplyDwell Communities, LLC ("Applicant") hosted a live neighborhood workshop at James Tillman Elementary School to review the proposed project referred to as "Vineyard Creek." The project site is located at 2835 22nd Avenue Circle East, Palmetto, FL 34221 ("Property"). The ± 29.84-acre Property consists of four (4) parcels known by Manatee County Parcel Identification Numbers (PIDs) 775100119, 775100209, 775100159, and 778300109. The Property currently contains two (2) vacant residential structures that are proposed to be demolished.

We are requesting a rezone for PID 778300109 from A-1 (± 2.30 acres) and Residential Single Family-1 (RSF-1) (± 13.28 acres) to Planned Development – Residential (PD-R) with an associated General Development Plan (GDP). We are requesting a Comprehensive Plan Amendment from Residential-3 (RES-3) to Residential-9 (RES-9) for the entire Property. These applications support the proposed 204-unit single family attached townhome development.

The workshop presentation began at 6:00 PM on November 4, 2025 with an opportunity to ask questions following the presentation.

Below are the non-verbatim summary minutes of the discussion.

Questions/Comments	Responses
What type of dwelling units are you proposing?	We are proposing single family attached (townhome) units.
What density are you proposing?	We are proposing a density of 6.83 dwelling units per acre. This is well below the 9 dwelling units per acre allowed within the RES-9 Future Land Use.

Questions/Comments	Responses
Where will the entrances to the development be?	There will be one (1) primary entrance on 28th Street Court East with one (1) secondary entrance on Canal Road. The primary entrance will be located where the roadway is already existing. There will be an emergency access entrance onto 28th Street Court East as well.
Will each entrance be full access?	That is correct. The primary and secondary entrances will both allow residents to enter or exit.
What is an emergency access entrance?	The emergency access entrance will not be used by residents on a daily basis. It will be gated with access only allowed for emergency vehicles or during events such as evacuations.
Which entrance will be used for construction?	It is likely that the emergency access entrance will be utilized during construction.
Where will the stormwater be on the site?	There will be a total of four (4) stormwater management areas within the development. This is in addition to the two (2) wetland areas existing on the Property.
Are you impacting the wetlands on the site?	We are not proposing to impact the wetlands on the Property. We will be providing 30-foot wetland buffers with a 15-foot wetland buffer setback.
What will be the buffers surrounding the development? Will there be a fence?	We will be providing a 15-foot greenbelt buffer around the entirety of the development as well as 20-foot roadway buffers along Canal Road, 28th Street Court East, and 24th Avenue East. We have not determined whether a fence will be utilized at this time.
Are you considering a red light at the entrance to the development off Canal Road?	It is not anticipated that a traffic signal will be warranted at the proposed site access connection on Canal Road based on the project trip generation. As required by Manatee County, an operational analysis of the site access points will be included in the future site plan application.
Will the units be sold or rented?	It is our intention to sell the units. They will be marketed to first time home buyers and families.
How will the development be maintained?	We anticipate that there will be a Homeowners Association that will maintain the development.

There being no further questions, the meeting adjourned at 6:58 PM.

Contact regarding this summary:

Philip G. DiMaria, Jr., AICP, CNU-A, Kimley-Horn and Associates, **Applicant's Agent: (941) 379-7600**

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Abigail Bonds,** who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Comprehensive Plan Text Amendment** for the **Manatee County Board of County Commissioners Land Use Meeting on September 3, 2026,** in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **August 20, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: Abigail Bonds
Abigail Bonds, Planning and Zoning Tech III

Sworn to and subscribed before me this 21st day of August 2026, by Abigail Bonds, who is personally known to me or who has produced (type of identification) as identification.

QUANTANA D. ACEVEDO
Notary Public-State of Florida
Commission # HH 500953
My Commission Expires
March 06, 2028

Acevedo
(Signature of Notary Public)

Quantana Acevedo
(Print Name of Notary Public)

Notary Public
(Title)

My Commission Expires: 3/6/28

Commission Number: HH 500953

NOTICE OF LAND USE CHANGE

Official Actions Will Affect and Regulate Use of Real Property in Unincorporated Manatee County – Notice to Real Property Owners and General Public.

The Manatee County Board of County Commissioners will hold a public hearing to consider the adoption of the following amendments to the Manatee County Comprehensive Plan. The amendments pertain to the unincorporated area of Manatee County. At the conclusion of the public hearing the Board of County Commissioners shall determine whether to adopt, adopt with modifications or not adopt the amendments to the Manatee County Comprehensive Plan.

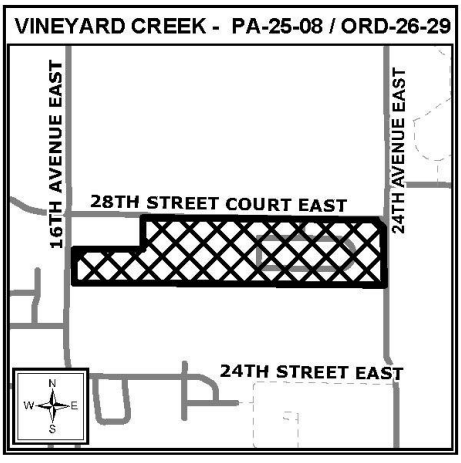
Date: **September 3, 2026**
Time: **9:00 a.m., or soon thereafter as same may be heard**

Place: **Manatee County Government Administrative Center**
1112 Manatee Ave. West; Patricia M. Glass Chambers (1st Floor)

Additional amendments to the following may be necessary to implement these changes and ensure internal consistency.

ORDINANCE 26-29 / PA-25-08 – VINEYARD CREEK CPA – SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT – PLN2508-0053

Adoption of an Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding Comprehensive Planning, amending Manatee County Ordinance No. 89-01, as amended (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 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; providing for severability and providing an effective date.



The proposed Ordinances are available for public inspection at the Manatee County Development Services Department, 1112 Manatee Avenue West, Suite 400, Bradenton, Florida, during regular business hours. A reasonable charge may be made for the provision of copies.

Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance. The public

hearing may be continued from time to time to a date and time certain or to no date certain and re-advertised. The Public may also provide written comments for the Board of County Commissioners to consider.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please Send Comments To: **Manatee County Development Services Department**
Attn: Agenda Coordinator
1112 Manatee Avenue West / P.O. Box 1000
Bradenton, FL 34205
public.comments@mymanatee.org

All written comments will be entered into the record.

For More Information: Copies of the proposed amendment will be available for review and copying at cost approximately ten (10) days prior to the public hearing. Information may also be obtained by calling 748-4501 x 6878, between 8:00 AM - 5:00 PM; email to: planning.agenda@mymanatee.org.

Americans With Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or evidence upon which the appeal is to be based.

SAID HEARING MAY BE CONTINUED FROM TIME–TO–TIME PENDING ADJOURNMENTS.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Manatee County Development Services Department
Manatee County, Florida
Date Published: August 20, 2026

From: Heather Spence <hms1270@gmail.com>
Sent: Friday, June 5, 2026 4:16:01 PM
To: Elizabeth Shulman <elizabeth.shulman@mymanatee.org>
Cc: Amanda Ballard <Amanda.Ballard@mymanatee.org>
Subject: Public hearing to rezone for Vineyard Creek PLN2508-0052/PDR-25-16(Z)(G)/ PLN2508-0053/ PA-25-08/ Ordinance 26-29

You don't often get email from hms1270@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Please submit my comment for this hearing:

My name is Heather Spence, and I live at 2505 24th Avenue East, Palmetto, FL, which is located three blocks away from the proposed Vineyard Creek project site.

I am here today to formally object to the requested Comprehensive Plan amendment PA-25-08 and Rezone PDR-25-16(Z)(G)."

First, the jump from Suburban Agriculture and Single-Family Residential to a Planned Development Residential district allowing up to 204 single-family units is a massive over-saturation of this 29.83-acre site. The proposed density of roughly 6.8 units per acre does not transition smoothly into the surrounding existing neighborhoods. It severely alters the established suburban and agricultural character of 28th Street Court East and 24th Avenue East.

Second, our local roadway infrastructure cannot safely handle this influx. The intersection of 28th Street Court East and 24th Avenue East is already burdened by daily traffic. Adding the vehicle trips generated by 204 new homes will cause severe congestion, increase delays, and create significant safety hazards for school buses and pedestrians on roads that lack adequate sidewalks and turn lanes.

Third, this area faces distinct environmental pressures. Rapidly replacing nearly 30 acres of open single-family and agricultural land with rooftops and asphalt will drastically reduce natural stormwater absorption. This risks displacing floodwaters onto established neighboring properties. Furthermore, adding hundreds of new residents to this specific pocket of Palmetto complicates emergency evacuation routes during major storm events. Flooding already occurs during storms as seen in attached media and this will only exacerbate the situation.

The applicant has not demonstrated that the existing infrastructure can support this drastic increase in density, nor have they shown that it is compatible with the surrounding community. For these reasons, I respectfully request that the Planning Commission recommend denial of Ordinance 26-29.

1000007474.mp4

1000007490.mp4

1000005342.mp4

Thank you,

Heather Spence

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 10:15 AM
To: John DeLesline <john.delesline@mymanatee.org>; Lorraine Prosser <lorraine.prosser@mymanatee.org>; Matt Bower <matt.bower@mymanatee.org>; Anthony Sciullo <anthony.sciullo@mymanatee.org>; BRUCE STAMM <bjs754@comcast.net>; Scott Ziegler <scott.ziegler@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Sarah Schenk <sarah.schenk@mymanatee.org>; Pamela DAgostino <pamela.dagostino@mymanatee.org>
Subject: thank you for submitting your comment.

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Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative-Loretta Merrill, Senior Planner- District 2

This is a standing legal opinion by the Attorney General of Florida Don't let anyone tell you anything different

Florida Statutes § 286.0115 and the controlling case law **Jennings v. Dade County** permit sending written public comments to board members prior to a quasi-judicial hearing.

The Statutory Framework: Fla. Stat. § 286.0115

Under **Section 286.0115(1)(c)2, Florida Statutes**, a local public official (including appointed planning board members) is expressly permitted to read written communications from any person regarding pending quasi-judicial matters.

The statute specifies:

- **No Presumption of Prejudice:** Reading a written ex parte communication does not invalidate the proceeding or create a presumption of prejudice, provided proper disclosure procedures are followed.
- **Public Record Requirement:** The written communication must be made part of the official public record before final action is taken on the matter.

- **Opportunity to Respond:** Disclosure allows opposing parties or members of the public a fair opportunity to review, refute, or respond to the comments during the public meeting.

Key Case Law Context

- ***Jennings v. Dade County*, 589 So. 2d 1337 (Fla. 3d DCA 1991):** Historically, the "Jennings Rule" established that ex parte communications in quasi-judicial proceedings were presumed prejudicial.
- **Legislative Override:** In response to *Jennings*, the Florida Legislature enacted Fla. Stat. § 286.0115 to establish a process where ex parte written or oral communications are permitted as long as they are disclosed and made part of the public record prior to or during the hearing.

Best Practices for Submitting Written Comment

1. **Submit Early to the Clerk/Staff:** Emailing or submitting your written comments directly to the Planning Board liaison, Clerk of Circuit Court, or County Planning staff ensures the document is entered into the official agenda package and record prior to the meeting.
2. Ex parte communication, municipal ordinance

EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

Number: INFORMAL
Issued March 12, 2007
Subject: Ex parte communication, municipal ordinance

https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obstructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%202%5D

From: Manatee County Board of County Commissioners <noreply@seamlessdocs.com>
Sent: Friday, August 28, 2026 7:06 AM
To: Glengibellina@gmail.com <Glengibellina@gmail.com>
Subject: Thank you for submitting your comment.

Submission Receipt

Form name	Public Comment
Date submitted	Aug 28, 2026, 10:06AM EDT

Submission Details:

Full Name
First Name
Glen GADFLY

Last Name
Gibellina

Email
Glengibellina@gmail.com

Which meeting is this public comment for? (Please select date of meeting)
September 03, 2026

Topic/Agenda Item
Ordinance 26-29 / PA-25-08 – Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053- Legislative- Loretta Merrill, Senior Planner- District 2

Comment
OFFICIAL SUBMISSION FOR THE PUBLIC RECORD TO: Manatee County Board of County Commissioners FROM: Glen Gibellina, Community Advocate & Local Resident DATE: September 3, 2026 HEARING: Land Use Meeting – Advertised Public Hearing SUBJECT: STRONG OBJECTION & DEMAND FOR DENIAL — Ordinance 26-29 / PA-25-08 (Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment – PLN2508-0053) REASON FOR OBJECTION & MOTION FOR DENIAL

I am writing to express my strong opposition to Ordinance 26-29 / PA-25-08. Tripling the density on nearly 30 acres in Palmetto by jumping directly from Residential – 3 (RES-3) to Residential – 9 (RES-9) is an extreme, incompatible intensity leap that violates sound planning principles, strains local infrastructure, and compromises coastal evacuation safety. On June 11, 2026, the Manatee County Planning Commission voted 5-0 unanimously to RECOMMEND DENIAL of this plan amendment. The Board of County Commissioners should uphold the Planning Commission's recommendation and vote to DENY Ordinance 26-29. FACTUAL AND LEGAL GROUNDS FOR DENIAL To legally justify a motion for denial under Chapter 163, Part II, Florida Statutes and the Manatee County Comprehensive Plan, the Board must base its findings on the following critical deficiencies:

1. Unjustified Intensity Leap & Surrounding Transition Incompatible Future Land Use Category Jump: Skipping intermediate zoning tiers (such as RES-6) to jump directly from RES-3 to RES-9 is inappropriate for this established suburban and semi-rural corridor of Palmetto. Inconsistency with Element 2.2.1.11 (RES-3 Policy): RES-3 is intended to protect suburban residential characters. Imposing high-density urban thresholds (allowing up to 12 DU/GA under RES-9) destroys the transition boundary between existing low-density subdivisions and surrounding agricultural or low-density land.

2. Level of Service (LOS) Degradation & Traffic Infrastructure Constraints Level of Service "D" is Unacceptable: The surrounding roadway network—specifically 28th Street Court East, 16th Avenue East (Canal Road), and 24th Avenue East (Oakhurst Road)—cannot absorb the explosive traffic volume generated by potentially 200+ to 268+ residential units. Operating at or near Level of Service D creates severe congestion and safety hazards on local two-lane corridors. Evacuation & Emergency Access Concerns: Palmetto corridors serve as critical hurricane and disaster evacuation routes. Adding high-density infill along constrained access points slows evacuation clearances and severely jeopardizes public safety during emergency operations.

3. Utility, Water Capacity, & Potable Water Demands Potable water, wastewater treatment, and stormwater retention infrastructure in this sector are reaching peak utilization. Tripling potential dwelling unit density places unnecessary strain on utility capacity without guaranteed regional infrastructure expansions funded prior to development.

4. Historic Land Use Restriction Agreement (LURA) & Property Commitment Integrity Previous approvals, historic Land Use Restriction Agreements (LURAs), and encumbrances on or adjacent to these parcels were structured around low-intensity impacts. Sweeping aside long-standing land-use expectations undermines public trust and established land preservation agreements in District 2. FORMAL

REQUESTED ACTION Pursuant to the advertised agenda action options, I respectfully request that the Board of County Commissioners adopt the following motion: RECOMMENDED

MOTION FOR DENIAL: "Based upon the staff report, evidence presented, comments made at the public hearing, the 5-0 recommendation of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and Chapter 163, Part II, Florida Statutes, I move to DENY Plan Amendment PA-25-08 / Ordinance 26-29." Respectfully submitted, Glen Gibellina Manatee County Community Advocate

View the submission and any attachments by following the link below and using this unique access code: VjGJGzSDIfHWw3G1

View Submission

Public Comment

Manatee County Government

Submitted On:
Aug 28, 2026, 04:02PM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	Glengibellina@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 03, 2026
Topic/Agenda Item	PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2

Comment

Write a scathing letter in opposition This is a bad idea to many homes goes from ag to res 9 or more no road capacity water shortage and sewer capacity https://agendaonline.mymanatee.org/OnBaseAgendaOnline/Documents/DownloadFile/PDR-25-16(Z)(G)%20%E2%80%93%20Vineyard%20Creek%20%E2%80%93%20Almena%20Properties%20LLC%2c%20and%20Ma.pdf?documentType=1&meetingId=793&itemId=68697&publishId=197586&isSection=False&isAttachment=True

I strongly oppose PDR-25-16(Z)(G), the proposed Vineyard Creek rezoning and associated change from agricultural/low-density residential uses to a Planned Development Residential project of up to 204 homes on roughly 29.83 acres near 28th Street Court East, 16th Avenue East, and 24th Avenue East in Palmetto. This proposal is not responsible growth—it is an excessive increase in density that will worsen already strained roads, water resources, and sewer infrastructure.
Draft letter

Subject: Deny PDR-25-16(Z)(G) — Vineyard Creek / Almena Properties

Dear Chair and Members of the Manatee County Board of County Commissioners,

I am writing in strong opposition to PDR-25-16(Z)(G), Vineyard Creek, proposed by Almena Properties LLC and Manatee County.

This application seeks to rezone property currently designated Suburban Agriculture and Residential Single Family-1 to Planned Development Residential, while changing the future land-use designation from Residential-3 to Residential-9. That is a dramatic increase in permitted density—turning land intended for lower-intensity development into a project allowing up to 204 attached and semi-attached single-family homes on approximately 29.83 acres.

This is the wrong project, in the wrong place, at the wrong time.

First, the proposal represents excessive density. A change to RES-9 is not a minor adjustment or a compatibility measure; it is a substantial intensification of development rights. It would place roughly 204 homes into an area that was not planned, designed, or adequately served for that level of residential concentration. The County should not use a Planned Development designation as a mechanism to override the character and capacity assumptions that underlie the existing agricultural and low-density residential zoning.

Second, the road network does not have the capacity for this project. The surrounding local-road system—including 28th Street Court East and nearby connections between 16th Avenue East and 24th Avenue East—is not built to absorb the daily traffic generated by more than 200 additional homes. Residents will bear the consequences through longer travel times, congestion, cut-through traffic, reduced emergency response reliability, more difficult school and work commutes, and increased hazards for pedestrians, bicyclists, and nearby homeowners.

The application should not be approved based merely on projections, future promises, or generic traffic conclusions. Before approving this increase in density, the County should require clear, current, independently verifiable evidence that every affected roadway, intersection, turning movement, and evacuation route has sufficient capacity—not just on paper, but under real-world conditions.

Third, this proposal ignores the community's serious concerns about water availability. Manatee County and the region cannot keep approving higher-density residential projects while residents face recurring concerns about reliable water supply, drought resilience, irrigation demand, and the long-term burden placed on public utilities. Adding 204 homes increases potable-water demand permanently. The question is not whether a connection can theoretically be made; the question is whether the County can responsibly commit additional capacity without compromising existing customers or forcing future ratepayers to finance the consequences.

Fourth, sewer capacity must be addressed before—not after—approval. Higher-density development creates a substantial and lasting wastewater demand. The Board should not assume that existing or planned sewer facilities can absorb another large residential project without requiring specific, enforceable proof of available treatment, transmission, and collection-system capacity. If downstream improvements are needed, they must be funded, designed, and completed before certificates of occupancy—not deferred until residents and taxpayers are left to deal with overloaded infrastructure.

This proposal also raises a broader issue of fairness. Existing residents should not be asked to accept more traffic, greater utility strain, diminished rural or low-density character, and additional public-service demands simply because a landowner seeks a more profitable development entitlement. Growth must be coordinated with infrastructure. It must be compatible with surrounding areas. And it must be based on demonstrated public capacity—not on hope, exemptions, or promises that infrastructure may someday catch up.

The Board has an obligation to protect the public interest, not merely facilitate the maximum possible development of every parcel. Approving this rezoning and the RES-9 change would set a harmful precedent for continued overdevelopment in areas where roads, water supply, and sewer systems are already under pressure.

For these reasons, I respectfully urge you to deny PDR-25-16(Z)(G), Vineyard Creek, including the associated rezoning, General Development Plan, and future land-use amendment. At a minimum, the application should be deferred until the applicant provides binding, independently verified proof that road capacity, water availability, sewer treatment and collection capacity, and all necessary infrastructure improvements are available and will be completed at the developer's expense before any homes are occupied.

Sincerely,
GLEN GADFLY GIBELLINA

From: Glen Gibellina <glengibellina@gmail.com>
Sent: Friday, August 28, 2026 4:32 PM
To: Tal Siddique <tal@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>
Cc: GADFLY <glengibellina@gmail.com>; Pamela DAgostino <pamela.dagostino@mymanatee.org>; Abigail Bonds <Abigail.bonds@mymanatee.org>; Loretta Merrill <Loretta.Merrill@mymanatee.org>
Subject: Fw: Thank you for submitting your comment.

> You don't often get email from glengibellina@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Subject: Deny PDR-25-16(Z)(G) — Vineyard Creek / Almena Properties

Dear Chair and Members of the Manatee County Board of County Commissioners,

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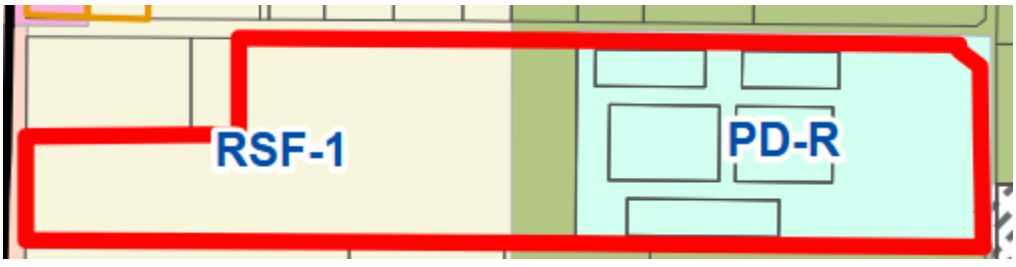
This application seeks to rezone property currently designated Suburban Agriculture and Residential Single Family-1 to Planned Development Residential, while changing the future land-use designation from Residential-3 to Residential-9. That is a dramatic increase in permitted density—turning land intended for lower-intensity development into a project allowing up to 204 attached and semi-attached single-family homes on approximately 29.83 acres.mymanatee+1

This is the wrong project, in the wrong place, at the wrong time.

First, the proposal represents excessive density. A change to RES-9 is not a minor adjustment or a compatibility measure; it is a substantial intensification of development rights. It would place roughly 204 homes into an area that was not planned, designed, or adequately served for that level of residential concentration. The County should not use a Planned Development designation as a mechanism to override the character and capacity assumptions that underlie the existing agricultural and low-density residential zoning.



Second, **the road network does not have the capacity** for this project. The surrounding local-road system—including 28th Street Court East and nearby connections between 16th Avenue

East and 24th Avenue East—is not built to absorb the daily traffic generated by more than 200 additional homes. Residents will bear the consequences through longer travel times, congestion, cut-through traffic, reduced emergency response reliability, more difficult school and work commutes, and increased hazards for pedestrians, bicyclists, and nearby homeowners.

The application should not be approved based merely on projections, future promises, or generic traffic conclusions. Before approving this increase in density, the County should require clear, current, independently verifiable evidence that every affected roadway, intersection, turning movement, and evacuation route has sufficient capacity—not just on paper, but under real-world conditions.

Third, this proposal ignores the community's serious concerns about **water availability**. Manatee County and the region cannot keep approving higher-density residential projects while residents face recurring concerns about reliable water supply, drought resilience, irrigation demand, and the long-term burden placed on public utilities. Adding 204 homes increases potable-water demand permanently. The question is not whether a connection can theoretically be made; the question is whether the County can responsibly commit additional capacity without compromising existing customers or forcing future ratepayers to finance the consequences.

Fourth, sewer capacity must be addressed before—not after—approval. Higher-density development creates a substantial and lasting wastewater demand. The Board should not assume that existing or planned sewer facilities can absorb another large residential project without requiring specific, enforceable proof of available treatment, transmission, and collection-system capacity. If downstream improvements are needed, they must be funded, designed, and completed before certificates of occupancy—not deferred until residents and taxpayers are left to deal with overloaded infrastructure.

This proposal also raises a broader issue of fairness. Existing residents should not be asked to accept more traffic, greater utility strain, diminished rural or low-density character, and additional public-service demands simply because a landowner seeks a more profitable development entitlement. Growth must be coordinated with infrastructure. It must be compatible with surrounding areas. And it must be based on demonstrated public capacity—not on hope, exemptions, or promises that infrastructure may someday catch up.

The Board has an obligation to protect the public interest, not merely facilitate the maximum possible development of every parcel. Approving this rezoning and the RES-9 change would set a harmful precedent for continued overdevelopment in areas where roads, water supply, and sewer systems are already under pressure.

For these reasons, I respectfully urge you to **deny PDR-25-16(Z)(G), Vineyard Creek**, including the associated rezoning, General Development Plan, and future land-use amendment. At a minimum, the application should be deferred until the applicant provides binding, independently verified proof that road capacity, water availability, sewer treatment and collection capacity, and all necessary infrastructure improvements are available and will be completed at the developer's expense before any homes are occupied.

Sincerely,

GLEN GADFLY GIBELLINA

EX PARTE COMMUNICATION, MUNICIPAL ORDINANCE

Number: INFORMAL
Issued March 12, 2007
Subject: Ex parte communication, municipal ordinance

https://www.myfloridalegal.com/ag-opinions/ex-parte-communication-municipal-ordinance#:~:text=%22local%20elected%20public%20officials%20have%20been%20obstructed,the%20Third%20District%20Court%20of%20Appeal%5B.%5D%22%5B%202%5D

Pursuant to section 286.0115(1)(c):

"Any person not otherwise prohibited by statute, charter provision, or ordinance may discuss with any local public official the merits of any matter on which action may be taken by any board or commission on which the local public official is a member. If adopted by county or municipal ordinance or resolution, adherence to the following procedures shall remove the presumption of prejudice arising from ex parte communications with local public officials.
1. The substance of any ex parte communication with a local public official which relates to quasi-judicial action pending before the official is not presumed prejudicial to the action if the subject of the communication and the identity of the person, group, or entity with whom the communication took place is disclosed and made a part of the record before final action on the matter.
2. A local public official may read a written communication from any person. However, a written communication that relates to quasi-judicial action pending before a local public official shall not

be presumed prejudicial to the action, and such written communication shall be made a part of the record before final action on the matter.

Subject: Objection to Concurrency Deferral — PDR-25-16(Z)(G), Vineyard Creek

Dear County Administrator Charlie, Chair, and Members of the Board of County Commissioners,

I write in strong objection to any concurrence, approval, or administrative acceptance of the proposed **Concurrency Deferral and Acknowledgement** associated with PDR-25-16(Z)(G), Vineyard Creek / Almena Properties.

A concurrency deferral must not become a rubber stamp for a development proposal whose impacts are already apparent: excessive new housing density, inadequate roadway capacity, legitimate concerns about water availability, and unresolved sewer-system capacity. The County's own Development Services materials recognize a "Concurrency Deferral and Acknowledgement" as a formal development-review document—not a substitute for proving that essential public facilities can actually serve a project when its impacts occur.mymanatee

Manatee County should not approve more density first and ask infrastructure questions later. Existing residents deserve safe roads, reliable water, functioning sewer service, and a government willing to enforce concurrency rather than defer it away.

From: Manatee County Board of County Commissioners <noreply@seamlessdocs.com>
Sent: Friday, August 28, 2026 1:02 PM
To: Glengibellina@gmail.com <Glengibellina@gmail.com>
Subject: Thank you for submitting your comment.

Manatee County FLORIDA

Submission Receipt

Form name	Public Comment
Date submitted	Aug 28, 2026, 04:02PM EDT

Submission Details:

Full Name
First Name
Glen

Last Name
Gibellina

Email
Glengibellina@gmail.com

Which meeting is this public comment for? (Please select date of meeting)
September 03, 2026

Topic/Agenda Item
PDR-25-16(Z)(G) – Vineyard Creek – Almena Properties LLC, and Manatee County, (Owners) – PLN2508-0052-Quasi-Judicial - Loretta Merrill, Principal Planner - District 2

Comment
True I strongly oppose PDR-25-16(Z)(G), the proposed Vineyard Creek rezoning and associated change from agricultural/low-density residential uses to a Planned Development Residential project of up to 204 homes on roughly 29.83 acres near 28th Street Court East, 16th Avenue East, and 24th Avenue East in Palmetto. This proposal is not responsible growth—it is an excessive increase in density that will worsen already strained roads, water resources, and sewer infrastructure. Draft letter Subject: Deny PDR-25-16(Z)(G) — Vineyard Creek / Almena Properties Dear Chair and Members of the Manatee County Board of County Commissioners,

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View the submission and any attachments by following the link below and using this unique access code: cNV7ggMJ0LYcOXMC