October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 6, 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 10/06/2026) for the meeting of10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting

E. AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamations

Item 1. Dr. Carlo Barbieri Day- TO BE DEFERRED TO OCTOBER 20, 2026.

G. CONSENT AGENDA

Development Services

Item 7. Approval of the 2027 Board of County Commissioners Meeting Calendar, Nicole Knapp, Development Services Director-This agenda item was updated to revise the 2027 draft calendar to correct the conference information for the FAC Conferences in June and September 2027 (in strikethrough/underline).

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I - Added to agenda from continuation on October 6, 2026 and added attachments 1-5.

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

Item 19. Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1 - Revised Map H attached to agenda item and Ordinance and revised staff report.

Item 20. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1- Revised General Development Plan attached and revised staff report.

Q. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items
Item 24. Motion to direct staff to reduce the size of both Public Notice and Neighborhood Meeting Signs to the original size of 24” x 24” instead of the current 36” x 36”, and to bring back a revised Development Review Fee Schedule reducing the fee for the signs according to the direct cost associated with the smaller sign size. - Deferred to December 16, 2026 and added public comment.

Item 26. Administrator Contract - Added to agenda from continuation on October 6, 2026 and 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

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

2027 MEETING CALENDAR

JANUARY

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FEBRUARY

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OCTOBER

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NOVEMBER

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DECEMBER

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Special or emergency meetings may be scheduled as required. Modifications to this calendar may be made at the discretion of the Board of County Commissioners.

***Work Sessions are tentative and subject to be changed based on need or lack thereof.**
"/" represents observed County Holidays

REGULAR MEETINGS

January 5	January 19
February 2	February 16
March 2	March 23
April 6	April 20
May 4	May 18
June 1	June 15
July 27	
August 10	
September 7	September 21
October 5	October 19
November 2	November 16
December 7	

WORK SESSIONS

January 6
February 3
March 3
April 7
May 5
August 11
September 8
October 13
November 3
December 8

BUDGET SESSIONS

June 8 – Budget Work Session – Budget Presentation and Decision Unit Review – Department Budgets
June 9 – Budget Work Session – Constitutional Officers & Judicial Programs; Decision Unit Review II
June 10 – Budget Work Session – Capital Improvement Projects / Fund Summary / Utilities
July 29 – Budget Meeting – Budget Reconciliation / Approval of Tentative Millage Rate
September Budget Public Hearings (dates to be determined)

LAND USE MEETING

January 7
February 4
March 4
April 8
May 6
June 3
August 12
September 9
October 14
November 4
December 9

PLANNING COMMISSION MEETINGS

January 14
February 11
March 11
April 15
May 13
June 17
August 19
September 16
October 21
November 10
December 16

1:1 MEETING WITH MUNCIPALITIES

Dates TBD

HOLIDAYS – COUNTY OFFICES CLOSED

January 1 – New Year's Day
January 18 – Martin Luther King Jr. Day
February 15 – Presidents Day
March 26 – Good Friday
May 31 – Memorial Day
July 5 – Independence Day (observed)
September 6 – Labor Day
November 11 – Veterans Day
November 25-26 – Thanksgiving Holidays
December 23 – Christmas Eve (observed)
December 24 – Christmas Day (observed)
December 31 – 2028 New Year's Day (observed)

CONFERENCES

February 19-23 – NACo Legislative Conference (Washington, D.C.)
March 17 - Florida Association of Counties (FAC) Legislative Day (Tallahassee)
March 30-31 – Manatee County Days (Tallahassee)
June ~~27-30~~ 22-25- FAC Annual Conference (Orange County)
July 23-26 - NACo Annual Conference (Savannah, GA)
September TBD - FAC Innovation & Policy Conference (~~Location TBD~~ Lake County)
October 6-8 - Manatee Chamber Retreat & Leadership Conference
November 17-19 – FAC Legislative Conference (Pinellas County)

SUMMER RECESS

June 21 – July 23

PORT AUTHORITY (AT PORT MANATEE)

December 16

Approved by the Board on XXX

DRAFT

Board of County Commissioners: October 8, 2026

ORDINANCE NO. 26-42
DATA CENTER MORATORIUM
(PLN2609-0022)

AN ORDINANCE MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

Planning Commission:	**09/17/2026**
BOCC (First Public Hearing):	**09/22/2026**
BOCC (Second Public Hearing-Adoption):	**10/06/2026 & 10/08/2026**

ALTERNATIVE MOTIONS

APPROVAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in accordance with the applicable provisions of the Land Development Code, I move to ADOPT Manatee County Ordinance No. 26-42, as recommended by the Planning Commission.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the actin of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in accordance with the applicable provisions of the Land Development Code, I move to DENY Manatee County Ordinance No. 26-42.

PLANNING COMMISSION ACTION:

On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval with Member Bower absent.

BOARD OF COUNTY COMMISSIONERS ACTION:

The first public hearing is scheduled for September 22, 2026. No action will be taken at that hearing.

The second public hearing scheduled for October 6 was continued to October 8, 2026.

PUBLIC COMMENT AND CORRESPONDENCE:

September 17, 2026 – Planning Commission

- **There were no public comments.**
- **A revised Ordinance was entered into the record and is attached hereto.**

September 22, 2026 – Board of County Commissioners Regular meeting

- **Martha Jacobs spoke in support of a temporary moratorium and hopes Manatee County decides to enforce a permanent moratorium following the 12-month moratorium.**
- **Updated with the Affidavit of Publishing, Revised Ordinance 26-42, and public comments was entered into the record.**

October 6, 2026 – Board of County Commissioners Regular meeting

- **Andra Griffin spoke against the continuance of this Ordinance, and feels the continuance was planned.**
- **Carol Whitmore requested the date for the continuance.**
- **Pat Simmons questioned when and where the public hearing will take place.**
- **Tracy Lipton questioned what will be heard and when.**
- **Updated with the Revised Business Impact Estimate and Affidavit of Publishing and additional public comment entered into the record.**

BACKGROUND INFORMATION:

A motion, which carried 6-0, was made at the Regular Meeting of the Board of County Commissioners on July 28, 2026, to address data centers and large load customers by directing staff to prepare a draft ordinance establishing a temporary moratorium on the acceptance, processing, and review of applications and development orders related to Data Centers and other "large-load customers." The goal of the moratorium would be to allow staff to conduct a thorough evaluation of the County's Comprehensive Plan, Land Development Code, and other land development regulations to identify amendments to the Future Land Use Categories, applicable maps, goals, objectives and policies of the Comprehensive Plan, and amendments to the Land Development Regulations and other applicable manuals, codes and regulations. The full motion has been provided as Attachment 1.

On July 1, 2026, Chapter 2026-65, Laws of Florida (Senate Bill 484) took effect which defines the terms "data center" and "large-load customers," forbids economic agencies from entering into non-disclosure agreements for developments of Data Centers in progress, requires minimum energy tariffs for large load customers, adds conditions for providing water to large-scale data centers, and asserts local governments' authority to "exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers." A "large-scale data center" or "other large-load customers" means a single location of one or more data centers that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. The minimum tariff and service requirements must reasonably ensure that each large load customer bears its own full cost of service and that such cost is not shifted to the general body of ratepayers. Regrading the provisioning of water to large-scale data centers, Chapter 2026-65, Laws of Florida states that the "governing board of a water management district or the department may not issue a permit to a large-scale data center applicant for an allocation of water if the proposed use of the water is harmful to the water resources of the area or is prohibited by the applicable local government zoning regulations and comprehensive plan." The law continues on to say that a permit shall be issued to a large-scale data center applicant for an allocation of water if the applicant establishes that the proposed use of water (a) is a reasonable-beneficial use as defined in s. 373.019, Florida Statutes, (b) will not interfere with any presently existing legal use of water, and (c) is consistent with the public interest.

While not an entirely new use, data center development has received a substantial increase in investment due macroeconomic trends targeting the provision of artificial intelligence operations within online products and services. Together with efficiency gains from the co-location of computer servers and associated equipment, large-scale and hyperscale data centers have received significant financial backing from major technology firms primarily in an effort to expand artificial intelligence related operations. Large-scale data centers, and other large load are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities and have the potential to place significant demands on regional water supplies, water treatment infrastructure, electrical grid capacity, particularly in rapidly growing areas. Data centers, as a use, generally do not support many long-term employment opportunities once operational. Additionally, large data center buildings are continuously operated and are prone to emitting low-frequency 'hums' and 'drones' generated primarily by fans and other cooling equipment which may not exceed local conventional noise ordinance limits, yet can produce constant nuisance noise to surrounding properties.

Several counties in Central and South Florida have adopted or are currently contemplating the adoption of temporary moratoriums with respect to data centers including Sarasota County, DeSoto County, Pasco County, Lake County, Citrus County, Palm Beach County, and Hernando County.

Positive Considerations
A 12-month moratorium will allow staff time to recommend appropriate Comprehensive Plan, Land Development Code, and Code of Ordinances changes to establish planning and use categories for different types of data center facilities and to address water and electricity consumption considerations, noise abatement, siting and aesthetic standards, and compatible zoning districts and Future Land Use Categories.

Currently, the Land Development Code does not define “data center,” “large-scale data center,” or “large load customer” as a use or use category within Chapter 2 of the Land Development Code. As such, the use is not shown on any of the schedules of uses contained in Chapter 4 of the Land Development Code for either Standard or Planned Development zoning districts. Enacting the moratorium will allow staff the time to recommend appropriate definitions of data center uses and add them to schedules of uses within corresponding zoning districts which are compatible with the Comprehensive Plan to minimize adverse off-site impacts.

Staff would also use the time period of the moratorium to carefully design standards for specific uses contained in Section 531 of the Land Development Code. This section would contain siting standards including setbacks and buffers contextual to surrounding uses and impose regulations on noise abatement, process requirements, and other factors which may come into consideration during the course of research.

The Board will consider whether the establishment of a temporary moratorium of up to one year on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities is reasonable and necessary to accomplish the goal of revising the County’s regulations to ensure the community welfare is well-balanced and the public health, safety, and general welfare are preserved.

PROPOSED CHANGES:
The proposed change is a proactive moratorium on the acceptance of all data center-related development orders in applications for the next 12 months so that staff can review and recommend adoption of appropriate regulations and updates to the Comprehensive Plan, Land Development Code, and Code of Ordinances as may be necessary.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE:
The LDC is enacted pursuant to Section 163.3202 of the Florida Statutes and its purpose is to implement the Comprehensive Plan of the County by establishing regulations, procedures, and standards for review and approval of all development and use of land in the unincorporated portions of the County. It states in Section 101, Authority and Purpose, of the LDC that the “Land Development Code is adopted in order to foster and preserve public health, safety, comfort, and welfare in the unincorporated areas of the County.” Furthermore, the LDC states that “It is the intent of this Code that the development process in Manatee County be efficient, in terms of time and expense, effective, in terms of addressing the natural resource and public facility implications of proposed development, and equitable, in terms of consistency with established regulations and

procedures, respect for the rights of property owners, and the consideration of the interests of the citizens of the County."

CONSISTENCY WITH THE COMPREHENSIVE PLAN:
Specifically, the proposed ordinance is consistent with Elements 2, Future Land Use, 8, Recreation and Open Space, and 9, Public Facilities, of the Comprehensive Plan specifically with the following objectives and policies:

Policy 2.1.4.2. Continue enforcing the LDC provisions to mitigate the impact of light industrial uses on neighboring residential uses through the utilization of appropriate measures such as transition/landscape buffering, building design, setbacks, noise barriers, exterior lighting controls, operating hour limits, vibration limits, truck access/routing limits, binding agreements to benefit and protect the community, and other practices as necessary to protect and enhance neighborhoods and community character.

Policy: 2.2.2.2.5. Watershed Overlay District Development Restriction/Conditions.

Objective 2.4.1. - Level of Service and Concurrency. – Require the issuance of a Certificate of Level of Service for all development to ensure that required public facilities and services are available concurrent with development.

Objective 2.6.1. - Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures. – Require suitable separation between adjacent incompatible land uses to reduce the possibility of adverse impacts to residents and visitors, to protect the public health, and to provide for strong communities.

Objective 2.6.3. - Industrial Compatibility and Performance Measures. – Industrial development compatible with adjacent uses. (See also Goals 3.2, 3.3, and 3.4)

Policy 2.6.3.1. Consider performance standards or other measures to distinguish between light and heavy industries.

Objective 2.9.4. - Community Image. – Develop an aesthetically pleasing environment which enhances the image of Manatee County as a high quality community in which to live, work, and visit.

Policy 2.9.4.6. Reduce noise and pollution, promote an aesthetically pleasing environment, and promote water conservation through the use of native landscaping materials.

GOAL - 2.14 Establish Specific Area Policies to Minimize the Impact of Certain Developments on the Community.

Objective 2.14.1. - Establish specific policies restricting the location and intensity of certain developments in order to preserve and protect neighborhoods from encroachment by incompatible uses and intensities, ensure adequate provision of infrastructure, and other reasons the Board of County Commissioners may decide warrant a specific area policy.

Objective 8.3.1. – Protect Conservation and open space lands from incompatible uses to maintain the function and value of open space lands as habitat for wildlife, promote unique communities, and for passive recreation.

GOAL - 9.5 Ensure Adequate Supply, Treatment, and Delivery of Potable Water For All Retail and Wholesale Customers of Manatee County Within the Potable/Wastewater Service Areas.

In the opinion of Staff, Ordinance 26-42 is consistent with the Comprehensive Plan and in accordance with the Land Development Code.

Attachments

1. Ordinance No. 26-42
2. Business Impact Estimate
3. Chapter 2026-65, Laws of Florida
4. Affidavit of Publishing
5. Public comment

ORDINANCE NO. 26-42

AN ORDINANCE OF MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Manatee County, Florida, (hereinafter the "Board") has the authority pursuant to Chapter 125, Florida Statutes, and Article VIII of the Florida Constitution to protect the public health, safety, and general welfare of its residents and to enact ordinances for valid governmental purposes that are not inconsistent with general or special law; and

WHEREAS, Chapter Law 2026-65 creating Section 163.326, Florida Statutes, specifically provides for the authority of the Board to regulate facilities with substantial electric or other utility demands, such as data centers, large-scale data centers, as defined in Sections 373.203(3) and (4), Florida Statutes, and other large load customers, as defined in Section 366.043(2)(d), Florida Statutes, through comprehensive plans and land development regulations. Further, newly created Section 373.262, Florida Statutes, provides that local governments may prohibit the siting of large-scale data centers within their jurisdictions; and

WHEREAS, Manatee County is located within a coastal region and in the Tampa Bay Area, an area that relies heavily upon groundwater resources from the Floridan Aquifer system and surface waters; and

WHEREAS, the Southwest Florida Water Management District and the Peace River Manasota Regional Water Supply Authority, of which Manatee County is a member, emphasize the importance of careful management of groundwater withdrawals and surface

water resources to ensure long-term environmental and economic stability for the region; and

WHEREAS, data centers, large-scale data centers, and other large load customers (hereinafter referred to collectively as “Data Center or Facilities”) are known to require substantial water resources for cooling systems and substantial electrical power to support continuous computing operations, which in some cases require infrastructure demands comparable to small municipalities; and

WHEREAS, such Facilities have the potential to place significant demands on regional water supplies, water treatment infrastructure, electrical grid capacity, particularly in rapidly growing areas such as Manatee County; and

WHEREAS, such Facilities are typically massive in scale, covering vast land areas hundreds of acres in size with buildings and infrastructure, while providing little to no employment opportunities; and

WHEREAS, the Board finds that Manatee County currently lacks specific zoning provisions or development regulations addressing the unique operational characteristics, infrastructure requirements, and environmental considerations associated with Data Center Facilities; and

WHEREAS, the Board further finds that allowing such Facilities to proceed without appropriate regulatory standards would create risks to the County’s and the Region’s water resources, electrical infrastructure capacity, and land use planning objectives, will undermine economic development initiatives and long-term community development strategies; and

WHEREAS, local governments may enact moratoriums if the moratorium is intended to preserve the status quo and is rationally related to the government’s attempt to enact changes to development regulations. (*WCI Communities Inc. v. City of Coral Springs*, 885 So. 2d 912 (Fla. 4th DCA 2004)); and

WHEREAS, Florida courts have held that a permissible base for land use restrictions include concern about the effect of the proposed development on traffic, congestion, surrounding property values, demands for public services, and on other aspects of the general welfare. (*WCI Communities, Inc. v. City of Coral Springs*, 885 So. 2d 912, 915 (Fla. 4th DCA 2004); see also *Corn v. City of Lauderdale Lakes*, 997 F. 2d 1369, 1375 (11th Cir. 1993)); and

WHEREAS, local governments are entitled to enact moratoriums as a land-use tool to promote effective planning and preserve the status quo while formulating a more permanent development strategy. (*Tahoe-Sierra Pres. Council, Inc. v. Tahoe Reg'l Planning Agency*, 535 U.S. 302, 337; 122 S. Ct. 1465, 1487 (2002); and

WHEREAS, a temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within unincorporated Manatee County will allow the Board the opportunity to determine the appropriateness of allowing such uses and adopt amendments to the Manatee County Comprehensive Plan ("Comprehensive Plan"), Land Development Code("LDC"), and Code of Ordinances ("County Code") and other applicable regulations, as may be required, to regulate or prohibit such uses and the off-site impacts related thereto; and

WHEREAS, the Board wishes to establish a temporary moratorium of up to one (1) year on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within the unincorporated area and such moratorium is reasonable and necessary to accomplish the goal of revising its regulations to ensure the community welfare is well-balanced and the public health, safety, and general welfare are preserved; and

WHEREAS, on September 22, 2026, the Board of County Commissioners applied the Pending Ordinance Doctrine to this Data Center Facilities Moratorium Ordinance, which was first noticed by publication for public hearing on September 4, 2026; and

WHEREAS, public notice of all hearings required by law has been provided in accordance with Chapters 125 and 163, Florida Statutes, and the LDC; and

WHEREAS, the Board hereby finds and declares that this Ordinance imposing a moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities is in the best interest of the public health, safety, and welfare, and that it advances a valid and important public purpose.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Manatee County, Florida, as follows:

SECTION 1. Authority. This Ordinance is enacted pursuant to Chapter 125, Florida Statutes, and under the home rule powers of the County in the interest of the health, peace, safety, and general welfare of the people of Manatee County.

SECTION 2. Legislative Findings of Fact. The foregoing Whereas clauses, incorporated herein, are true and correct. The Board further finds that to enable the Development Services Department and other affected County Departments the opportunity to research, study, and determine the appropriate treatment of Data Center Facilities in Manatee County, it is necessary to place a moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within the unincorporated area.

SECTION 3. Applicability. The temporary moratorium is applicable to the unincorporated area of Manatee County, Florida.

SECTION 4. Temporary Moratorium Imposed. The County hereby imposes a temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to Data Center Facilities within the unincorporated areas. The adoption of this Ordinance is undertaken by the County in good

faith and is intended to further the goals of the Comprehensive Plan and Chapter 163, Florida Statutes, and Chapter Law 2026-65 and is not intended to discriminate against those landowners which may be subject to this Ordinance.

SECTION 5. Duration of Temporary Moratorium. The duration of this temporary moratorium shall be twelve (12) months, or until such time as repealed by the Board, whichever occurs first, and may be extended by resolution of the Board to the extent permitted by law. In addition, this temporary moratorium shall not exceed twelve (12) months unless approved by the Board by a majority vote. The limited duration of this temporary moratorium has been established to accomplish appropriate planning and regulations for future development through the LDC amendment process as described in Chapter 163, Part II, Florida Statutes, the Comprehensive Plan, the County Code and other applicable regulations. The Board may extend this moratorium by resolution if it makes a legislative determination that it is in the best interests of the citizens of Manatee County to do so.

SECTION 6. Severability. If any section, subsection, sentence, clause, provision or word of this Ordinance is held invalid, same shall be severable and the remainder of this Ordinance shall not be affected by such invalidity, such that any remainder of the Ordinance shall withstand any severed provision, as the Board would have adopted the Ordinance and its regulatory scheme even absent the invalid part.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon filing with the Florida Department of State.

DULY ADOPTED with a quorum present and voting this 6th day of October 2026.

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

By: _____
Chairperson

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk

Development Services
Public Hearing
9000 Town Center Parkway, Lakewood Ranch, FL 34202
Phone number: (941) 748-4501

BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Estimate (BIE) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

Proposed Ordinance Title

ORDINANCE NO. 26-42

AN ORDINANCE MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation.

☐ The proposed ordinance relates to the issuance or refinancing of debt.

VACANT District 1 | AMANDA BALLARD District 2 | TAL SIDDIQUE District 3 | MIKE RAHN District 4 | DR. BOB MCCANN District 5 | JASON BEARDEN At Large | GEORGE W. KRUSE At Large

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.

☐ The proposed ordinance is an emergency ordinance.

☐ The ordinance relates to procurement.

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this _____ day of _____ 2026:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

At the Regular Meeting of the Board of County Commissioners on July 28, 2026, a motion was made and carried 6-0, regarding a temporary moratorium for data centers and other large-load customers or facilities with substantial electrical, water, wastewater, or other utility demands. The temporary moratorium is in the interest of the public health, safety, and welfare since it allows the Development Services Department the time to research, study, and prepare the appropriate amendments to the Manatee County Comprehensive Plan, Land Development Code and other applicable ordinances and regulations of the County, to sufficiently address the treatment of data centers.

2. Estimate of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following (if any):

a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

No direct compliance costs will be incurred if the ordinance is enacted.

b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

There are no current businesses subject to the proposed ordinance that will be financially responsible.

c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

No regulatory costs or revenues will be imposed on current businesses to cover such costs.

3. A Good Faith Estimate of the Number of Businesses Likely to be Impacted by the Ordinance:

At this time, no current businesses will be impacted by the ordinance.

4. Additional Information the Board Determines May be Useful:

CHAPTER 2026-65

Committee Substitute for
Committee Substitute for Senate Bill No. 484

An act relating to data centers; creating s. 163.326, F.S.; providing legislative findings; specifying that local governments maintain authority to exercise power and responsibility over comprehensive planning and land development regulations relating to large load customers; prohibiting a large load customer from being considered an electric substation; amending s. 288.075, F.S.; defining the term "data center"; providing an exception to a provision allowing an extension of certain confidentiality protections; creating s. 366.043, F.S.; providing legislative findings; defining terms; requiring public utilities to provide certain minimum tariff and service requirements for large load customers; requiring that such requirements ensure that large load customers bear their costs of service and that such costs are not shifted to the general body of ratepayers; requiring certain measures to minimize the risk of nonpayment of such costs; requiring that such minimum tariff and service requirements include certain provisions designed to prevent a public utility from providing electric service to a large load customer that is a foreign entity; prohibiting a customer from separating a certain electrical load into multiple smaller connections for a specified purpose; authorizing the Florida Public Service Commission to approve public utility tariffs that include certain utility industry-accepted ratemaking and other financial tools; prohibiting any tariff, contractual provision, service requirement, or other public utility policy from preventing or hindering the curtailment or interruption of electric service to a large load customer for certain purposes; prohibiting a public utility from knowingly providing electric service to a large load customer that is a foreign entity; requiring each public utility to file a tariff in compliance with the provisions of the bill by a specified date; amending s. 373.203, F.S.; defining terms; creating s. 373.262, F.S.; providing legislative intent; prohibiting the governing board of a water management district or the Department of Environmental Protection from issuing a permit for the consumptive use of water to a large-scale data center under certain circumstances; requiring that such permit be issued to a large-scale data center applicant if the applicant establishes that the proposed use of water satisfies certain requirements; requiring the governing board or the department to require the use of reclaimed water for a large-scale data center applicant's allocation when certain requirements are met; specifying requirements for certain permit applications; prohibiting the approval of permit applications without a hearing; amending s. 373.239, F.S.; requiring that consumptive use permit modifications proposed by a large-scale data center be treated in a specified manner; requiring the Office of Program Policy Analysis and Government Accountability to contract for a study relating to the construction and operation of large-scale data centers; providing requirements for the study; requiring the study to be submitted

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to the Governor, the President of the Senate, and the Speaker of the House by a specified date; providing effective dates.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Effective upon becoming a law, section 163.326, Florida Statutes, is created to read:

163.326 Large load customer considerations.—

(1) The Legislature finds that certain land uses, including facilities with substantial electric or other utility demands, such as data centers and other large load customers as defined in s. 366.043(2), may present unique planning, infrastructure, and compatibility considerations. The Legislature intends that such considerations shall be addressed through local comprehensive planning and land development regulations adopted pursuant to this chapter, including provisions related to infrastructure capacity, land use compatibility, environmental impacts, and the efficient provision of public facilities and services.

(2) Local governments shall maintain the authority to exercise the powers and responsibilities for comprehensive planning and land development regulation granted by law with respect to large load customers. A large load customer may not be considered an electric substation for the purposes of s. 163.3208.

Section 2. Paragraphs (a), (b), and (c) of subsection (1) of section 288.075, Florida Statutes, are redesignated as paragraphs (b), (c), and (d), respectively, paragraph (a) of subsection (2) is amended, and a new paragraph (a) is added to subsection (1) of that section, to read:

288.075 Confidentiality of records.—

(1) DEFINITIONS.—As used in this section, the term:

(a) "Data center" has the same meaning as in s. 373.203.

(2) PLANS, INTENTIONS, AND INTERESTS.—

(a)1. If a private corporation, partnership, or person requests in writing before an economic incentive agreement is signed that an economic development agency maintain the confidentiality of information concerning plans, intentions, or interests of such private corporation, partnership, or person to locate, relocate, or expand any of its business activities in this state, the information is confidential and exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution for 12 months after the date an economic development agency receives a request for confidentiality or until the information is otherwise disclosed, whichever occurs first.

2. An economic development agency may extend the period of confidentiality specified in subparagraph 1. for up to an additional 12 months upon

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written request from the private corporation, partnership, or person who originally requested confidentiality under this section and upon a finding by the economic development agency that such private corporation, partnership, or person is still actively considering locating, relocating, or expanding its business activities in this state. Such a request for an extension in the period of confidentiality must be received prior to the expiration of any confidentiality originally provided under subparagraph 1. This subparagraph does not apply to information described in subparagraph 1. relating to data centers.

If a final project order for a signed economic development agreement is issued, then the information will remain confidential and exempt for 180 days after the final project order is issued, until a date specified in the final project order, or until the information is otherwise disclosed, whichever occurs first. However, such period of confidentiality may not extend beyond the period of confidentiality established in subparagraph 1. or subparagraph 2.

Section 3. Section 366.043, Florida Statutes, is created to read:

366.043 Large load tariffs for public electric utilities.—

(1) The Legislature finds that the provision of safe and reliable electric services, provided at fair, just, and reasonable rates, is essential to the welfare of the ratepayers of this state. The Legislature further finds that when one class of electric service customer requires uniquely large electrical loads at a single location, it imposes a disproportionate risk on the other ratepayers of this state and makes it necessary for the commission to develop and enforce rate structures and other policies for such customers which ensure such risk is mitigated as much as possible and prevent shifting the costs of serving large load customers to the general body of ratepayers.

(2) As used in this section, the term:

(a) "Controlled by" means having the power to direct or cause the direction of the management or policies of a company, whether through ownership of securities, by contract, or otherwise. A person or an entity that directly or indirectly has the right to vote 25 percent or more of the voting interests of the company or that is entitled to 25 percent or more of its profits is presumed to control the entity.

(b) "Foreign country of concern" has the same meaning as in s. 692.201.

(c) "Foreign entity" means an entity that is:

1. Owned or controlled by the government of a foreign country of concern; or

2. A partnership, an association, a corporation, an organization, or other combination of persons organized under the laws of or having its principal

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place of business in a foreign country of concern, or a subsidiary of such entity.

(d) "Large load customer" means a customer with an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval at a single location. The term does not include a load aggregated across multiple locations owned by the same customer. However, the term includes all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this paragraph.

(e) "Public utility" has the same meaning as in s. 366.02, except that the term does not include a gas utility.

(3) The following minimum tariff and service requirements for large load customers are required in public utility tariffs:

(a) The minimum tariff and service requirements must reasonably ensure that each large load customer bears its own full cost of service and that such cost is not shifted to the general body of ratepayers. Such cost of service includes, but is not limited to, connection, incremental transmission, incremental generation, and other infrastructure costs; operations and maintenance expenses; and any other costs required to serve a large load customer. The risk of nonpayment of such costs may not be borne by the general body of ratepayers.

(b) The minimum tariff and service requirements must include provisions reasonably designed to prevent a public utility from providing electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(4) A customer may not separate an electrical load at a single location into multiple smaller connections to avoid being classified as a large load customer.

(5) To effectuate the requirements of subsection (3), the commission may approve public utility tariffs that include utility industry-accepted rate-making and other financial tools, including, but not limited to, the following:

(a) Contributions in aid of construction or other required customer infrastructure investments that may be returned, in whole or in part, to such customers over time.

(b) Demand charges, including minimum demand charges.

(c) Incremental generation charges.

(d) Financial guarantees.

(e) Minimum load factors.

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(f) Take-or-pay provisions or similar provisions requiring payment for contracted capacity, regardless of a large load customer's actual electricity use or demand.

(g) Minimum period of service contract requirements, including early termination fees or other fees for violation of such contracts.

(6) Any tariff, contractual provision, service requirement, or other public utility policy relating to large load customers may not prevent or otherwise hinder the curtailment or interruption of electric service to a large load customer where such curtailment or interruption is intended to ensure grid stability, reduce the likelihood or breadth of wider service outages, or ensure public safety during an emergency or other exceptional circumstance.

(7) A public utility may not knowingly provide electric service to a customer that would otherwise qualify as a large load customer if that customer is a foreign entity.

(8) No later than October 1, 2026, each public utility shall file, for commission approval, a tariff that complies with this section.

Section 4. Effective upon becoming a law, subsections (3) and (4) of section 373.203, Florida Statutes, are redesignated as subsections (5) and (6), respectively, and new subsections (3) and (4) are added to that section, to read:

373.203 Definitions.—

(3) "Data center" means a facility that primarily contains electronic equipment used to process, store, and transmit digital information, which may be:

(a) A free-standing structure; or

(b) A facility within a larger structure which uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

(4) "Large-scale data center" means a single location, with a data center on site, that has an anticipated monthly peak load of 50 megawatts or more, calculated as the highest average load over a 15-minute interval. The term does not include a load aggregated across multiple locations owned by the same customer. However, the term includes all customers or other entities that have entered into a colocation or similar agreement at a single location that otherwise meets the anticipated monthly peak load provided in this subsection.

Section 5. Section 373.262, Florida Statutes, is created to read:

373.262 Large-scale data center permitting.—

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(1) It is the intent of the Legislature that the development and operation of large-scale data centers in this state be managed under a permitting framework that ensures this state's water resources are used in the public interest, in a manner that is not harmful to the water resources of this state, and consistent with local government zoning regulations and comprehensive plans.

(2) Consistent with other provisions of this part, the governing board of a water management district or the department may not issue a permit to a large-scale data center applicant for an allocation of water if the proposed use of the water is harmful to the water resources of the area or is prohibited by the applicable local government zoning regulations and comprehensive plan. A permit shall be issued to a large-scale data center applicant for an allocation of water if the applicant establishes that the proposed use of water:

(a) Is a reasonable-beneficial use as defined in s. 373.019;

(b) Will not interfere with any presently existing legal use of water; and

(c) Is consistent with the public interest.

(3) The governing board or the department shall require the use of reclaimed water in lieu of all or a portion of a proposed use of surface water or groundwater by a large-scale data center applicant when:

(a) A suitable reclaimed water supply source is available and permitted;

(b) Reclaimed water distribution or supply lines are available at the property boundary in sufficient capacity and quality to serve the applicant's needs;

(c) The applicant is capable of accessing the reclaimed water source through distribution or supply lines;

(d) Use of reclaimed water is environmentally, economically, and technically feasible; and

(e) Use of reclaimed water would not conflict with the requirements contained in the applicant's surface water discharge permit, if applicable.

(4)(a) In addition to the requirements of s. 373.229, all permit applications made under this part requesting an allocation of at least an average daily flow of 100,000 gallons of water per day by a large-scale data center must contain:

1. All sources and amounts of water and losses of water used for cooling, industrial and treatment processes, personal or sanitary needs of employees, and landscape irrigation; and

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2. A water conservation plan that, at a minimum, incorporates recycling cooling water before discharge or disposal, implementation of a leak detection and repair program, use of water efficient fixtures, and implementation of an employee awareness and education program concerning water conservation.

(b) Notwithstanding s. 373.229(4), the governing board or the department may not approve a permit application made under this part by a large-scale data center without a hearing.

Section 6. Subsection (2) of section 373.239, Florida Statutes, is amended to read:

373.239 Modification and renewal of permit terms.—

(2) If the proposed modification involves water use of 100,000 gallons or more per day or is proposed by a large-scale data center as defined in s. 373.203, the application shall be treated under the provisions of s. 373.229 in the same manner as the initial permit application. Otherwise, the governing board or the department may at its discretion approve the proposed modification without a hearing, provided the permittee establishes that:

(a) A change in conditions has resulted in the water allowed under the permit becoming inadequate for the permittee's need, or

(b) The proposed modification would result in a more efficient utilization of water than is possible under the existing permit.

Section 7. The Office of Program Policy Analysis and Government Accountability (OPPAGA) shall contract for an independent, interdisciplinary study of policy considerations related to the construction and operation of large-scale data centers, including, but not limited to, state, regional, or local economic development and tax revenue impacts; use of land, water, and other natural resources; energy use and related cost and rate impacts; and public health and safety related impacts. OPPAGA may contract with one or more nonpartisan academic or nonprofit research organizations with policy and scientific expertise in relevant fields of study. The study must identify any issues unique to the construction and operation of large-scale data centers in this state. The study must also include recommendations on facility siting and mitigation measures that should be considered to reduce any potential negative impacts. OPPAGA shall submit the study to the Governor, the President of the Senate, and the Speaker of the House of Representatives by July 1, 2027.

Section 8. Except as otherwise expressly provided in this act and except for this section, which shall take effect upon becoming a law, this act shall take effect July 1, 2026.

Approved by the Governor May 7, 2026.

Filed in Office Secretary of State May 7, 2026.

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Before the undersigned authority personally appeared **Quantana Acevedo,** 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 Public Hearing for Ordinance 26-42 with Business Impact Estimate** for the **Manatee County Board of County Commissioners Regular Meeting on October 6, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **September 21, 2026** and corrected on **September 29, 2026**.

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

By: QAcevedo
Quantana Acevedo
Planning and Zoning Tech III

Sworn to and subscribed before me this 29th day of September 2026, by Quantana Acevedo, who is personally known to me or who has produced (type of identification) as identification.

ABIGAIL RUTH-ELLEN BONDS
Notary Public-State of Florida
Commission # HH 815493
My Commission Expires
July 26, 2030

Abigail Bonds
(Signature of Notary Public)
Abigail Bonds
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: July 26, 2030
Commission Number: HH 815493

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, pursuant to Section 125.66(2)(a), Florida Statutes, that the Board of County Commissioners of Manatee County, Florida, will conduct a public hearing on **October 6, 2026, beginning at 9:00 a.m.**, or as soon thereafter as possible, in the Commission Chambers, located on the first floor of the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton, Florida, to consider the following Ordinance:

ORDINANCE NO. 26-42

AN ORDINANCE OF MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

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 extension 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, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the above referenced meeting or public hearing will need a record of the proceedings, and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Date Published: September 21, 2026 and corrected on September 29, 2026

Development Services
Public Hearing
9000 Town Center Parkway, Lakewood Ranch, FL 34202
Phone number: (941) 748-4501

BUSINESS IMPACT ESTIMATE

In accordance with Section 125.66(3)(a), Florida Statutes, a Business Impact Estimate (BIE) is required to be prepared before enacting certain ordinances and posted on Manatee County's website no later than the date the notice of intent to consider the proposed ordinance is published (which, per Section 125.66, Florida Statutes, is 10 days before the public hearing).

Proposed Ordinance Title

ORDINANCE NO. 26-42

AN ORDINANCE OF MANATEE COUNTY, FLORIDA ESTABLISHING A TEMPORARY MORATORIUM ON THE SUBMISSION AND ACCEPTANCE OF APPLICATIONS FOR BUILDING PERMITS, SITE PLANS, DEVELOPMENT ORDERS, DEVELOPMENT AGREEMENTS, SPECIAL PERMIT USES, REZONINGS, AND COMPREHENSIVE PLAN AMENDMENTS RELATED TO DATA CENTERS, LARGE-SCALE DATA CENTERS AND OTHER LARGE LOAD CUSTOMERS WITHIN UNINCORPORATED MANATEE COUNTY; PROVIDING FOR AUTHORITY; LEGISLATIVE FINDINGS OF FACT; TEMPORARY MORATORIUM IMPOSED; DURATION OF TEMPORARY MORATORIUM; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

The following types of ordinances are exempt from the BIE requirement under Section 125.66(3)(c), Florida Statutes. As such, if one or more boxes are checked below, Manatee County believes that a BIE is not required by state law for the proposed ordinance referenced above. Manatee County reserves the right to revise this BIE following an initial posting. Notwithstanding, Manatee County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Manatee County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

☐ The proposed ordinance is required for compliance with Federal or State law or regulation.

☐ The proposed ordinance relates to the issuance or refinancing of debt.

VACANT District 1 | AMANDA BALLARD District 2 | TAL SIDDIQUE District 3 | MIKE RAHN District 4 | DR. BOB MCCANN District 5 | JASON BEARDEN At Large | GEORGE W. KRUSE At Large

☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget.

☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the local government.

☐ The proposed ordinance is an emergency ordinance.

☐ The ordinance relates to procurement.

☒ The proposed ordinance is enacted to implement the following:

a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits

b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts

c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

Consistent with the posting requirement set forth in Section 125.66(3)(a), Florida Statutes, the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this 21st day of September 2026 and corrected on 29th day of September 2026:

1. Summary of Proposed Ordinance, Including a Statement of the Public Purpose to be Served by the Proposed Ordinance, Such as Serving the Public Health, Safety, Morals, and Welfare of the County:

At the Regular Meeting of the Board of County Commissioners on July 28, 2026, a motion was made and carried 6-0, regarding a temporary moratorium for data centers and other large-load customers or facilities with substantial electrical, water, wastewater, or other utility demands. The temporary moratorium is in the interest of the public health, safety, and welfare since it allows the Development Services Department the time to research, study, and prepare the appropriate amendments to the Manatee County Comprehensive Plan, Land Development Code and other applicable ordinances and regulations of the County, to sufficiently address the treatment of data centers.

2. Estimate of Direct Economic Impact of Proposed Ordinance on Private, For-Profit Businesses in the County, Including the Following (if any):

a. An estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted:

No direct compliance costs will be incurred if the ordinance is enacted.

b. Any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible:

There are no current businesses subject to the proposed ordinance that will be financially responsible.

c. An estimate of the County's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs:

No regulatory costs or revenues will be imposed on current businesses to cover such costs.

3. A Good Faith Estimate of the Number of Businesses Likely to be Impacted by the Ordinance:

At this time, no current businesses will be impacted by the ordinance.

4. Additional Information the Board Determines May be Useful:

Board of County Commissioners: October 8, 2026

ORDINANCE NO. 26-15 – PARRISH LAKES DRI #28 – PLN2408-0048

An Ordinance of the Board of County Commissioners of Manatee County, Florida, amending and restating Ordinance No. 17-36 and rendering an amended and restated Development Order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact (DRI #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the Development Order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka Stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC.; providing for development rights, conditions, and obligations; providing for severability; and providing an effective date.

The Parrish Lakes DRI consists of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).

Planning Commission: 5/14/2026 and 9/17/2026

Board of County Commissioners: 6/4/2026, 8/6/2026 and 10/8/2026

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 in compliance with the applicable standards for review in the Land Development Code, Florida Statutes, subject to the conditions of approval established in the Development Order, I move to APPROVE Ordinance 26-15 (fka 17-36), as recommended by the Planning Commission.

DENIAL:

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, I move to DENY Manatee County Ordinance 26-15 (fka 17-36).

PLANNING COMMISSION ACTION:

- **On May 14, 2026, by a vote of 4-2, the Planning Commission voted to recommend denial with Member Bower and Sciullo voting nay and Chairman DeLesline absent. Planning Commission recommended denial due to Potable water shortage and Traffic issues.**
- **On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval. Member Bower was absent.**

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- **On June 4, 2026, by a vote of 6-0, with District one seat vacant, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting.**
- **On August 6, 2026, Denise Greer Deputy Director continued the public hearing to no date set and to be readvertised.**

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

- **Ken Piper expressed concern regarding the difference between quasi-judicial and legislative, amendments to the project, due process, public notice, and requested denial of the requests.**
- **Mark VanDeRee questioned if citizens can call in regarding the Comprehensive Plan amendment, road conditions, no representation for District 1,**
- **Elizabeth Arnold questioned how many dwelling units have been approved and not built, and expressed concern with traffic, flooding, school capacity, and no representation for District 1.**
- **Leonard Arnold requested denial of the request due to additional residential units and traffic.**
- **Revised Environmental Narrative and additional public comment was entered into the record.**

June 4, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

August 6, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

September 17, 2026 – Planning Commission

- **There were no public comments.**
- **Public Comments were entered into the record.**

CASE SUMMARY

Case Number: **ORD 26-15 (fka 17-36) (PLN2408-0048)**

Case Name: **Parrish Lakes DRI #28 Amendment**

Applicant(s): **Marshall Robinson**

Agent: **Marshall Robinson**

Location: **The south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County).**

Case Manager: **CJ Mills, Planner II**

REQUEST

The request is to modify Map H and the Development Order with the following changes: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility ("school") as a permitted use; 3) remove affordable housing conditions (fka stipulations) m.1 through m.12; and 4) align phase I and II buildout dates to 2036; revise the revisions to terminology and format, and clarification changes.

SURROUNDING LAND USES AND ZONING

- A mix of planned development residential, planned development mixed use, and agriculture zoning lie to the north of the site, as well as the Robinson Gateway DRI.
- Agricultural zoning along with a Manatee County water treatment facility are positions to the south of the site (PDPI-06-45).
- Planned development residential comprises most of the zoning to the east of the site with two parcels of agricultural zoning.
- Residential, public/semi-public, and agricultural zoning are positions to the west of the project site.

HISTORY

The original Zoning Ordinance PDMU-16-16(Z)(G) and Development Order 17-36 (DRI #28) were approved on October 5, 2017. Ordinance 17-36 approved an Application for Development Approval (ADA), currently known as a Local Development Agreement (LDA), which also approved a Land Use Equivalency Matrix (LUEM) to allow conversion between various approved uses within specific ranges. In October 2011, with the approval of Ordinance No. 10-11, the Future Land Use Category (FLUC) was changed from Urban Fringe – 3 (UF-3) to Mixed Use (MU) while retaining approximately 23 acres of Public/Semi-Public 1 (P/SP-1) for a Florida Power and Light (FPL) easement.

The following amendments to the Parrish Lakes DRI Development Order were approved by the Board of County Commissioners:

- February 9, 2010, FLM, Inc. initially submitted a Development of Regional Impact (DRI) Application for Development Approval (ADA) for 3,300 residential units; 400,000 square feet of retail; 50,000 square feet of office; and, approval of a Land Use Equivalency Matrix (LUEM) to allow conversion among various approved uses within specific ranges as legally described in Section 7, referred to as Parrish Lakes DRI, or the Project.

- October 12, 2010 the Board of County Commissioners approved an amendment (Ordinance 10-11) to the Future Land Use Map of the Future Land Use Element of the Manatee County Comprehensive Plan for the project from the Urban Fringe-3 (UF-3) and Public/Semi-Public-1 (P/SP-1) FLUCs to the Mixed Use (MU) FLUC for approximately 1,132 acres and retaining the P/SP-1 FLUC for a 23-acre FPL easement.

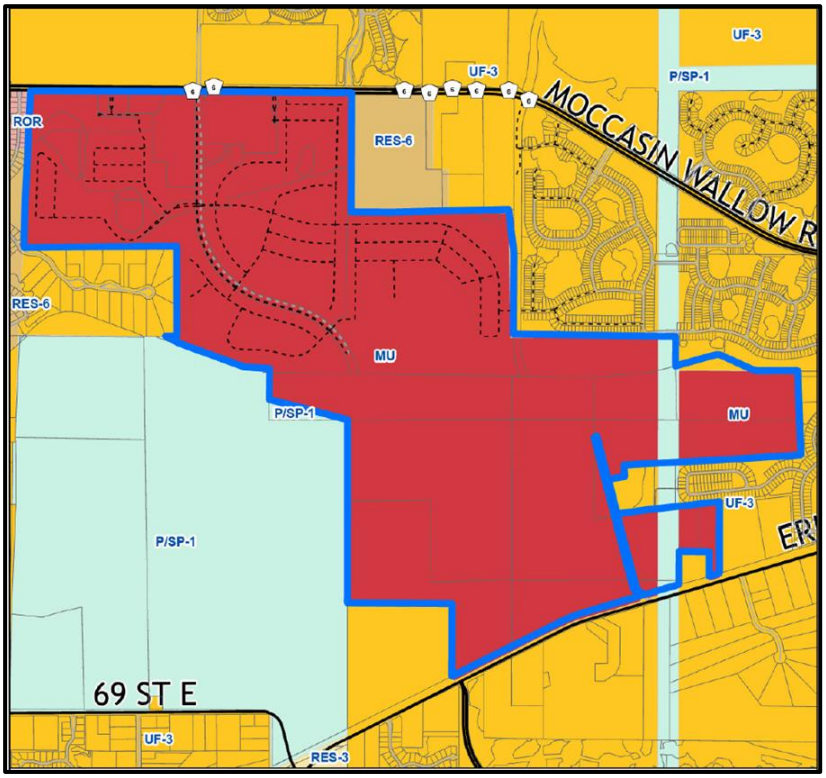
- September 7, 2017 the Board of County Commissioners approved the Application for Development Approval (ADA), Parrish Lakes DRI #28, Ordinance 17-36.

- October 5, 2017 the Board of County Commissioners approved Zoning Ordinance PDMU16-16(Z)(G) permitting a General Development Plan (GDP) for up to 3,300 residential dwelling units, 400,000 square feet of commercial entitlements, and 50,000 square feet of office space.

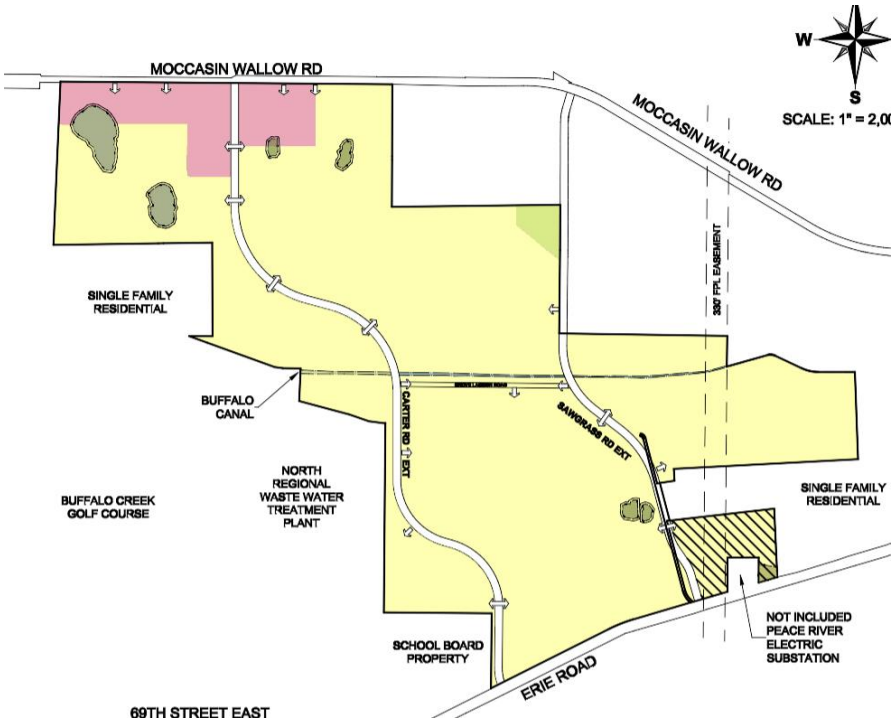
- June 16, 2022 the Board of County Commissioners approved an amendment to PDMU-16-16(Z)(G) with PDMU-16-16(G)(R) to: 1) revise the design standards to correct errors to the minimum single-family attached lot size for traditional design standards from 2,000 square feet to 2,200 square feet and to modify the minimum single-family attached lot size for conventional design standards from 2,500 square feet to 2,000 square feet; 2) modify required buffers width along Moccasin Wallow Road to be 30 feet when adjacent to residential and 25 feet when adjacent to commercial properties or projects; 3) update phasing and build-out dates to reflect previously granted legislative extensions; 4) amend conditions (fka stipulations) to reflect the approval of a LDA; 5) update the name of the developer; and 6) adjust access points to match current planned access points.

- June 6, 2024 the Board of County Commissioners approved an amendment to PDMU-16-16(G)(R) with PDMU-16-16(G)(R2) to: 1) increase the total number of residential units from 3,300 units to 3,401 units; 2) modify the composition of the residential product types, decreasing the number of multifamily units from 1,100 to 400, and increasing the number of single-family units from 2,200 units to 3,001 units; 3) reduce the commercial entitlements from 400,000 square feet to 260,000 square feet; 4) reduce the office entitlements from 50,000 square feet to 35,000 square feet; 5) remove the North Central Overlay standards; 6) increase the maximum height of commercial buildings from 35 feet (two stories) to 45 feet (three stories); 7) reduce the landscape buffer width from 50 feet to 30 feet adjacent to the thoroughfares; and (8) adjust access points to match current planned access points.

FLUC


UF-3
P/SP-1
UF-3
MOCCASIN WALLOW R
ROR
RES-6
RES-6
MU
P/SP-1
MU
UF-3
P/SP-1
69 ST E
UF-3
RES-3

MAP H


W
S
SCALE: 1" = 2,0
MOCCASIN WALLOW RD
MOCCASIN WALLOW RD
330' FPL EASEMENT
SINGLE FAMILY RESIDENTIAL
BUFFALO CANAL
CARTER RD EXT
SAWGRASS RD EXT
NORTH REGIONAL WASTE WATER TREATMENT PLANT
BUFFALO CREEK GOLF COURSE
SINGLE FAMILY RESIDENTIAL
SCHOOL BOARD PROPERTY
NOT INCLUDED PEACE RIVER ELECTRIC SUBSTATION
ERIE ROAD
69TH STREET EAST

STAFF DISCUSSION

LDC Section 312.6 - Neighborhood Workshops

The applicant held a neighborhood workshop on April 20, 2026. The application was submitted before the July 10, 2025 directive from the Department Director that mandated applicants to hold neighborhood workshops prior to application approval. Refer to accompanying GDP application for Land Development Code (LDC) Section 312.6 analysis.

Summary

The proposed amendment to the Development Order is accompanied by a revision to Zoning Ordinance PDMU-16-16(G)(R2) (PLN2408-0049).

The DRI amendment proposes the following:

1. Decrease number of residential entitlements from 3,401 to 3,130
   a. Revise the dwelling types to increase the number of detached units from 2,421 to 2,444, increase the number of attached units from 580 to 686, and decrease the number of multi-family units from 400 to zero
   b. Increase the total commercial entitlements from 260,000 square feet to 302,251 square feet
   c. Increase office entitlements from 35,000 to 43,320 square feet
   d. Align Phase I and II buildout dates to 2036

~~**TABLE 1. DEVELOPMENT TOTALS**~~

	~~Residential (units)~~		~~Retail (sq. ft.)~~	~~Office (sq. ft.)~~
	~~Single Family~~	~~Multifamily~~		
~~Phase 1 (2026)~~	~~900~~	~~600~~	~~250,000~~	~~0~~
~~Phase 2 (2036)~~	~~1,300~~	~~500~~	~~150,000~~	~~50,000~~
~~Total~~	~~2,200~~	~~1,100~~	~~400,000~~	~~50,000~~

TABLE 1: DEVELOPMENT TOTALS

PHASING: PHASE I – 2036 PHASE II - 2036			
Land Use	**Approved Entitlement**	**Change**	**Revised Entitlement**
Single-Family Detached (SFD)	2,421 units	+23 units	2,444 units
Single-Family Attached / Townhome (SFA)	580 units	+106 units	686 units
Multi-Family (MF)	400 units	-400 units	0 units
Total Residential	**3,401 units**	**(-271 units)**	**3,130 units**
Commercial / Retail	260,000 sf	+42,251 sf	302,251 sf
Office	35,000 sf	+8,320 sf	43,320 sf
Total Non-Residential	**295,000 sf**	**+50,571 sf**	**345,571 sf**

Analysis: Per the Land Use Equivalency Matrix (LUEM), the number of trips through this exchange of uses will not have a net increase on the previously approved trips for the project.

2. Remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12
   Analysis: The previous Development Order provided specific Affordable Housing Development Conditions as a voluntary housing mitigation program in lieu of analysis required by Florida Administrative Code (F.A.C.) 73-40-048. This housing mitigation condition provided for a commitment of at least 10% (330 units) of the approved dwellings as "affordable" or "workforce/essential worker" housing or be required to pay no more than $660,000 in total to the Manatee County Affordable Housing Program. The approval of HB 1151, Chapter 2018-158, repealed the affordable housing mitigation program requirement by placing responsibility on local governments for review. HB 1151 also repealed the requirement for DRIs to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed the onus on local government to review in accordance with their Comprehensive Plan and LDC. The applicant indicates that some of the affordable housing incentives are not available in this area; the new non-residential intensity does not provide a basis for affordable housing but is willing to work with the end user for possible affordable housing opportunities.

3. Allow Charter school as a permitted use and allow commercial uses in parcel C-7 (See Figure 1 below)
   Analysis: The proposed amendment includes the addition of a possible K-12 public charter school and commercial uses to be permitted in Parcel C-7. This parcel is approximately 35 acres and

was previously approved to allow a mixture of 282 dwelling units; it allowed for a gross density of 8 dwelling units per acre (DU/GA).

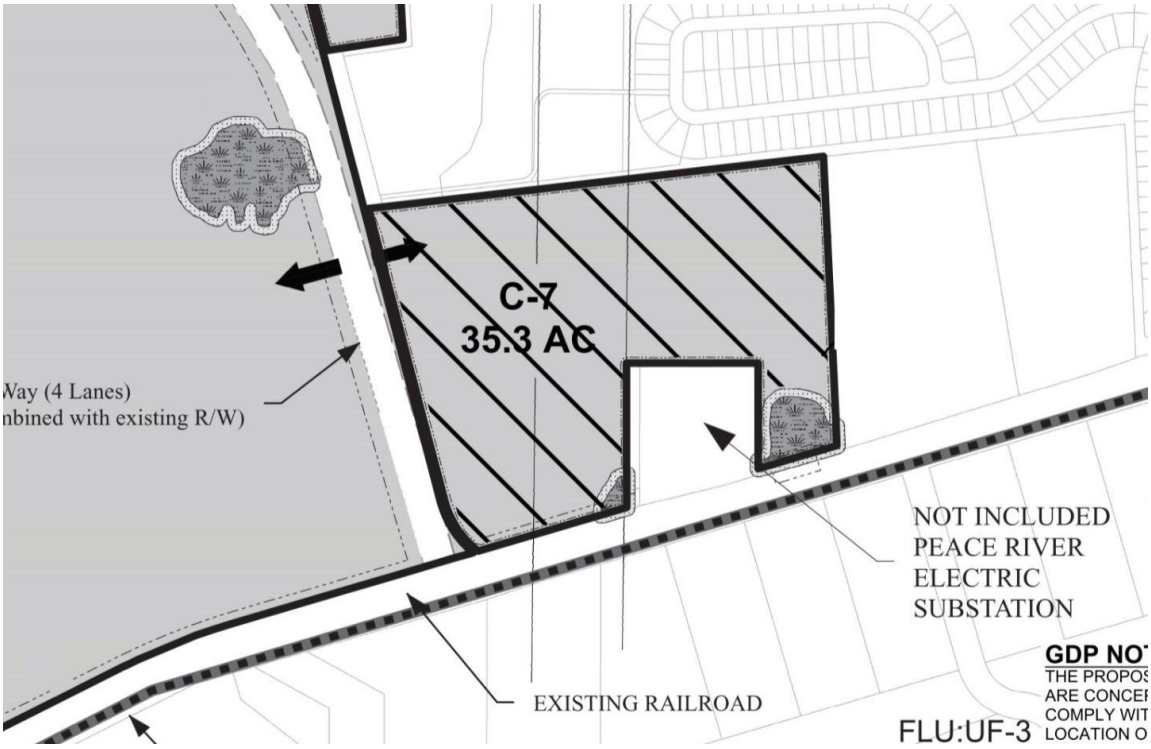
TABLE 2: LAND USE EQUIVALENCY MATRIX

CHANGE FROM: \ CHANGE TO:	210: Single-Family Detached Housing	220: Apartment	230: Condominium/ Townhome	254: Assisted Living	710: General Office	720: Medical Office	255: Continuing Care Retirement Community	620: Nursing Home	820: Shopping Center
210: Single-Family Detached Housing		1.613 d.u./d.u.	1.923 d.u./d.u.	4.545 bed/d.u.	0.671 ksf/d.u.	0.28 ksf/d.u.	6.25 unit/d.u.	4.545 bed/d.u.	0.27 ksf/d.u.
220: Apartment	0.62 d.u./d.u.		1.192 d.u./d.u.	2.818 bed/d.u.	0.416 ksf/d.u.	0.174 ksf/d.u.	3.875 unit/d.u.	2.818 bed/d.u.	0.167 ksf/d.u.
230: Condominium/ Townhome	0.52 d.u./d.u.	0.839 d.u./d.u.		2.364 bed/d.u.	0.349 ksf/d.u.	0.146 ksf/d.u.	3.25 unit/d.u.	2.364 bed/d.u.	0.14 ksf/d.u.
710: General Office	1.49 d.u./ksf	2.403 d.u./ksf	2.865 d.u./ksf	6.773 bed/ksf		0.417 ksf/ksf	9.313 unit/ksf	6.773 bed/ksf	0.402 ksf/ksf
820: Shopping Center	3.71 d.u./ksf	5.984 d.u./ksf	7.135 d.u./ksf	16.864 bed/ksf	2.49 ksf/ksf	1.039 ksf/ksf	23.188 unit/ksf	16.864 bed/ksf	

1. Land use changes are based on the peak-hour of adjacent street traffic, one hour between 4 and 6 PM.
2. Equivalency factors are based on the ITE Trip Generation Manual 9th Edition average rate for each land use.

Analysis: The requested amendment will result in a zero net increase in trips generated.

Figure 1: Parcel C-7



TRANSPORTATION
Major Transportation Facilities: The site is located north of Erie Road and south of Moccasin Wallow Road, and approximately 0.75 miles east of I-75. The project will impact the following existing and proposed roadways, which are adjacent to or nearby the project site: Moccasin Wallow Road is an existing two-lane road with a 35-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan's Future Traffic Circulation Plan. Erie Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan. Carter Road is a proposed (and partially existing) four-lane road with a 25-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan. Sawgrass Road is a proposed (and partially constructed) four-lane road with a 45-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan. **Transportation Link Capacity Analysis:**

The Applicant is seeking a modification to the Development Regional Impact (DRI) and submitted a Land Use Exchange Matrix (LUEM) to show the impacts potentially arising from the change in DRI.

The entitlements under the current DRI consist of:

- ✓ 2,200 single family dwelling units,
- ✓ 1,100 multifamily dwelling units,
- ✓ 440,000 square feet of retail, and
- ✓ 50,000 square feet of office

The entitlements under the proposed DRI will consist of:

- ✓ 2,444 single family dwelling units,
- ✓ 686 townhomes,
- ✓ 302,251 square feet of retail, and
- ✓ 43,320 square feet of office

The conclusion of the LUEM analysis indicates that the proposed change will not result in an increase in new external traffic impacts, and therefore, no changes to traffic mitigation are required.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
Moccasin Wallow Road	2750	D	D	F	F
Moccasin Wallow Road	2751	D	D	F	F
Sawgrass Road	4190	C	D	C	C
Sawgrass Road	4192	C	D	C	C
Erie Road	2480	C	D	D	D
Eria Road	2485	C	D	E	E
Carter Road	2275	C	D	F	F
Carter Road	Not Assigned	N/A	D	D	D

NOTE: Level of Service was not submitted as part of the application traffic study. The information shows the first impacted thoroughfares standard, existing and projected level of services. The Land Use Equivalent Exchange Matrix exchange uses keeping the same number of trips distributed in the first impacted thoroughfares unchanged from the previously existing and vested trips.

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes, CLOS-17-058 for Parrish Lakes DRI # 28 expires on 12/16/2039. Changes made to the GDP and DRI will be reflected in a revised CLOS.

TRAFFIC STUDY REQUIRED: Yes. The applicant prepared a trip generation comparison/LUEM.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan

POSITIVE ASPECTS

- The changes proposed with this amendment maintains compatibility with surrounding residential uses.
- The amendment proposes a school within the project.
- The modification to the DRI will not result in an increase in new external traffic impacts. (Transportation)
-

NEGATIVE ASPECTS

- The potential impacts from the trips generated by the charter school are not included in the LUEM and therefore have not been analyzed with this application.

MITIGATING MEASURES

- A new traffic study for the school use shall be required at time of the school site plan submittal.

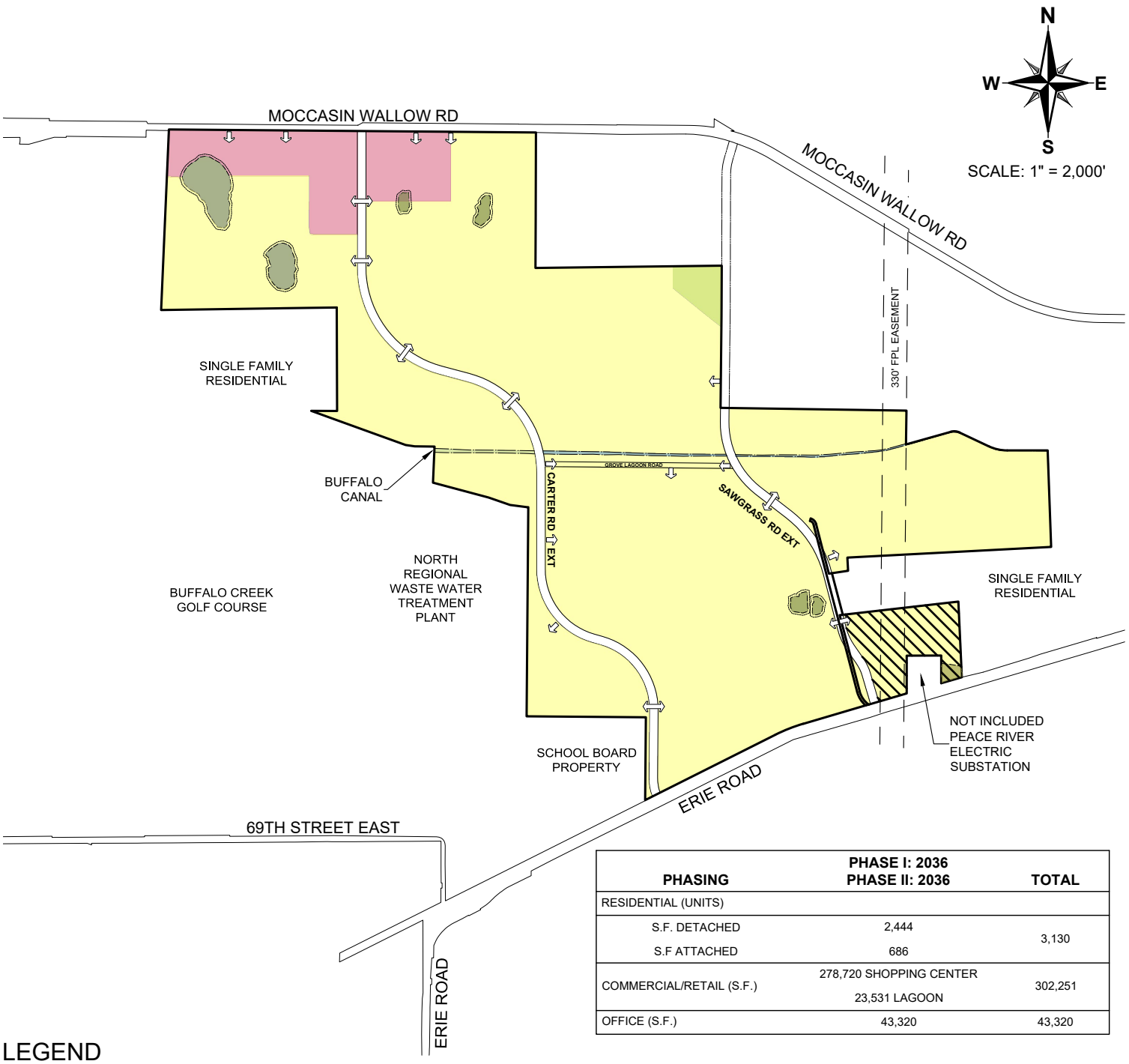
CONDITIONS OF APPROVAL (FKA STIPULATIONS)

See attached Ordinance

ATTACHMENTS:

1. **Staff Report Maps and Aerials**
2. **Revised Map H**
3. **Ordinance 26-15 Strikethrough/Underline format**
4. **Neighborhood Workshop Summary**
5. **Affidavit of Publishing**
6. **Public Comment**
7. **Utility Calculations**

EXHIBIT A



PHASING	PHASE I: 2036 PHASE II: 2036	TOTAL
RESIDENTIAL (UNITS)		
S.F. DETACHED	2,444	3,130
S.F ATTACHED	686	
COMMERCIAL/RETAIL (S.F.)	278,720 SHOPPING CENTER 23,531 LAGOON	302,251
OFFICE (S.F.)	43,320	43,320

LEGEND

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (+/- 64 ACRES)
- SINGLE FAMILY (+/-1,016.1 ACRES)
- WETLAND CONSERVATION AREA/BUFFALO CANAL (+/-19.8 ACRES)
- BUFFALO CANAL - "STREAMS & WATERWAYS" (+/-5.0 ACRES)
- PROPOSED RIGHT-OF-WAY (+/- 44.1 ACRES)
- UPLAND PRESERVATION AREA (+/- 6.0 ACRES)
- *RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER (+/- 35.3 ACRES)
- CONCEPTUAL ACCESS POINT

*NOTE: RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER IS INCLUDED AND PART OF SINGLE FAMILY RESIDENTIAL ACREAGE (+/- 1,016.1 ACRES)

NOTES:
1. LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER
2. LDC 350.4.A - PUBLIC EDUCATIONAL FACILITIES SHALL BE ALLOWABLE USES IN ALL ZONING DISTRICTS, EXCEPT HEAVY MANUFACTURING AND CONSERVATION ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THIS SECTION. PUBLIC EDUCATIONAL FACILITIES MAY BE ALLOWED IN HEAVY MANUFACTURING AND ZONING DISTRICTS AT THE DISCRETION OF THE COUNTY.

HAMILTON ENGINEERING & SURVEYING, LLC

3409 W LEMON ST
TAMPA, FL 33609
813.250.3535

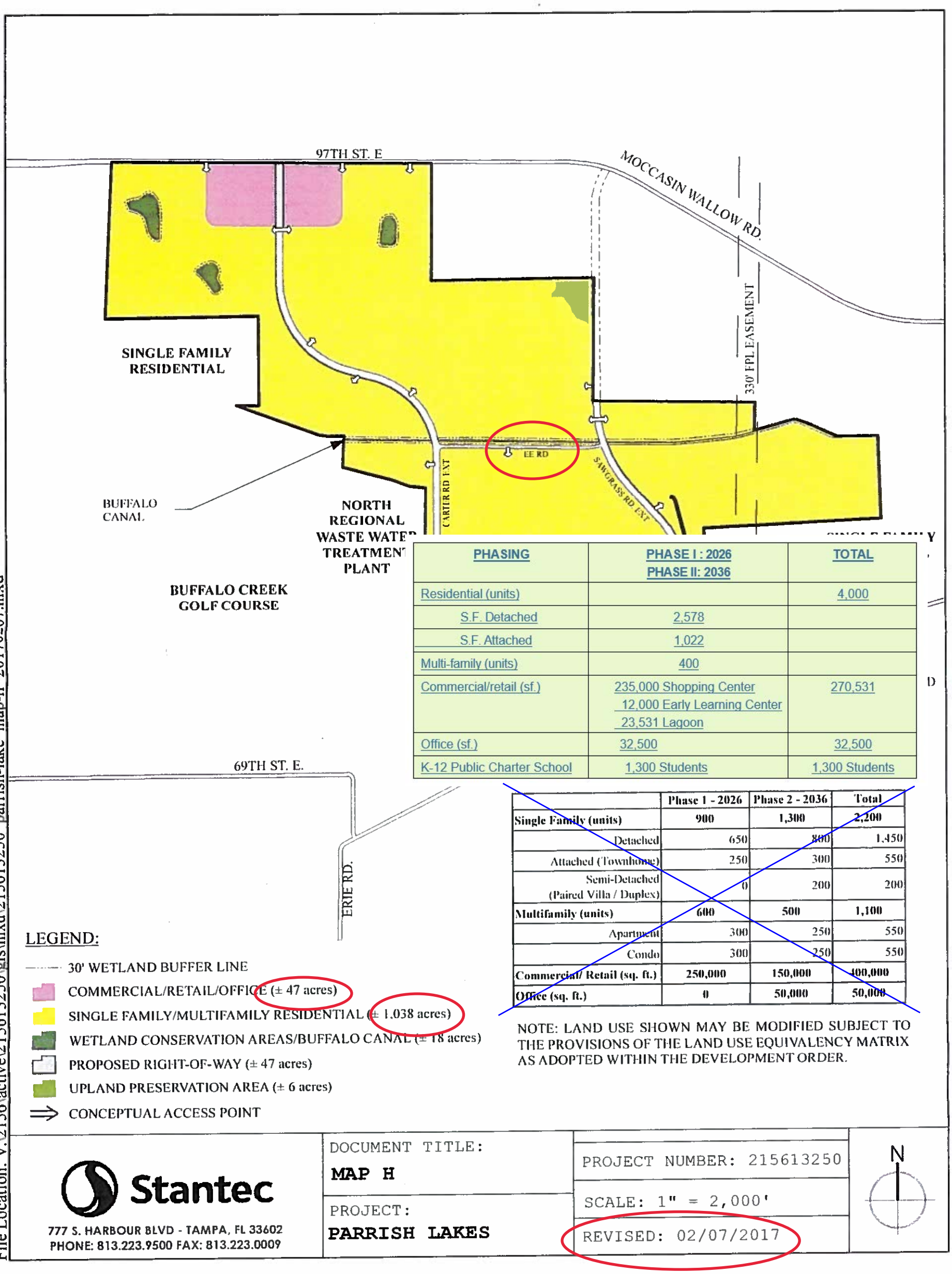
2400 N. FORSYTH 106
ORLANDO, FL 32807
407.362.5929

8340 CONSUMER CIRCLE
SARASOTA, FL 32807
941.377.9178

PARRISH LAKES DRI
MAP H

JOB NUMBER	DATE	PREPARED BY
23HAM0173	07/07/2026	RYAN MCCAFFREY

Exhibit A



PHASING	PHASE I : 2026 PHASE II: 2036	TOTAL
Residential (units)		4,000
S.F. Detached	2,578	
S.F. Attached	1,022	
Multi-family (units)	400	
Commercial/retail (sf.)	235,000 Shopping Center 12,000 Early Learning Center 23,531 Lagoon	270,531
Office (sf.)	32,500	32,500
K-12 Public Charter School	1,300 Students	1,300 Students

	Phase 1 - 2026	Phase 2 - 2036	Total
Single Family (units)	**900**	**1,300**	**2,200**
Detached	650	800	1,450
Attached (Townhome)	250	300	550
Semi-Detached (Paired Villa / Duplex)	0	200	200
Multifamily (units)	**600**	**500**	**1,100**
Apartment	300	250	550
Condo	300	250	550
Commercial/ Retail (sq. ft.)	**250,000**	**150,000**	**400,000**
Office (sq. ft.)	**0**	**50,000**	**50,000**

LEGEND:

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (± 47 acres)
- SINGLE FAMILY/MULTIFAMILY RESIDENTIAL (± 1,038 acres)
- WETLAND CONSERVATION AREAS/BUFFALO CANAL (± 18 acres)
- PROPOSED RIGHT-OF-WAY (± 47 acres)
- UPLAND PRESERVATION AREA (± 6 acres)
- CONCEPTUAL ACCESS POINT

NOTE: LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER.

Stantec
777 S. HARBOUR BLVD - TAMPA, FL 33602
PHONE: 813.223.9500 FAX: 813.223.0009

DOCUMENT TITLE: **MAP H**

PROJECT: **PARRISH LAKES**

PROJECT NUMBER: 215613250

SCALE: 1" = 2,000'

REVISED: 02/07/2017

N

File Location: V:\2156\active\215613250\gis\mxd\215613250_parrish-lake_map-h_20170207.mxd

Board of County Commissioners: October 8, 2026

PDMU-16-16(G)(R3) – PARRISH LAKES GDP AMENDMENT – HAWK PARRISH LAKES, LLC., CNL PARRISH LAKES EAST, LLC., CNL PARRISH LAKES WEST, LLC., AND FLM INC. (OWNERS) – PLN2408-0049

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public educational facility and commercial/retail uses on Parcel C-7 as permitted uses; 3) eliminate Section 3.P (P1-P12) for affordable housing; 4) allow Phase I and Phase II buildout dates to be completed in 2036; and modify certain conditions consistent with current department practices and other amendments for internal consistency, subject to stipulations as conditions of approval; setting forth findings; providing legal description; providing for severability; and providing an effective date.

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

Planning Commission: 05/14/2026 and 9/17/2026
Board of County Commissioners: 06/04/2026, 8/6/2026, and 10/8/2026

Alternative Motions

APPROVAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be CONSISTENT with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, I move to ADOPT Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and APPROVE the General Development Plan amendment with conditions of approval, as recommended by the Planning Commission.

DENIAL
Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be INCONSISTENT with the Manatee County Comprehensive Plan and not in compliance with the applicable review standards in the Manatee County Land Development Code, I move to DENY Manatee County Zoning Ordinance Number PDMU-16-16(G)(R3); and DENY the General Development Plan amendment.

PLANNING COMMISSION ACTION:

- **On May 14, 2026, by a vote of 4-2, the Planning Commission voted to recommend denial with Member Bower and Sciullo voting nay and Chairman DeLesline absent. Planning Commission recommended denial due to Potable water shortage and Traffic issues.**
- **On September 17, 2026, by a vote of 6 – 0, the Planning Commission recommended approval. Member Bower was absent.**

BOARD OF COUNTY COMMISSIONERS LAND USE MEETING ACTION:

- **On June 4, 2026, by a vote of 6-0, with District one seat vacant, the Board of County Commissioners voted to continue the public hearing to August 6, 2026, Board of County Commissioners Land Use Meeting.**
- **On August 6, 2026, Denise Greer Deputy Director continued the public hearing to no date set and to be readvertised.**

PUBLIC COMMENT AND CORRESPONDENCE:

May 14, 2026 – Planning Commission

- **Public Comments**
  - **Ken Piper expressed concern regarding the difference between quasi-judicial and legislative amendments to the project, due process, public notice, and requested denial of the requests.**
  - **Mark VanDeRee questioned if citizens can call in regarding the Comprehensive Plan amendment, road conditions, no representation for District 1,**
  - **Elizabeth Arnold questioned how many dwelling units have been approved and not built, and expressed concern with traffic, flooding, school capacity, and no representation for District 1.**
  - **Larry Arnold requested denial of the request due to additional residential units and traffic.**
- **Revised Environmental Narrative and additional public comment was entered into the record.**

June 4, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

August 6, 2026 –Board of County Commissioners Land Use

- **There were no public comments.**
- **Additional public comment was entered into the record.**

September 17, 2026 – Planning Commission

- **There were no public comments.**
- **Updated motion in strikethrough/underline format and public comments were entered into the record.**

	Section
1	Project Summary
2	Maps & Discussion
3	Project Details
4	Land Development Code Analysis
5	Comprehensive Plan Analysis
6	Positive/Negative Aspects/Mitigating Measures
7	Specific Approval Requests
8	Conditions of Approval

SECTION 1	
PROJECT SUMMARY	
CASE NUMBER	PDMU-16-16(G)(R3) / PLN2408-0049
PROJECT NAME	Parrish Lakes GDP Amendment
PARCEL ID(S) / ADDRESS	7205 and 8505 Moccasin Wallow Road 7400, 7205, 7707, and 7800 Sawgrass Road
GENERAL LOCATION	The south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and the north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County)
SECTION / TOWNSHIP / RANGE	Sections: 22-26 Township: 33 S Range: 18 E
ACRES	Approximately 1,155 acres
APPLICANT(S) / AGENT	Marshall Robinson (Grimes Galvano)
FUTURE LAND USE CATEGORY	**Mixed-Use (MU):** Approximately 1,132 acres **Public/Semi-Public (1) (P/SP(1))**: Approximately 23 acres (Florida Power and Light easement)
EXISTING ZONING / USE(S)	**Zoning:** Planned Development Mixed Use (PDMU) **Use:** Commercial, office, and residential (single-family and multifamily)
PROPOSED ZONING	No change in existing zoning
PROPOSED USE	**Residential: 3,130 dwelling units** • Increase single-family detached units from 2,421 to 2,444 • Increase single-family attached units from 580 to 686 • Decrease multi-family units from 400 to zero **Commercial/Office: 345,571 square feet** • Increase commercial/retail from 260,000 sq. ft. to 302,251 sq. ft. · 278,720 sq. ft. for a shopping center · 23,531 sq. ft. for a lagoon • Increase office use from 35,000 sq. ft. to 43,320 sq. ft. **School:**

	• Allow public educational facility ("school") as a permitted use
PROPOSED DENSITY *Dwelling Units per Gross Acre (DU/GA)*	**Proposed:** 3.08 DU/GA **Allowed*:** 3.41 DU/GA (3,465 dwelling units / 1,016.1 acres)
PROPOSED INTENSITY *Floor Area Ratio (FAR)*	**Proposed*:** 0.12 FAR (345,571 sq. ft. / 2,787,840 sq. ft.) **Allowed:** 0.26 FAR (750,000 sq. ft. / 2,787,840 sq. ft.)
OVERLAYS/SPECIAL AREAS	None
SPECIFIC APPROVAL REQUEST(S)	None
CASE MANAGER	CJ Mills, Planner II

SECTION 2

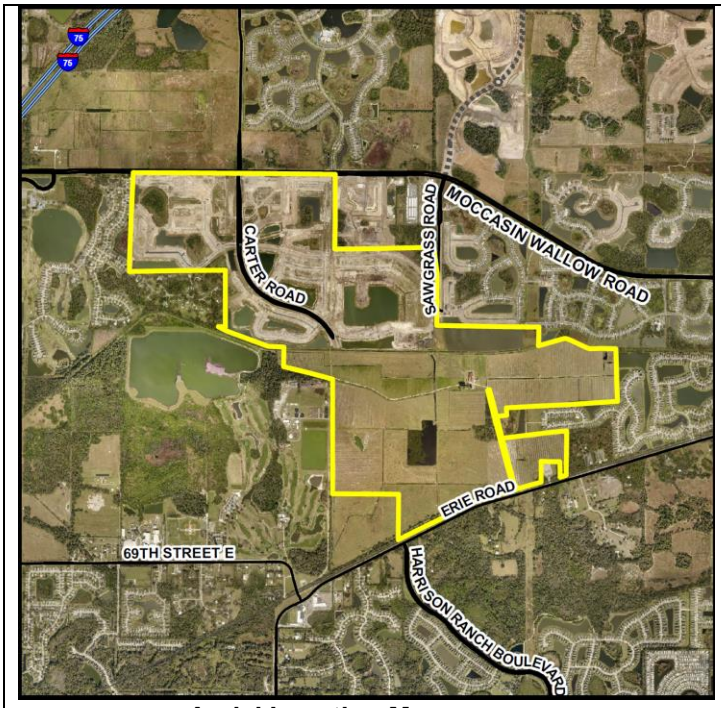
MAPS & DISCUSSION

History

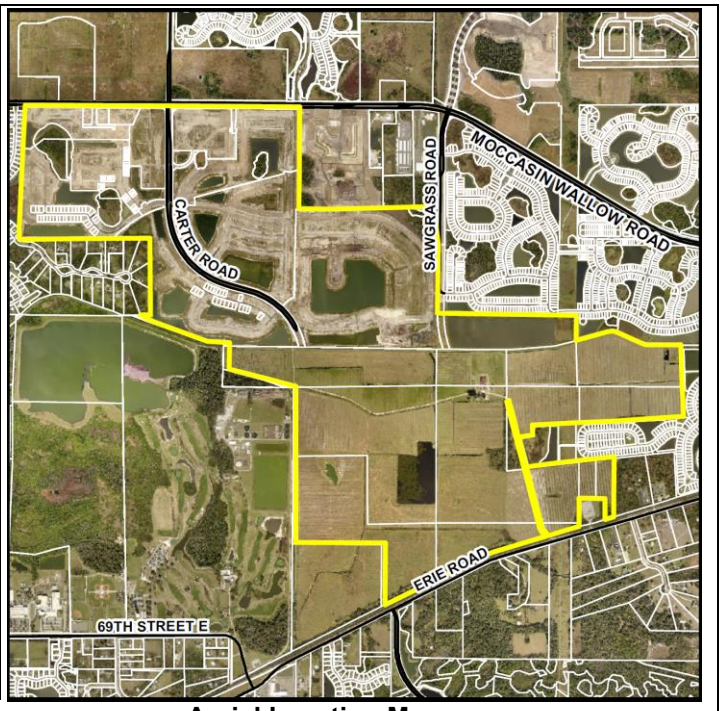
The Parrish Lakes Development of Regional Impact (DRI #28) consists of approximately 1,155 acres and is zoned Planned Development Mixed Use (PDMU). It is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). The original Zoning Ordinance PDMU-16-16(Z)(G) and Ordinance 17-36 (DRI #28) were approved on October 5, 2017. In October 2011, with the approval of Ordinance No. 10-11, the Future Land Use Category (FLUC) was changed from Urban Fringe – 3 (UF-3) to Mixed Use (MU) while retaining approximately 23 acres of Public/Semi-Public 1 (P/SP-1) for a Florida Power and Light (FPL) easement. The DRI is surrounded by UF-3 on all sides, with portions of Residential – 6 (RES-6) FLUC to the east and west, as well as P/SP-1 to the southwest.

The mixed-use development was initially approved for a total of 3,300 residential dwellings, 400,000 square feet of commercial uses, and 50,000 square feet of office space. In June 2022 there was a revision to modify minimum residential lot sizes, modify buffer widths along Moccasin Wallow Road, update phasing, amend conditions (fka stipulations) to reflect the approval of a Local Development Agreement (LDA), adjust access points to match the planned access points, update the developer's name, and make certain adjustments for consistency with Development Services department practices.

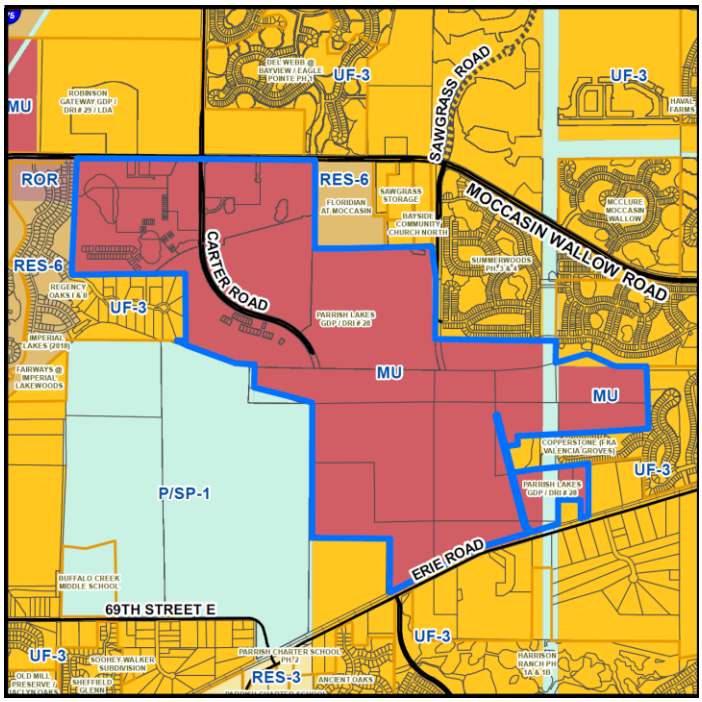
The second revision in June 2024 decreased the number of multifamily units from 1,100 to 400, increased single-family residential units from 2,200 to 3,001, reduced the total commercial entitlements to 260,000 square feet, reduced the maximum office space to 35,000 square feet, increased maximum commercial height from two to three stories, reduced landscape buffers from 50 feet to 30 feet along thoroughfares, removed the North Central Overlay (removed from the Land Development Code [LDC] in 2022), adjusted access points to align with the plans, and modified certain conditions to align with current department practices.



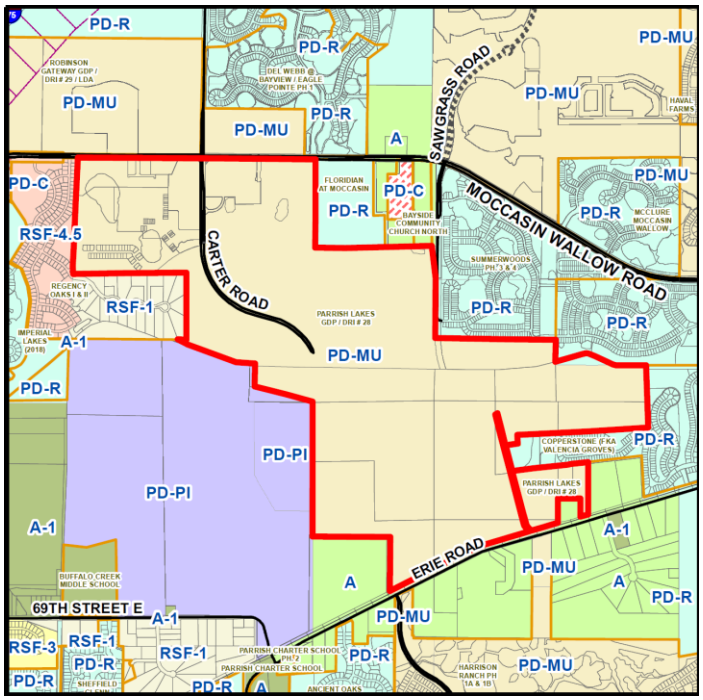
Aerial Location Map



Aerial Location Map

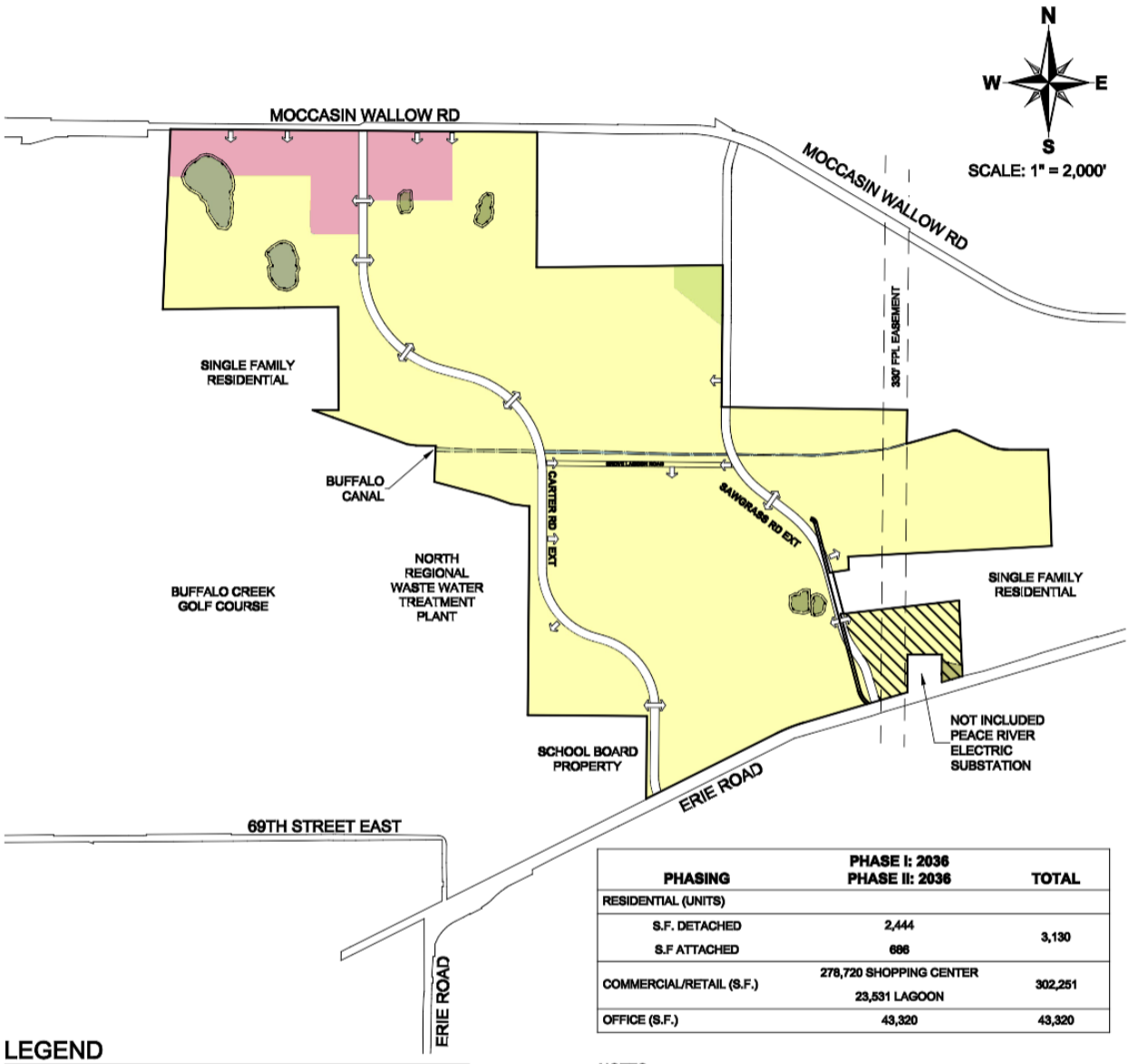


Future Land Use Category



Zoning District

MAP H



PHASING	PHASE I: 2036 PHASE II: 2036	TOTAL
RESIDENTIAL (UNITS)		
S.F. DETACHED	2,444	3,130
S.F ATTACHED	686	
COMMERCIAL/RETAIL (S.F.)	278,720 SHOPPING CENTER 23,531 LAGOON	302,251
OFFICE (S.F.)	43,320	43,320

LEGEND

- 30' WETLAND BUFFER LINE
- COMMERCIAL/RETAIL/OFFICE (+/- 64 ACRES)
- SINGLE FAMILY (+/-1,016.1 ACRES)
- WETLAND CONSERVATION AREA/BUFFALO CANAL (+/-19.8 ACRES)
- BUFFALO CANAL - "STREAMS & WATERWAYS" (+/-5.0 ACRES)
- PROPOSED RIGHT-OF-WAY (+/- 44.1 ACRES)
- UPLAND PRESERVATION AREA (+/- 6.0 ACRES)
- *RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER (+/- 35.3 ACRES)
- CONCEPTUAL ACCESS POINT

*NOTE: RESIDENTIAL/COMMERCIAL/SCHOOL SITE SCHOOL SITE/EARLY LEARNING CENTER IS INCLUDED AND PART OF SINGLE FAMILY RESIDENTIAL ACREAGE (+/- 1,016.1 ACRES)

NOTES:
1. LAND USE SHOWN MAY BE MODIFIED SUBJECT TO THE PROVISIONS OF THE LAND USE EQUIVALENCY MATRIX AS ADOPTED WITHIN THE DEVELOPMENT ORDER
2. LDC 350.4.A - PUBLIC EDUCATIONAL FACILITIES SHALL BE ALLOWABLE USES IN ALL ZONING DISTRICTS, EXCEPT HEAVY MANUFACTURING AND CONSERVATION ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THIS SECTION. PUBLIC EDUCATIONAL FACILITIES MAY BE ALLOWED IN HEAVY MANUFACTURING AND ZONING DISTRICTS AT THE DISCRETION OF THE COUNTY.

Source: Hamilton Engineering and Surveying, LLC
Description: Map H is the overall map of the Development of Regional Impact (DRI)

Request

The proposed amendment to the Zoning Ordinance is accompanied by a revision to Development Order 17-16 (DRI #28) (PLN2408-0048).

The GDP amendment proposes the following:

1. Decrease total number of residential entitlements from 3,401 to 3,130
   - Revise the dwelling types to increase the number of detached units from 2,421 to 2,444, and increase the number of attached units from 580 to 686
   - Increase the total commercial entitlements from 260,000 square feet to 302,251 square feet
   - Decrease the total number of multi-family units from 400 to zero
   - Increase the total office entitlements from 35,000 to 43,320 square feet
   - Align Phase I and II buildout dates to 2036

TABLE 1: DEVELOPMENT TOTALS

	Phase I and II	Total
~~Single Family (units)~~Residential (units)		~~3,401~~3,130
Detached	~~2,421~~2,444	
Attached (Townhome)	~~580~~686	
Multifamily (units)	~~400~~0	
Commercial/Retail (SF)	~~260,000~~302,251	~~260,000~~302,251
Office (SF)	~~35,000~~43,320	~~35,000~~43,320

Analysis: Per the Land Use Equivalency Matric (LUEM), the number of trips through this exchange of uses will not have a net increase on the previously approved trips for the project.

2. Remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12.
   Analysis: The previous Development Order provided specific Affordable Housing Development Conditions as a voluntary housing mitigation program in lieu of analysis required by Florida Administrative Code (F.A.C.) 73-40-048. This housing mitigation could dedicate at least 10% (330 units) of the approved dwellings to "affordable" or "workforce/essential worker" housing or be required to pay no more than $660,000 in total to the Manatee County Affordable Housing Program. The approval of HB 1151, Chapter 2018-158, repealed the affordable housing mitigation program requirement and placed the onus on local governments for review.

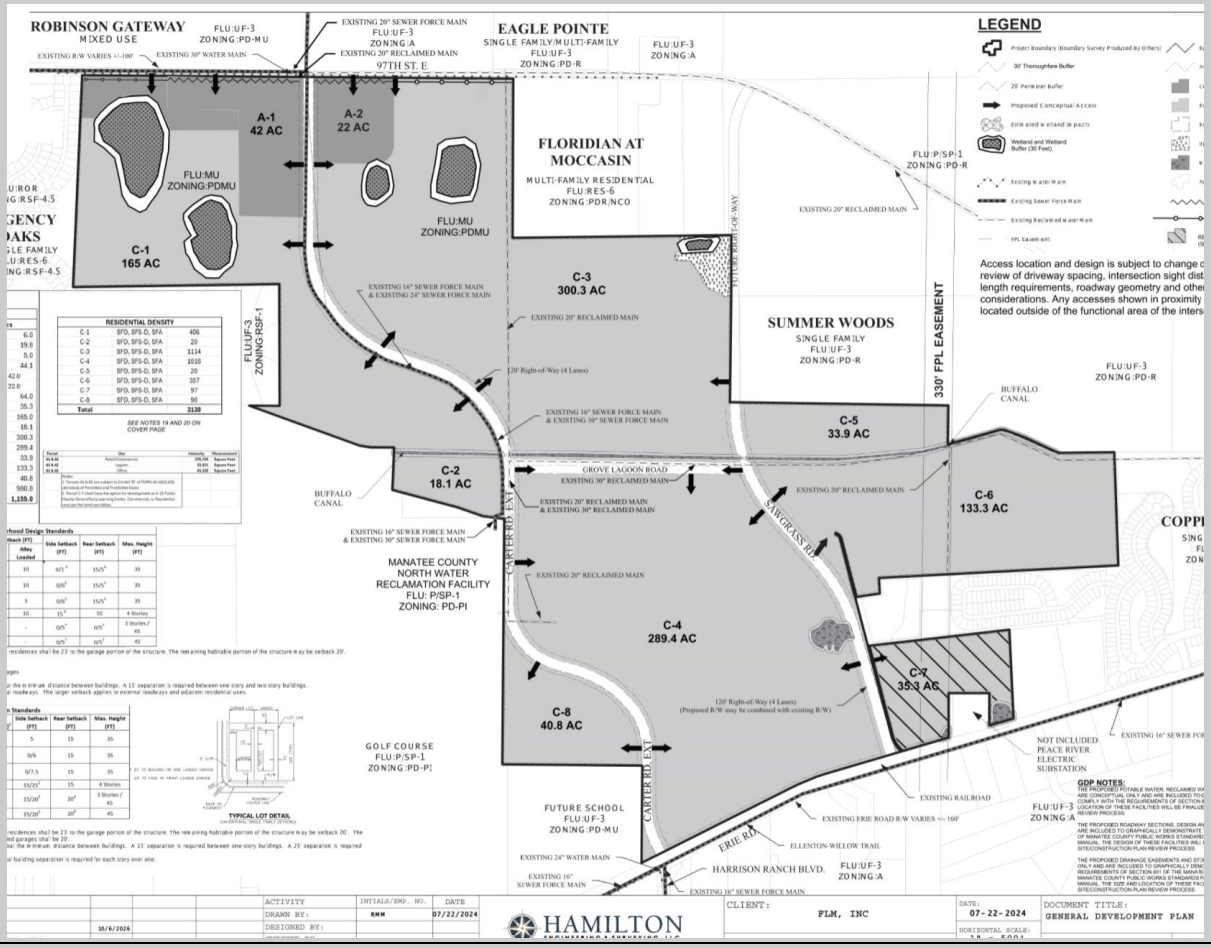
   HB 1151 also repealed the requirement for DRI's to be reviewed by Regional Planning Councils (RPC) or Department of Economic Opportunities (DEO) and placed responsibility on local governments to ensure reviews are conducted in accordance with their Comprehensive Plan and LDC. The applicant indicates that some of the affordable housing incentives are not available in this area, the new non-residential intensity does not provide a basis for affordable housing but is willing to work with the end user for possible affordable housing opportunities.

3. Allow Charter School as a permitted use and allow commercial uses in Parcel C-7.

Analysis: The proposed amendment includes the addition of a K-12 public charter school and commercial uses to be permitted in Parcel C-7. This parcel is approximately 35 acres and was previously approved to allow a mixture of 282 dwelling units and density of 8 DU/GA.	
SURROUNDING ZONING AND USES	
NORTH	A mix of Planned Development Residential, Planned Development Mixed Use, and Agriculture lie to the north of the site, as well as Robinson Gateway DRI.
SOUTH	Agricultural zoning along with a Manatee County water treatment facility (PDPI-06-45) are located to the south
EAST	Planned Development Residential comprises most of the zoning to the east of the site with two parcels of Agricultural zoning
WEST	RSF-4.5, RSF-1, the above referenced PD-PI and one parcel of agricultural zoning are located to the west

SECTION 3

PROJECT DETAILS



- The project proposes a total of 22 access points throughout the project site.
- Approximately 19.8 acres of wetlands
- Additional permitted use for a school and commercial uses in Parcel C-7.
- L.2 Condition of approval requires at least 26 acres to be used for parks or recreational areas

SITE DESIGN DETAILS

RESIDENTIAL SETBACKS and MINIMUM LOT SIZES (NO CHANGES)

Traditional Neighborhood Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front loaded	Alley loaded	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	3,200	32	20/23/15 [2]	10	6/1 [3]	15/5 [4]
Single-family semi-detached	2,300	16	20/23/15 [2]	10	0/6 [5]	15/5 [4]
Single-family attached	2,200	24	20/23/15 [2]	5	0/6 [5]	15/5 [4]
Multi-family	-	-	10	10	15 [6]	10

[1] The front setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet.
[2] Setback to the side loaded garage
[3] Minimum of 7 feet between units
[4] Rear setbacks for units with alley entry garages
[5] Minimum of 12 feet between units
[6] This distance is not a side yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story and two–story buildings

Conventional Design Standards

Type	Min Lot size (sq. ft.)	Min. Lot Width (ft.)	Front Setback (ft)	Side Setback (ft.)	Rear Setback (ft.)
Single-family detached	4,950	40	20/23	5	15
Single-family semi-detached	3,700	35	20/23	0/6	15
Single-family attached	2,000	20	20/23	0/7.5	15
Multi-family	-	-	25	15/25 [2]	15

[1] The front yard setback for all single-family residences shall be 23 feet to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20 feet. The front yard setback for structures with side-loaded garages shall be 20 feet.
[2] This distance is not a side-yard setback but the minimum distance between buildings. A 15-foot separation is required between one-story buildings. A 25-foot separation is required between two- and three-story buildings.

COMMERCIAL SETBACKS (NO CHANGES)	<u>Traditional Design</u> Front: 40 feet Side: 0/5 feet [1] Rear: 0/5 feet [1] <u>Conventional Design</u> Front: 40 feet Side: 15/20 feet [2] Rear: 20 feet [2] [1] The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses [2] When adjacent to residential 10 feet of additional building separation is required for each story over one.
HEIGHT	Traditional & Conventional: • 35 feet for single-family type buildings • 4 stories for multi-family buildings • 45 feet for commercial (3 stories) • 45 feet for office
OPEN SPACE	Required: 20% Provided: 20%
ACCESS	• 3 access points on Moccasin Wallow Road (previous GDP included 4) • 12 access points on Carter Road Extension (previous GDP included 13) • 6 access points on Sawgrass Road (previous GDP included 8) • 1 access point on Erie Road • 1 access point on “EE road” Per the site plan, *Access location and design is subject to change dependent on a detailed review of driveway spacing, intersection sight distance, any turn lane length requirements, roadway geometry and other operational and safety considerations. Any access shown in proximity to intersections shall be located outside of the functional area of the intersections.*
FLOOD ZONE(S)	Site lies in AE, A, and X-Zone, Panel#12081C0178E & 12081C0179E, effective 3/17/2014
AREA OF KNOWN FLOODING	**Project Located in Flood Prone Area**: YES **Type of Flooding**: Rainfall **Project Subject to flow reduction**: YES; 50% reduction in allowable runoff for Buffalo Canal is required **Project subject to OFW**: N/A **Watershed/Basin**: Buffalo Canal **Project located within Floodplain and/or Floodway**: Property is partially located within the FEMA FIRM 1% annual flood chance (effective date March 17, 2014). **Applicable Watershed Studies**: 1% annual flood chance delineation identified from Buffalo Canal Watershed Study. **Drainage Easements/Access Easements required for existing system(s)**: Condition (fka Stipulation) is included **Impairment:** Waters are assessed as impaired when an applicable water quality standard is not being attained. Impaired waters require a total maximum daily load (TMDL) or alternative restoration plan to reduce pollutant loadings and restore the waterbody. Please contact FDEP/SWFWMD regarding impairment and any required net improvement. **ROW/Stormwater Reservation/Other**: N/A

UTILITIES	**POTABLE WATER INFRASTRUCTURE** • Existing County 30-inch water main is within the Moccasin Wallow Road right-of-way (ROW) **WASTEWATER INFRASTRUCTURE** • Existing County 20-inch force main is within the Moccasin Wallow Road ROW • Existing County 16- and 20-inch force mains are within the future Carter Road ROW **RECLAIMED WATER INFRASTRUCTURE** • Existing County 20-inch reclaim main is within the Moccasin Wallow Road ROW

COMPLIANCE WITH LAND DEVELOPMENT CODE STANDARDS

Standard(s) Required	Design Proposal	Compliance	Comments
BUFFERS			
Roadway Buffers	30-foot thoroughfare buffers • Moccasin Wallow Road • Erie Road • Carter Road • Sawgrass Road 25-foot thoroughfare buffers • Areas E and EE along Moccasin Wallow Road	Yes	
Perimeter Buffer	20-foot buffers	Yes	
SIDEWALKS			
Sidewalk	There are existing and proposed 5-foot sidewalks throughout the project site	Yes	Will be reviewed at time of Final Site Plan (FSP)

TRANSPORTATION

Major Transportation Facilities:

The site is located north of Erie Road and south of Moccasin Wallow Road, and approximately 0.75 miles east of I-75. The project will impact the following existing and proposed roadways, which are adjacent to or nearby the project site:

Moccasin Wallow Road is an existing two-lane road with a 35-mph posted speed. It is designated as a six-lane arterial roadway with a planned right of way width of 150-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Erie Road is an existing two-lane road with a 40-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Carter Road is a proposed (and partially existing) four-lane road with a 25-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Sawgrass Road is a proposed (and partially constructed) four-lane road with a 45-mph posted speed. It is designated as a four-lane collector roadway with a planned right of way width of 120-feet in the Comprehensive Plan's Future Traffic Circulation Plan.

Transportation Link Capacity Analysis

For the plan amendment, the applicant submitted a Land Use Exchange Matrix (LUEM) to show that the impacts potentially arising from the change in the General Development Plan (GDP).

The entitlements under the current GDP consist of:

- ✓ 2,421 single family dwelling units,
- ✓ 580 townhomes
- ✓ 400 multifamily dwelling units,
- ✓ 260,000 square feet of retail, and
- ✓ 35,000 square feet of office

The entitlements under the proposed GDP will consist of:

- ✓ 2,444 single family dwelling units,
- ✓ 686 townhomes,
- ✓ 302,251 square feet of retail, and
- ✓ 43,320 square feet of office

The conclusion of the LUEM analysis indicates that the proposed change will not result in an increase in new external traffic impacts, and therefore, no changes to traffic mitigation are required.

NEAREST THOROUGHFARE	LINK(S)	ADOPTED LOS	EXISTING LOS	FUTURE LOS WITHOUT PROJECT	FUTURE LOS WITH PROJECT
Moccasin Wallow Road	2750	D	D	F	F
Moccasin Wallow Road	2751	D	D	F	F
Sawgrass Road	4190	C	D	C	C
Sawgrass Road	4192	C	D	C	C
Erie Road	2480	C	D	D	D
Erie Road	2485	C	D	E	E
Carter Road	2275	C	D	F	F
Carter Road	Not Assigned	N/A	D	D	D

NOTE: Level of Service was not submitted as part of the application traffic study. The information shows the first impacted thoroughfares standard, existing and projected level of services. The Land Use Equivalent Exchange Matrix exchange uses keeping the same number of trips distributed in the first impacted thoroughfares unchanged from the previously existing and vested trips.

Access:

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

CERTIFICATE OF LEVEL OF SERVICE (CLOS) COMPLIANCE

CLOS APPLIED FOR: Yes, CLOS-17-058 for Parrish Lakes DRI # 28 expires on 12/16/2039. **TRAFFIC STUDY REQUIRED:** Yes. The applicant prepared a trip generation comparison/LUEM.

OTHER CONCURRENCY COMPONENTS

Solid waste landfill capacity and preliminary drainage intent have been reviewed with the preliminary site plan. Potable water, wastewater, and school facilities will be reviewed at the time of Final Site Plan

ENVIRONMENTAL INFORMATION

Minimum Open Space Requirements:
No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2). Minimum 20% proposed Open Space.

Wetlands:
No change to wetlands proposed with this GDP Modification. 30 foot wetland buffers proposed, consistent with previous approvals.

Uplands and Preservation of Existing Plant Communities:
Total Upland Preservation Area acreage is being reduced from 12.15 acres to 6.0 acres. This proposal however, remains in compliance with the previously approved DRI 17-36 Condition (fka Stipulation) B.(11) which requires a minimum of 5.6 acres along the eastern project boundary.

Endangered Species:
There was no updated threatened and endangered species survey requested for this GDP Modification. An updated survey will be provided at the time of the Preliminary Site Plan (PSP)/FSP submittal.

Trees and Landscaping:
No change from previously approved PLN2208-0086, PDMU-16-16(G)(R2).

Tree Removal and Replacement will be reviewed with PSP and FSP, in accordance with LDC Section 700 & 701.

LANDSCAPE BUFFERS			
	Required	Provided	LDC Section
Roadway Buffer (Moccasin Wallow Road / Commercial)	10 feet	25-30 feet	LDC Section 701.4.B.2
Roadway Buffer (Moccasin Wallow Road / Residential)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Sawgrass Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Carter Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Erie Road)	20 feet	30 feet	LDC Section 402.7.D.1
Roadway Buffer (Grove Lagoon Road)	20 feet	20 feet	LDC Section 402.7.D.1
Greenbelt/Perimeter Buffer	15 feet	20 feet	LDC Section 402.7.D.5

Landscaping will be reviewed with Preliminary Site Plan and Final Site Plan, in accordance with LDC Section 701.

SECTION 4

COMPLIANCE WITH THE LAND DEVELOPMENT CODE

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

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

LDC SECTION 402.7 - PLANNED DEVELOPMENT RESIDENTIAL

LDC SECTION 402.10 – PLANNED DEVELOPMENT OFFICE

LDC SECTION 402.11 – PLANNED DEVELOPMENT COMMERCIAL

The following represents an analysis of how the application achieves compliance with LDC Sections 312.6, 401.5, 402.6, 402.7, 402.10, and 402.11. The criteria listed below were used to evaluate each specific request for rezoning to ensure compliance with the Comprehensive Plan and to establish Conditions of Approval (fka Stipulations) to be adopted for Planned Development zoning districts.

LDC SECTION 312.6 – NEIGHBORHOOD WORKSHOPS

Neighborhood Workshop Details*	
Required Documents	**Requirement Met**
Date and Time of Workshop	A Neighborhood Workshop was held April 20, 2026
Workshop Format	Virtual
Workshop Requirement	• Application received before July 2025 • Neighborhood Workshop was recommended during Pre-Application process (PLN2402-0065)
Citizen Attendees	19
Sign-In Sheet	None provided
Summary	See attachment #8
Issues, Suggestions, and Concerns	See attachment #8
Mail Notice	
Workshop Signage	6 signs posted

Analysis: The neighborhood workshop summary can be found in the attachments.

LDC SECTION 401.5 – BUILDING HEIGHT COMPATIBILITY

A. Adjacent to Single Family Development.
1. **Additional Building Setback Required.**
2. **Six-foot solid, decorative wall Required.**

Analysis: Any proposed building height above three stories adjacent to single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

B. Through Special Permit or Planned Development.
1. **Height shall not adversely affect surrounding development or waterfront vistas.**
2. **Buildings shall have varied setbacks of at least 3 feet in depth every 75 horizontal feet.**
3. **Proposed building(s) shall have an articulated roofline (Figure 4-4-),**
4. **Main entrance to the building shall face the street and site shall be designed to provide clear and safe pedestrian access from the public sidewalk to that entrance.**
5. **Building materials shall be complementary with the adjacent existing construction.**

Analysis: Any proposed building height above three stories adjacent to zoning districts other than single-family residential zoning districts shall comply with any additional setback or screening requirements of LDC Section 401.5.

LDC SECTION 402.6 – GENERAL REQUIREMENTS FOR ALL PLANNED DEVELOPMENT SITE PLANS

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

Analysis: The Parrish Lakes project site consisting of approximately 1,155 acres has been partially developed and some areas have completed construction. PDMU-16-16(G)(R2) approved the reallocation of the total number of residential and non-residential uses. In previous approvals Parrish Lakes was reviewed for physical characteristics involving suitable tract development, flood hazard, stormwater, and environmental concerns.

The current request to decrease residential entitlements and increase non-residential entitlements is occurring on lands that have been previously improved and allocated for development. The change in dwelling unit types does not create any incompatibility with surrounding residential land uses and does not permit any new type of dwelling unit. The proposal includes possible school and commercial uses in Parcel C-7 southeast of the overall project site. A school is considered a residential support use and as such it is a supportive component of the surrounding residential community. The possible inclusion of commercial uses in Parcel C-7 will also provide support for Parrish Lakes and the surrounding communities.

B. Relation to Public Utilities, Facilities and Services.

Analysis: There are existing connections to County potable, sewer, and reclaimed water mains that have been reviewed and will have available capacity at time of project completion. Per the School Report, there is anticipated school capacity available within the School Service Area (SSA) or contiguous SSA. In addition, there is an approved Certificate Level of Service (CLOS) for PDMU-16-16(G)(R2) (17-058) that expires on December 16, 2039.

C. Relation to Major Transportation Facilities.

Analysis: The project is located on the south side of Moccasin Wallow Road and the north side of Erie Road, two major County thoroughfares. There are two partially constructed thoroughfares (Carter Roadway Extension and Sawgrass Road) running north and south through the project that connects Moccasin Wallow Road and Erie Road. There are proposed Capital Improvement Projects on Moccasin Wallow Road expected to be partially funded by the State. These projects would widen Moccasin Wallow Road in three segments to improve Level of Service for multiple projects in the area.

D. Compatibility.

Analysis: The applicant provided an analysis of 10 developments in the area that equated to an average density of 3.21 DU/GA, with the majority of them ranging between 1.64 and 2.63 DU/GA. This project proposes a decrease from 3.28 to 3.08 DU/GA remains consistent with the development densities in the surrounding area. Although there is a change in the number of types of residential uses there are no new residential unit types proposed. The project is also proposing the possibility of a K-12 public charter school or early learning center in Parcel C-7, acting as a support use to the residents in and around Parrish Lakes. The LDC defines compatibility as "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

E. Transitions.

Analysis: The northwestern portions of the project site adjacent to larger single-family lots were platted in July and October 2024; these are partially constructed. The southwestern portion of the project site (previously Phase II) is adjacent to Buffalo Creek Golf Course and Manatee County Water Treatment Facility. The other areas to the east consist almost entirely of PDR with single-family detached residential dwelling units.

F. Design Quality.

Analysis: There are no changes to the previously approved development standards that propose varying bulk and dimensional standards for traditional and conventional neighborhood designs. A 20-foot roadway buffer is proposed along Grove Lagoon Road. The applicant provides a 30-foot roadway buffer along thoroughfares when a 20-foot buffer is required. As previously Conditioned (fka Stipulation L.2) the project is required to provide 26 acres of on-site parks.

G. Relationship to Adjacent Property.

Analysis: A pond creates additional buffering along the westernmost portion of the project boundary adjacent to Regency Oaks. Additional ponds buffer other areas of Parrish Lakes and Regency Oaks with only a small portion of the lots directly abutting each other.

H. Access.

Analysis: The main access points along Erie Road and Moccasin Wallow Road have not changed. The western Moccasin Wallow Road access has been constructed, as well as Sawgrass Road that the project proposes to tie into.

I. Streets, Drives, Parking and Service Areas.

Analysis: All streets, drives, parking, and service areas will be required to comply with the applicable Manatee County requirements. At the time of the PSP/FSP review, a detailed analysis shall be conducted to ensure compliance.

J. Pedestrian Systems.

Analysis: All pedestrian systems shall comply with LDC § 1001.6.

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

Analysis: There are no known historic or archaeological features on site aside from Buffalo Creek Canal (8MA1445).

L. Density/Intensity.

Analysis: The amendment proposes to decrease the density from 3.28 DU/GA to 3.08 DU/GA. Provision D.5.9 limits the current maximum density to 3 DU/GA, but the maximum allowable density in the MU FLUC, without such restrictions permits up to 30 DU/GA. The maximum 3 DU/GA includes the entire 1,155 acre site and does not calculate GDP density/intensity within the designated commercial and residential areas. If the entire site was used to calculate proposed density it would result in a gross density of 2.7 DU/GA. As previously mentioned, the proposed decrease of 0.20 DU/GA remains consistent with the surrounding developments. The proposed

amendment keeps the maximum proposed FAR at 0.12 with an additional 16.5 acres permitted for non-residential use in Parcel A-1. For further analysis, see Section 5 of this staff report.

M. Height.
Analysis: Setbacks for traditional and conventional neighborhoods are as follows:
- 35 feet for single-family type buildings
- 4 stories for multi-family buildings
- 45 feet for commercial (3 stories)
- 45 feet for office

N. Fences and Screening.
Analysis: Any fencing or screening for structures adjacent to residentially zoned districts shall be in compliance with LDC § 401.5 – Building height Compatibility.

O. Yards and Setbacks.
Analysis: The yards and setbacks vary between the traditional and conventional neighborhood design standards, type of residential unit, and commercial/office uses. For detailed yard and setback information, see Section 3 of this staff report above.

P. Trash and Utility Plant Screens.
Analysis: Trash and utility plant screens shall comply with all applicable Manatee County standards. A detailed review for compliance shall occur at the time of the PSP/FSP submittal.

Q. Signs.
Analysis: All proposed signs shall be in accordance with LDC Chapter 6 – Signs.

R. Landscaping.
Analysis: There is no change in previously approved landscaping requirements. All landscaping shall be designed in compliance with LDC § 701.

S. Special Guidelines for Review of Projects with Mixed Used Plan Designations and Projects at Designated Entranceways.
Analysis: There are no changes from the previously approved Zoning Ordinance regarding mixed-use development in designated entranceways.

T. Environmental Factors.
Analysis: See Environmental Information in Section 3 of this staff report.

U. Rights-of-Way and Utility Standards.
Analysis: All ROWs and utility standards shall comply with all applicable Public Works Standards Manuals requirements.

V. Stormwater Management.
Analysis: All stormwater management shall comply with LDC § 801 and other applicable County standards.

W. Consistency with Comprehensive Plan.
Analysis: The proposed GDP and DRI amendment may demonstrate consistency with the goals, objectives, and policies of the Manatee County Comprehensive Plan. See Section 5 of this staff report for detailed analysis on applicable Comprehensive Plan Policies.

X. Other Factors.
Analysis: No other factors are applicable.

LDC SECTION 402.7.D. – PDR – PLANNED DEVELOPMENT RESIDENTIAL

A. Site Planning.
Analysis: All proposed site planning has been previously reviewed for development orientation, negative impacts, and buffer requirements. There are no changes to the approved components analyzed in this Section, only changes to the dwelling unit types and number of those units. Additional evaluation shall be conducted at the time of the subsequent PSP/FSP submittal.

B. Landscaped Open Space and Pervious Area Requirements.
Analysis: There is no change to the previously approved open space or pervious area requirements. All landscaping is in compliance with LDC § 701.

C. Frontage and Accessibility.
Analysis: The project proposed numerous access points from existing major thoroughfares as well as the proposed thoroughfares, that will be constructed within the project.

D. Neighborhoods.
Analysis: No changes to approved focal points are being proposed with this GDP amendment. The initial approval was analyzed for adequate interconnectivity between individual subdivisions and neighborhoods, as well as the commercial and recreational components of the Parrish Lakes development.

E. Greenbelts.
Analysis: Adequate greenbelt buffers were approved with the previous GDP; there are no proposed changes to with this Amendment.

F. Traffic Circulation.
Analysis: Roadways have been provided throughout the project site to allow for adequate traffic circulation.

G. Yards and Setbacks.
Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

H. Minimum Lot Width.
Analysis: For minimum lot width information, refer to the Site Design Details located in Section 3 of this staff report.

I. Building Height.
Analysis: For building height information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.10.D – PLANNED DEVELOPMENT OFFICE

1. Intensity
Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. Landscaped Open Space and Pervious Area Requirements.
Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. Yards and Setbacks.
Analysis: For yards and setbacks information, refer to the Site Design Details located in Section 3 of this staff report.

LDC SECTION 402.11.D – PLANNED DEVELOPMENT COMMERCIAL

1. **Intensity.**
   Analysis: All office uses proposed with this development have been previously reviewed for compatibility. Additional analysis will be conducted at the time of the subsequent PSP/FSP submittal.

2. **Landscaped Open Space and Pervious Area Requirements.**
   Analysis: The previous Zoning Ordinance was approved for a minimum of 20% open space. The proposed amendment maintains the minimum 20% open space requirement.

3. **Yards and Setbacks.**
   Analysis: For yards and setbacks information, refer to the site design details located in section 3 of this staff report.

SECTION 5

COMPLIANCE WITH COMPREHENSIVE PLAN

The site is in the Mixed Use (MU) Future Land Use Category. This project was specifically reviewed for compliance with the following objectives and policies:

Policy 2.2.1.21. MU: Establish the Mixed-Use future land use category as follows:

Policy 2.2.1.21.1. Intent: To identify, textually in the Comprehensive Plan's goals, objectives, and policies, or graphically on the Future Land Map, major centers of suburban or urban activity in areas with a high level of public facility availability, and intended (but not required) to develop with a horizontal or vertical mix of residential and nonresidential uses, achieving internal trip capture, and the development of a high quality environment for living, working, or visiting.

Policy 2.2.1.21.2. Range of Potential Uses (see Policies 2.1.2.3—2.1.2.7, 2.2.1.5): Commercial, office, and light industrial uses mixed with suburban or urban residential uses and support uses such as recreational uses, public or semi-public uses, and schools. Hospitals are also appropriate in this future land use category.

Policy 2.2.1.21.3. Range of Potential Density/Intensity:
Maximum gross residential density:
- Nine (9) dwelling units per acre for properties located within the CHHA or CEA.
- Twelve (12) dwelling units per acre.
- Thirty (30) dwelling units per acre along Urban Corridors (forty (40) dwelling units per acre if a density bonus is approved).
- Thirty (30) dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
- Thirty (30) dwelling units per acre for mixed-use development that includes a commercial or office component. Properties within the CEA and CHHA are not eligible for the additional density offered for urban corridors, affordable housing, and/or mixed-use.

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:
- Twenty dwelling units per acre.

Thirty-six dwelling units per acre for residential projects that designate a minimum of twenty-five (25) percent of the dwelling units as "Affordable Housing."
Thirty-six dwelling units per acre for mixed-use developments that include a commercial or office component.
Net densities shall not apply along Urban Corridors and may not apply to clustered development in the WO or CHHA Overlay Districts, pursuant to Policies 2.3.1.5 and 4.3.1.5.

Maximum floor area ratio:
1.0 (2.0 along designated Urban Corridors if an FAR bonus is approved).
2.0 inside the UIRA.

Policy 2.2.1.21.4. Other Information:
(a) Generally, limit the use of the MU future land use category on vacant land to locations adjacent to arterial or higher classification roadways (as shown on the Future Traffic Circulation: Functional Classification Map (Map 5B)), or adjacent to MU designated lands that meet the criteria.
(b) All projects are subject to the following criteria, except for individual single family dwellings located on a lot of record and developed without generating a requirement for either subdivision review, or final site or development plan review, or equivalent development order review.
(1) Non-residential uses exceeding one hundred fifty thousand (150,000) square feet of gross building area (region-serving uses) may be considered only if consistent with the requirements for large commercial uses, as described in this element (see Table 2-2, and Policies 2.10.2.1 and 2.10.3.3).
(2) Development in areas designated with the Mixed Use category shall contain the minimum percentage of at least three (3) of the following general categories of land uses (measured in acres district-wide, not per development site);
- Ten (10) percent Residential.
- Ten (10) percent Commercial/Professional.
- Ten (10) percent Light Industrial/Distribution.
- Five (5) percent Recreation/Open Space.
- Three (3) percent Public/Semi-Public.

(3) Access between these uses shall be provided by roads other than those shown on the Major Thoroughfare Map Series of this Comprehensive Plan or alternative vehicular and pedestrian access methods acceptable to the County.
(d) Development or redevelopment within the area designated under this category shall not be required to achieve compliance with the commercial locational criteria described in Objectives 2.10.4.1 and 2.10.4.2 of this element.

Analysis: All uses previously approved and proposed with the current amendment are permitted within the MU FLUC. The project is not proposing a density/intensity above what is permitted in the MU FLUC. In addition, the previously approved development is still located adjacent to an arterial roadway, remains consistent with large project development, provides a mixture of uses, and contains access points from more than one roadway classified on the Major Thoroughfare Map Series. After the current level of review required at GDP submission, the proposed application may be found to be consistent with the applicable policies, goals, and objectives of the Manatee County Comprehensive Plan.

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: Parrish Lakes is an existing mixed-use development and has previously been analyzed for compatibility. The proposed density of 2.7 DU/GA over the entire project site, or 3.08 DU/GA over the residential portion of the project, is well below the permitted maximum of 30 DU/GA in the MU FLUC. In addition, the surrounding developments' densities range from 0.87 DU/GA to 7.2 DU/GA, with an average density of 3.21 DU/GA.

Policy 2.1.2.2 Limit urban sprawl by prohibiting all future development to the area east of the established FDAB (see Map M and the Potable Water/Wastewater Service Areas Map in the Wastewater Sub Element).
Analysis: Parrish Lakes is an approved project located west of the FDAB.

Policy 2.1.2.3. Permit the consideration of new residential and non-residential 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: As previously mentioned, Parrish Lakes is a previously approved and partially constructed development. The mixed-use developments surrounding the project site can be found to be compatible with existing and proposed development. Similar lot sizes, densities, and uses can be located within the surrounding area.

Policy 2.1.2.4 Limit urban sprawl through the consideration of new development and redevelopment, when deemed compatible with existing and future development, and redevelopment are planning efforts when applicable in areas which are internal to or are contiguous expansions of the built environment.
Analysis: The proposed increase in residential dwelling units occurs in a partially built-out development. This limits urban sprawl by promoting concentrated development where previously improved infrastructure and investment have occurred and discouraging new development to the east.

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.**

Analysis: The types of land uses, existing development pattern, and densities in the areas adjacent to the project site remain consistent with the proposed amendment. As previously stated, the project may limit urban sprawl through the continued concentration of development within the project site. Infrastructure capacity for water, sewer, roadways, and services has been reviewed and will be available at time of project completion. In addition, Condition L.2 in the accompanying Zoning Ordinance requires 26 acres of recreational areas or parks serving as natural features to be located within the project.

Objective 2.6.1 Compatibility through Screening, Buffering, Setbacks, and Other Mitigative Measures.
Analysis: The project previously proposed, and continues to propose adequate roadway, landscape, and wetland buffers throughout the development site. The project provides separate design standards for traditional and conventional residential neighborhoods. These design standards vary in setbacks, minimum lot size, and maximum proposed height, all of which have been approved with no proposed changes.

Objective 2.10.4. - Locational Criteria and Development Standards.
Analysis: Although there are four activity nodes located at the intersections of Erie Road, Moccasin Wallow Road, Carter Road, and Sawgrass Road, the MU FLUC does not require compliance with the commercial locational criteria found in Objective 2.10.4. However, commercial development is located on a thoroughfare as required by Policy 2.10.3.

SECTION 6

POSITIVE ASPECTS

- The changes proposed with this amendment maintain compatibility with surrounding residential uses.
- The amendment proposes a school within the project.
- The modification to the GDP will not result in an increase in new external traffic impacts. (Transportation)

NEGATIVE ASPECTS
• The school trips and impacts are not included in the LUEM and therefore have not been analyzed with this application. (Transportation)
MITIGATING MEASURES
• A new traffic study for the school use shall be required at time of the school site plan submittal.

SECTION 7
SPECIFIC APPROVAL REQUESTS
No Specific Approvals are requested with this application

SECTION 8
CONDITIONS OF APPROVAL (FKA STIPULATIONS)
See attached Zoning Ordinance

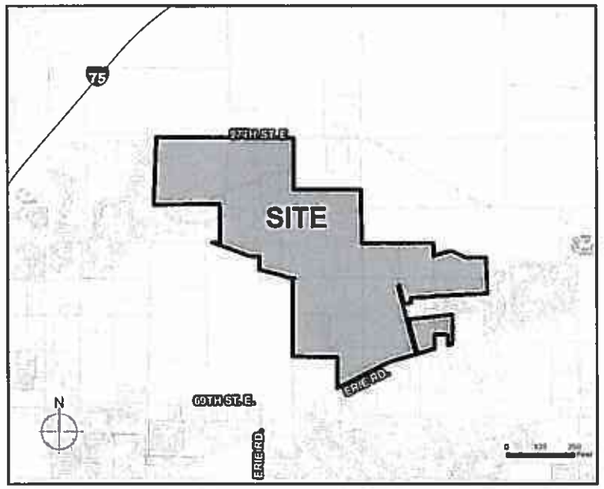
ATTACHMENTS

1. Staff Report Maps and Aerials
2. General Development Plan
3. Traffic Study
4. Concurrency Deferral Form
5. Environmental Narrative
6. Affidavit of Publishing
7. Strikethrough Underline Ordinance PDMU-16-16(G)(R2)
8. Neighborhood Workshop Summary
9. Public Comment

PARRISH LAKES DRI

GENERAL DEVELOPMENT PLAN

SECTIONS 22, 23, 24, 25 & 26,
TOWNSHIP 33 S, RANGE 18 E
MANATEE COUNTY, FLORIDA



VICINITY MAP

FOR:
HAWK PARRISH LAKES, LLC
2502 N. ROCKY POINT DRIVE, SUITE 1050
TAMPA, FL 33607

SITE DATA

TOTAL PROJECT AC	+/- 1,155 AC
WETLAND AC	19.8 - 0.4 (IMPACT) = 19.4 AC
WETLAND BUFFER AC	+/- 16.13 AC
UPLAND PRESERVATION AC	+/- 6.0 AC
RECREATION FACILITIES AC	+/- 25.5 AC
TOTAL RESIDENTIAL UNITS	3,130
TOTAL RETAIL/COMMERCIAL SQUARE FOOTAGE	302,251
TOTAL OFFICE SQUARE FOOTAGE	43,320
PROPOSED FLEX (RESIDENTIAL/COMMERCIAL/SCHOOL PARCEL)	+/- 35.3 AC (120 SFA/*50,000 SF COMMERCIAL/1,300 STUDENTS)
EXISTING ZONING	
PROPOSED ZONING	PDMU
EXISTING FUTURE LANDUSE	PDMU
MINIMUM SETBACKS	MU, P/SP-1

SEE SHEET 3

RESIDENTIAL DENSITY CALCULATIONS

GROSS RESIDENTIAL DENSITY
TOTAL UNITS / TOTAL ACRES = 3,130 / 1,016.1 = 3.08 DU/AC

NON RESIDENTIAL DENSITY CALCULATIONS

RETAIL / COMMERCIAL / OFFICE /
TOTAL SQFT / TOTAL SQFT = 345,571 / 2,787,840 (64 ACRES) = 0.12 F.A.R.

PHASING	PHASE I: 2036 PHASE II: 2036	TOTAL
RESIDENTIAL (UNITS)		
S.F. DETACHED	2,444	3,130
S.F ATTACHED	686	
COMMERCIAL/RETAIL (S.F.)	278,720 SHOPPING CENTER 23,531 LAGOON	302,251
OFFICE (S.F.)	43,320	43,320

LDC 350.4.A - PUBLIC EDUCATIONAL FACILITIES SHALL BE ALLOWABLE USES IN ALL ZONING DISTRICTS, EXCEPT HEAVY MANUFACTURING AND CONSERVATION ZONING DISTRICTS SUBJECT TO COMPLIANCE WITH APPLICABLE DEVELOPMENT STANDARDS SET FORTH IN THIS SECTION. PUBLIC EDUCATIONAL FACILITIES MAY BE ALLOWED IN HEAVY MANUFACTURING AND ZONING DISTRICTS AT THE DISCRETION OF THE COUNTY.

NOTES

1. THE SITE IS CURRENTLY ZONED PDMU.

2. THE SITE IS DESIGNATED AS FLOOD ZONE X, A, AND AE ON FIRM PANEL NO. 12081C0176E, 12081C0177E, 12081C0178E, AND 12081C0179 PER EFFECTIVE DATE OF MARCH 17, 2014.

3 THERE ARE NO KNOWN FOUNDATIONS, MOUNDS OR MIDDEN AREAS OF HISTORIC ORIGIN, EXISTING EASEMENTS OR PLATTED STREETS LOCATED ON THIS SITE.

4 THERE ARE WETLANDS UNDER THE JURISDICTION OF SWFWMD AND/OR FDEP WITHIN THE BOUNDARIES OF THIS PLAN. ACREAGE AND LOCATIONS OF ENVIRONMENTAL AREAS AND MITIGATION AREAS ARE APPROXIMATE AND ARE SUBJECT TO FINAL DETERMINATION BY APPROPRIATE AGENCIES

5 THERE ARE WELLS IDENTIFIED WITHIN THE BOUNDARIES OF THIS PLAN.

6 PROJECT WILL MEET ALL APPLICABLE STANDARDS OF SECTION 402.6 OF THE LDC

7 THE ALIGNMENT OF ALL INTERNAL ROADWAYS AND THE LOCATIONS OF ALL PROJECT ACCESS POINTS ARE APPROXIMATE. EXACT ALIGNMENTS ARE SUBJECT TO CHANGE PURSUANT TO REVIEW BY MANATEE COUNTY DURING THE SITE PLAN / SUBDIVISION REVIEW PROCESS

8 MINIMUM 20% OPEN SPACE WILL BE PROVIDED

9 EXISTING TREE GROUPINGS, OTHER THAN DELINEATED WETLANDS, ARE AGRICULTURAL IN NATURE.

10. PROJECT HAS TWO PHASES THAT CAN BE BUILT SIMULTANEOUSLY PURSUANT TO CLOS-17-058, WITH BUILD OUT FOR ENTIRE PROJECT BY 2036

11 FLOODPLAIN MANAGEMENT: ANY ENCROACHMENT INTO THE 100 YEAR FLOODPLAIN SHALL BE REQUIRED TO MEET REQUIREMENTS OF THE MANATEE COUNTY PUBLIC WORKS STANDARDS AND FEDERAL AND STATE PERMIT REQUIREMENTS.

12 ALL COMMON IMPROVEMENTS AND OPEN SPACE WILL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, STEWARDSHIP DISTRICT OR A COMMUNITY DEVELOPMENT DISTRICT

13 ALL ROADS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PUBLIC WORKS STANDARDS FOR MATERIAL SPECIFICATIONS (I.E. PAVEMENT SECTION). THE ROADS WILL EITHER BE (i) PUBLIC, OR (ii) OWNED AND MAINTAINED BY A STEWARDSHIP DISTRICT, COMMUNITY DEVELOPMENT DISTRICT, OR (iii) PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. TRAVEL LANES SHALL BE 12'; OR AS PERMITTED BY COUNTY STANDARDS AT TIME OF FSP.

14 TWO MEANS OF ACCESS SHALL BE PROVIDED FOR NEIGHBORHOODS THAT HAVE MORE THAN 100 DWELLING UNITS. A BOULEVARD ENTRANCE MAY BE USED AS AN OPTION, CONSISTENT WITH THE LDC

15 SEWER AND POTABLE WATER SYSTEMS TO BE DEDICATED TO MANATEE COUNTY PUBLIC WORKS DEPARTMENT OWNERSHIP AND MAINTENANCE.

16 ALL SIGN AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE MANATEE COUNTY TRANSPORTATION DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS. SIGNAGE AND STRIPING PLANS WILL BE PART OF, AND APPROVED WITH THE FINAL SITE PLAN.

17 TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY TRANSPORTATION DEPARTMENT HIGHWAY, TRAFFIC & STORMWATER STANDARDS WITHIN PUBLICLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

18 ALL STORM DRAINAGE PIPES, BOTH PUBLIC AND PRIVATE, NOT LOCATED WITHIN A ROADWAY TRACT OR RIGHT-OF-WAY WILL BE LOCATED WITHIN A DEDICATED DRAINAGE EASEMENT. THE WIDTH OF DRAINAGE EASEMENTS SHOWN ON THE FINAL SITE PLAN AND CONSTRUCTION PLANS SHALL COMPLY WITH THE STORMWATER DESIGN MANUAL AND BE NO LESS THAN 20 FEET

19 RESIDENTIAL UNITS MAY BE TRANSFERRED BETWEEN PARCELS C1-C8. THIS DOES NOT AUTHORIZE AN INCREASE IN THE TOTAL NUMBER OF UNITS FOR THE PROJECT. HOWEVER THE DEVELOPMENT OF MULTIPLE PARCELS AS A SINGLE COMMUNITY SHALL ALLOW THE BLENDING OF UNIT COUNTS AND TYPES NOT WITHSTANDING PARCEL BOUNDARIES AS SHOWN ON THE GDP.

20. RESIDENTIAL DENSITY CALCULATIONS ASSUME FLEX (C-7) AS RESIDENTIAL USE TO DETERMINE MAXIMUM POTENTIAL DU/AC; NON-RESIDENTIAL DENSITY CALCULATIONS ASSUME FLEX (C-7) AS COMMERCIAL USE TO DETERMINE MAXIMUM POTENTIAL FAR.

21. NON-RESIDENTIAL DEVELOPMENT (EXCLUDING SCHOOL USE) WITHIN PARCEL C-7 MAY EXCEED 50,000 SQUARE FEET OF GROSS FLOOR AREA, PROVIDED THAT THE TOTAL TRIP GENERATION FOR THE PROPOSED USES DOES NOT EXCEED THE TRIP GENERATION ATTRIBUTABLE TO 50,000 SQUARE FEET OF RETAIL USE (TRIPS SHOULD BE LESS THAN 238 GROSS PM PEAK HOUR TRIPS OR 143 NET PM PEAK HOUR TRIPS). APPROVAL OF A SCHOOL USE IS SUBJECT TO TRAFFIC STUDY REQUIREMENTS PER PDMU-16-16(G)(R3) SECTION 3.B.5.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	AERIAL
3	GENERAL DEVELOPMENT PLAN
4	LANDSCAPE PLAN

HAMILTON
ENGINEERING & SURVEYING, LLC.

3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535

LB #8405 CA #65325
www.HamiltonEngineering.US

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

PROJECT NUMBER: **PDMU - 16 - 16(Z)(G)(R3)** PROJECT NAME: **PARRISH LAKES**

APPROVAL TYPE: **GENERAL DEVELOPMENT PLAN AMENDMENT** ACCELA NUMBER: **PLN2408 - 0049**

PROJECT PLANNER: _____ DATE: _____

PROJECT ENGINEER: _____ DATE: _____

CONCURRENCY: _____ DATE: _____

ENVIRONMENTAL PLANNING: _____ DATE: _____

ENVIRONMENTAL HEALTH: _____ DATE: _____

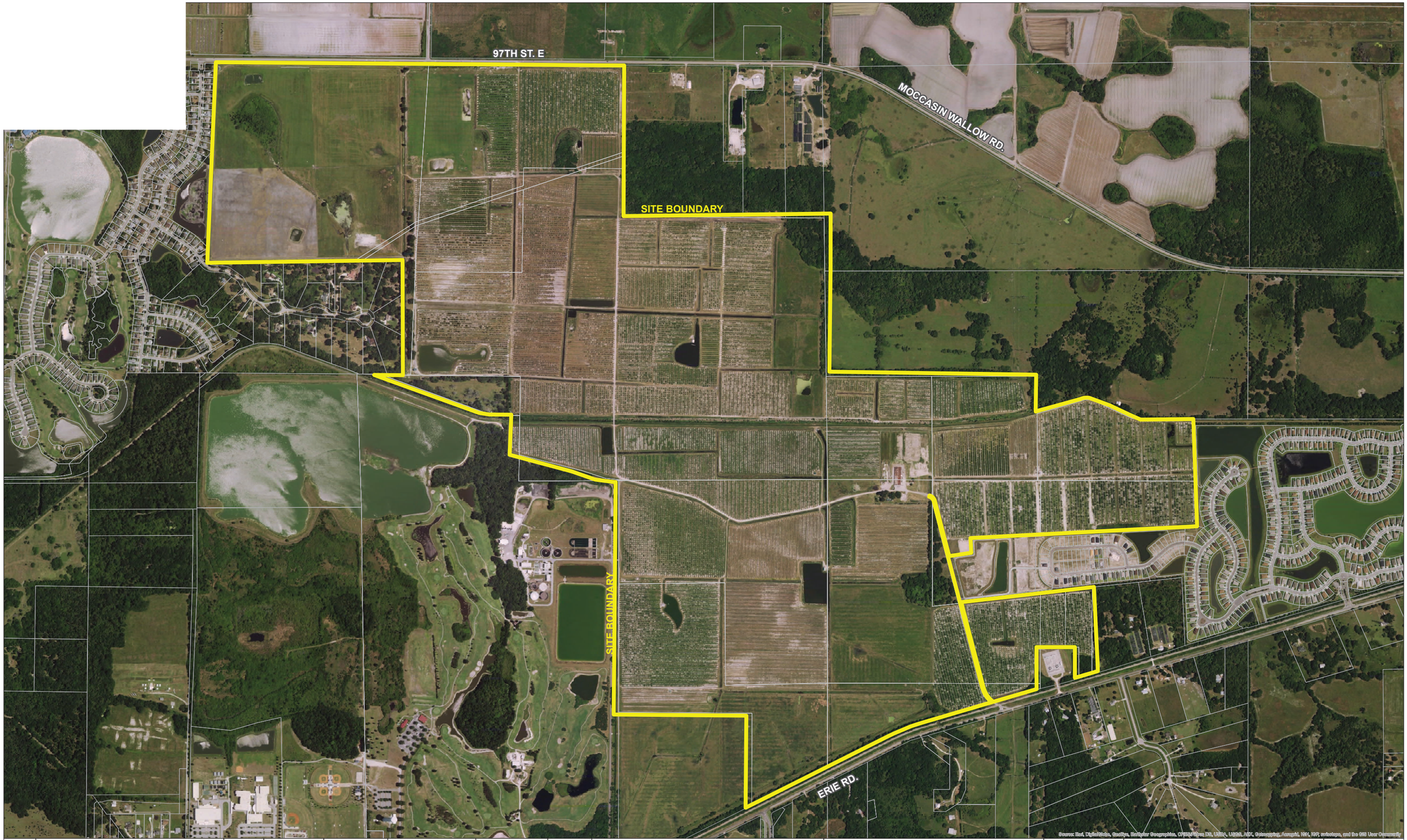
FIRE DISTRICT: _____ DATE: _____

ATTENTION: THE COMBINATION OF THIS SIGNED PLAN AND ACCOMPANYING APPROVAL LETTER CONSTITUTES THE COMPLETE APPROVAL DOCUMENT. BOTH DOCUMENTS SHOULD BE PROVIDED TO INTERESTED PARTIES AND SUBMITTED WITH ANY BUILDING PERMIT APPLICATION. THERE MAY BE OTHER DOCUMENTS, INCLUDING A CLOS THAT AFFECT THIS PROJECT APPROVAL.

REC'D BY OWNER/AGENT: _____ DATE: _____

Lucas Carlo
2026.10.06
13:45:46-04'00'

LUCAS CARLO
FL P.E. #61636



REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		
	FM ENDS AT WWTP, EXTEND 25' BUFFER ON MOCCASIN WALLOW	02/11/2025		
	GDP LAND USE TABLE, PARCEL AREAS, & COMM. AREAS	11/7/2024		
	ADDED EXIST. RECLAIM & FORCE MAIN LABELS, & GDP NOTES.	11/7/2024		

ACTIVITY	INTIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON ENGINEERING & SURVEYING, LLC
3409 W LEMON ST
TAMPA, FL. 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL. 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

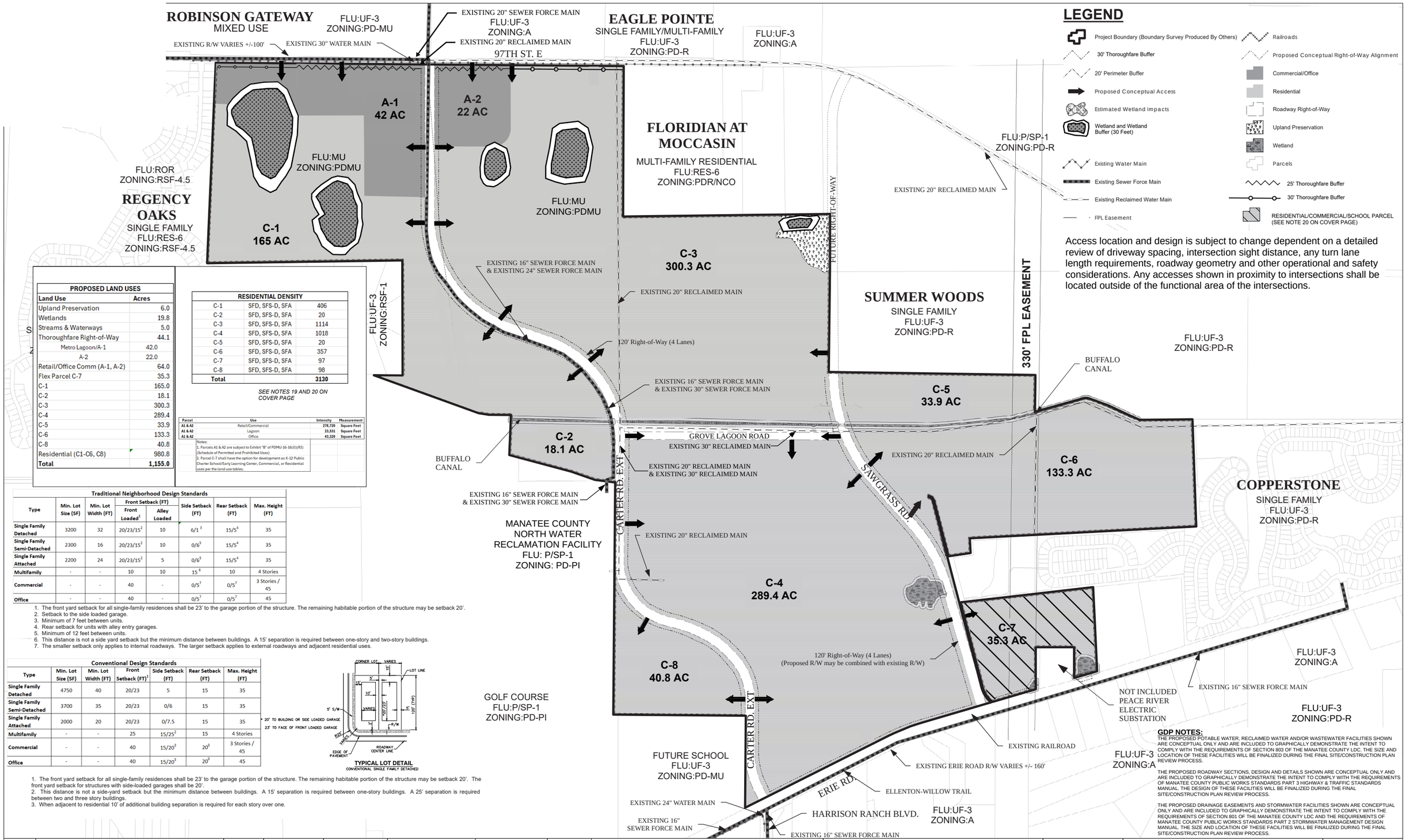
DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: AERIAL

SHEET NUMBER: 2 OF 4

N



PROPOSED LAND USES	
Land Use	**Acres**
Upland Preservation	6.0
Wetlands	19.8
Streams & Waterways	5.0
Thoroughfare Right-of-Way	44.1
Metro Lagoon/A-1	42.0
A-2	22.0
Retail/Office Comm (A-1, A-2)	64.0
Flex Parcel C-7	35.3
C-1	165.0
C-2	18.1
C-3	300.3
C-4	289.4
C-5	33.9
C-6	133.3
C-8	40.8
Residential (C1-C6, C8)	980.8
Total	**1,155.0**

RESIDENTIAL DENSITY		
C-1	SFD, SFS-D, SFA	406
C-2	SFD, SFS-D, SFA	20
C-3	SFD, SFS-D, SFA	1114
C-4	SFD, SFS-D, SFA	1018
C-5	SFD, SFS-D, SFA	20
C-6	SFD, SFS-D, SFA	357
C-7	SFD, SFS-D, SFA	97
C-8	SFD, SFS-D, SFA	98
Total		**3130**

SEE NOTES 19 AND 20 ON COVER PAGE

Parcel	Use	Intensity	Measurement
A1 & A2	Retail/Commercial	278,720	Square Feet
A1 & A2	Lagoon	23,531	Square Feet
A1 & A2	Office	43,320	Square Feet

Notes:
1. Parcels A1 & A2 are subject to Exhibit "B" of PDMU-16-16(G)(R3) (Schedule of Permitted and Prohibited Uses)
2. Parcel C-7 shall have the option for development as K-12 Public Charter School/Early Learning Center, Commercial, or Residential uses per the land use tables.

Traditional Neighborhood Design Standards

Type	Min. Lot Size (SF)	Min. Lot Width (FT)	Front Setback (FT)		Side Setback (FT)	Rear Setback (FT)	Max. Height (FT)
			Front Loaded[1]	Alley Loaded			
Single Family Detached	3200	32	20/23/15[2]	10	6/1 [3]	15/5[4]	35
Single Family Semi-Detached	2300	16	20/23/15[2]	10	0/6[5]	15/5[4]	35
Single Family Attached	2200	24	20/23/15[2]	5	0/6[5]	15/5[4]	35
Multifamily	-	-	10	10	15 [6]	10	4 Stories
Commercial	-	-	40	-	0/5[7]	0/5[7]	3 Stories / 45
Office	-	-	40	-	0/5[7]	0/5[7]	45

1. The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'.
2. Setback to the side loaded garage.
3. Minimum of 7 feet between units.
4. Rear setback for units with alley entry garages.
5. Minimum of 12 feet between units.
6. This distance is not a side yard setback but the minimum distance between buildings. A 15' separation is required between one-story and two-story buildings.
7. The smaller setback only applies to internal roadways. The larger setback applies to external roadways and adjacent residential uses.

Conventional Design Standards

Type	Min. Lot Size (SF)	Min. Lot Width (FT)	Front Setback (FT)[1]	Side Setback (FT)	Rear Setback (FT)	Max. Height (FT)
Single Family Detached	4750	40	20/23	5	15	35
Single Family Semi-Detached	3700	35	20/23	0/6	15	35
Single Family Attached	2000	20	20/23	0/7.5	15	35
Multifamily	-	-	25	15/25[2]	15	4 Stories
Commercial	-	-	40	15/20[3]	20[3]	3 Stories / 45
Office	-	-	40	15/20[3]	20[3]	45

TYPICAL LOT DETAIL
CONVENTIONAL SINGLE FAMILY DETACHED

1. The front yard setback for all single-family residences shall be 23' to the garage portion of the structure. The remaining habitable portion of the structure may be setback 20'. The front yard setback for structures with side-loaded garages shall be 20'.
2. This distance is not a side-yard setback but the minimum distance between buildings. A 15' separation is required between one-story buildings. A 25' separation is required between two and three story buildings.
3. When adjacent to residential 10' of additional building separation is required for each story over one.

GDP NOTES:

THE PROPOSED POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 803 OF THE MANATEE COUNTY LDC. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

THE PROPOSED ROADWAY SECTIONS, DESIGN AND DETAILS SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 3 HIGHWAY & TRAFFIC STANDARDS MANUAL. THE DESIGN OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

THE PROPOSED DRAINAGE EASEMENTS AND STORMWATER FACILITIES SHOWN ARE CONCEPTUAL ONLY AND ARE INCLUDED TO GRAPHICALLY DEMONSTRATE THE INTENT TO COMPLY WITH THE REQUIREMENTS OF SECTION 801 OF THE MANATEE COUNTY LDC AND THE REQUIREMENTS OF MANATEE COUNTY PUBLIC WORKS STANDARDS PART 2 STORMWATER MANAGEMENT DESIGN MANUAL. THE SIZE AND LOCATION OF THESE FACILITIES WILL BE FINALIZED DURING THE FINAL SITE/CONSTRUCTION PLAN REVIEW PROCESS.

REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
	TWO ACCESS POINTS TO A-1	10/6/2026		
	SITE DATA TABLES, A-1 AND C-1 PARCEL AREAS	07/07/2026		
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		

ACTIVITY	INITIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON
ENGINEERING & SURVEYING, LLC
3409 W LEMON ST
TAMPA, FL 33609
TEL: 813.250.3535
LB #6405 CA #65325
www.HamiltonEngineering.US
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

CLIENT: **FLM, INC**

PROJECT: **PARRISH LAKES**

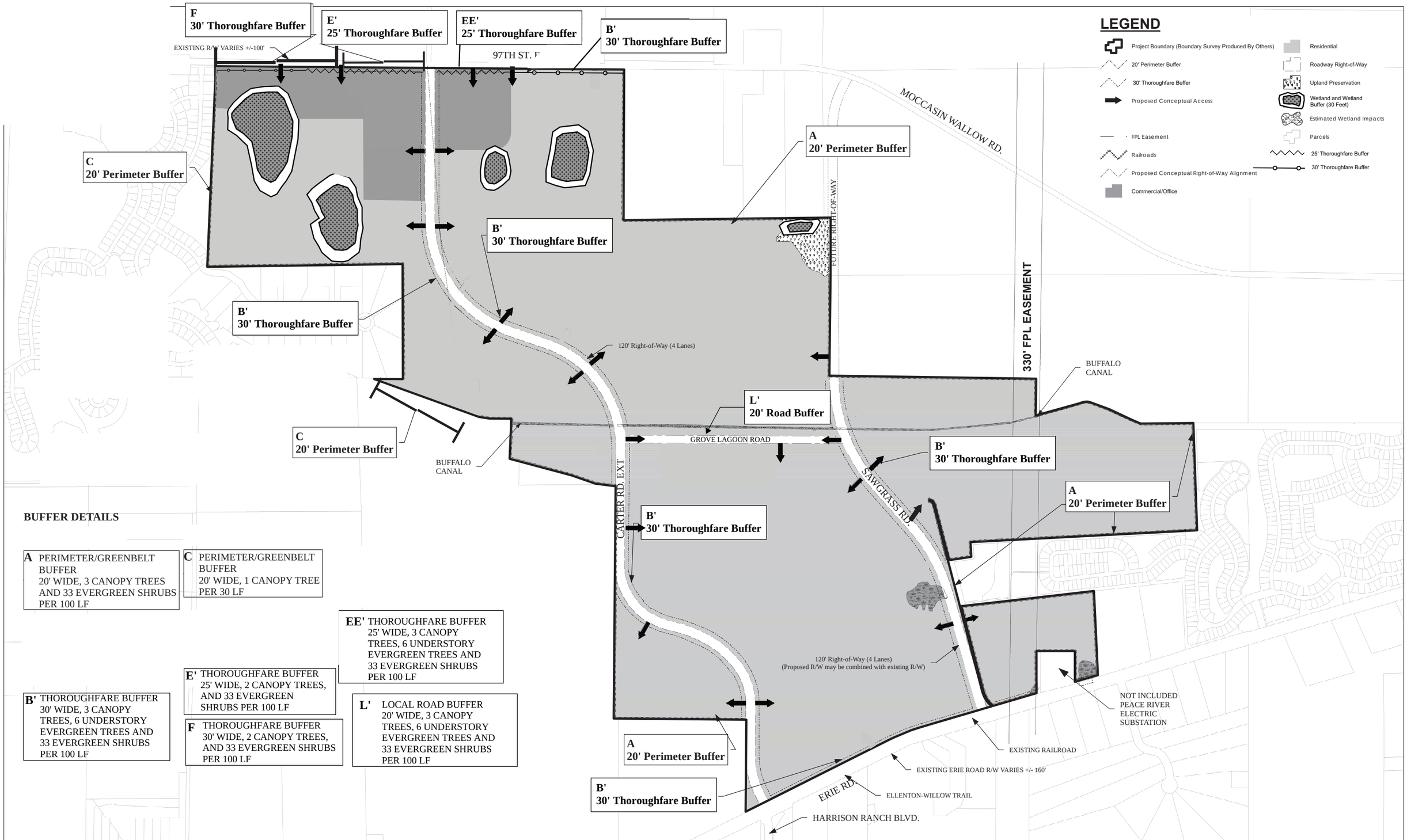
DATE: **07-22-2024**

HORIZONTAL SCALE: **1" = 500'**

DOCUMENT TITLE: **GENERAL DEVELOPMENT PLAN**

SHEET NUMBER: **3 OF 4**

N



BUFFER DETAILS

A PERIMETER/GREENBELT BUFFER
20' WIDE, 3 CANOPY TREES AND 33 EVERGREEN SHRUBS PER 100 LF

C PERIMETER/GREENBELT BUFFER
20' WIDE, 1 CANOPY TREE PER 30 LF

EE' THOROUGHFARE BUFFER
25' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

E' THOROUGHFARE BUFFER
25' WIDE, 2 CANOPY TREES, AND 33 EVERGREEN SHRUBS PER 100 LF

B' THOROUGHFARE BUFFER
30' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

F THOROUGHFARE BUFFER
30' WIDE, 2 CANOPY TREES, AND 33 EVERGREEN SHRUBS PER 100 LF

L' LOCAL ROAD BUFFER
20' WIDE, 3 CANOPY TREES, 6 UNDERSTORY EVERGREEN TREES AND 33 EVERGREEN SHRUBS PER 100 LF

REV. NO.	REVISION	DATE	DRAWN BY-EMP. NO.	CHECKED BY-EMP. NO.
	TWO ACCESS POINTS TO A-1	10/6/2026		
	SITE DATA TABLES, A-1 AND C-1 PARCEL AREAS	07/07/2026		
CRV6	LOCAL ROAD BUFFER ADDED	2/11/2026		
CRV5	SITE DATA TABLE, ACCESS POINTS ON LOCAL ROAD	1/9/2026		

ACTIVITY	INITIALS/EMP. NO.	DATE
DRAWN BY:	RMM	07/22/2024
DESIGNED BY:		
CHECKED BY:		
CONTRACT ADMIN BY:		
CONTRACT ADMIN BY:		

HAMILTON ENGINEERING & SURVEYING, LLC.
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775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929

CLIENT: FLM, INC

PROJECT: PARRISH LAKES

DATE: 07-22-2024

HORIZONTAL SCALE: 1" = 500'

DOCUMENT TITLE: LANDSCAPE PLAN

SHEET NUMBER: 4 OF 4

N

Public Comment

Manatee County Government

Submitted On:
Oct 4, 2026, 07:58PM EDT

Full Name	**First Name:** Jane **Last Name:** Fedorczyk
Email	MJF34243@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	Public Notice and Neighborhood Meeting Signs
Comment	Dear Commissioners, I am writing to oppose reducing the size of public notice and neighborhood meeting signs from 36x36 inches to 24x24 inches. The county should be doing more—not less—to notify citizens of development projects that directly impact their property values and quality of life. While some residents may receive official notices via mail, these letters often come from unrecognized agents or developers. Without the highly visible posted signs to prime them, citizens will likely mistake these critical letters for junk mail. A 36-inch sign commands attention, giving passing motorists the visual cue they need to look out for their mail or safely return to gather details. A 24-inch sign will simply be missed. As elected officials who utilize large campaign signs, you know firsthand that visibility matters. The county only recently increased the sign size, and there is no evidence that citizens complained they were too large. The additional cost for the sign is nominal compared to the value of citizen awareness. Public notices are vital to our community. In my short time living here, I have already seen six notice signs due to controversial, high-density infill housing proposals. Unfortunately, the current notification process is poorly executed. Beyond being too few in number, signs are often structurally unsustainable or improperly placed parallel to the road, making them impossible for motorists to read. Furthermore, developers consistently fail to manage these signs safely. I have had to personally clear signs from the street right of way twice due to negligence: 1. During Hurricane Helene: I removed a developer's sign to prevent it from becoming a dangerous flying projectile in high winds, receiving no acknowledgement from the county or the developer for mitigating this

safety risk.
2. Last Week: I had to remove signs myself because Robert Freeman of Kittle Properties failed to coordinate a timely removal after a neighborhood meeting.

Instead of shrinking these signs, the county should focus on enforcing stricter standards. We need enough signs to alert all impacted residents, mandatory perpendicular placement for maximum visibility, and strict developer accountability for severe weather safety and post-event cleanup.

Respectfully submitted,

Jane Fedorczyk, Manatee County Resident

From: Jane Fedorczyk <mjf34243@gmail.com>
Sent: Sunday, October 4, 2026 1:30 AM
To: Annmari Catania <amc.riomarbod@gmail.com>; Barbara Vennera <Barbarav@akdco.net>; Bob Webb <webb4250@gmail.com>; Debbie Mulley <debbiemulley@outlook.com>; Doug Leib <Dleib325@gmail.com>; Helen Frassmann <helenfrassmann@gmail.com>; Jennifer Villarreal <jlvillarreal2011@gmail.com>; Rachel Sprague <sarapalmshoaboard@gmail.com>; Susan Nadhand <snachand6927@aol.com>; Tim Bales <Tbales65@gmail.com>; Tim Slicis <tslicis@icloud.com>; Kathy Matheson <president@cascades-sarasota-hoa.com>
Cc: Remi Szymanski <remiski04@gmail.com>; Donald Ewert <idujewert@aol.com>; Tyler Lummis <tyler.j.lummis@gmail.com>; Lars Ericsson <lbericsson@gmail.com>; Rick Robideau <treasurer@magnoliapointsrq.com>; Melinda Slicis <mks68@verizon.net>; Nathaniel Weaver <pastornate@crosspointe.life>; Jack Spence <jackspence@verizon.net>; Michael Davidson <Captmiked62@gmail.com>; Bridget Spence <BSpence@caseymanagement.com>; Robert Terry <footstepfollower@gmail.com>; Jack Rankins <jtrankins1991@gmail.com>; Jeff Weaver <pastorjeff@crosspointe.life>; Rachel Henneberry <rachel.trails11@gmail.com>; Penny Sijatz <psijatz@tampabay.rr.com>; Robin Tosch <robtosch@outlook.com>; Mary Brochu <pbrochu@verizon.net>; Nathaniel Weaver <pmpohludka@yahoo.com>; Loren Lysen <llysen@pcmfla.com>; Peter Powell <recreationsky@gmail.com>; Phil <sec21atlanta@gmail.com>; Ray Taylor <raytaylor549@gmail.com>; Joy Irwin Schtakleff <joyschtakleff@aol.com>
Subject: October 8 County Commissioners Land Use Meeting

> You don't often get email from mjf34243@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.

Hi Everyone -

The last agenda item is on the size of the signs for public meeting notice. They want to reduce the size of the signs. This is a commissioner agenda item that looks like a slam dunk. You might think why does this matter? For the neighborhood meeting related to the horse farm high density development, very few communities received written notice of the

meeting and most probably threw it out as it is disguised as junk mail. The county wants to reduce the size of the sign to save $5. Smaller sign means smaller font or less information on the sign. In addition, to opposing this decrease, you should make it known, that a sufficient number of signs are posted and accurate information is included on the signs. The sign requirements should be enforced, accurate, and plentiful within the impacted communities. Below is the link to the agenda (signs is near end og agenda) and the place to write public comments. Currently, only one public comment is posted.

https://agendaonline.mymanatee.org/OnBaseAgendaOnline/Meetings/ViewMeeting?id=808&doctype=1

https://www.mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment

Jane Fedorczyk

President, Magnolia Point Neighborhood Association

MJF34243@gmail.com

215-962-4084

On Sat, Oct 3, 2026 at 4:14 PM Jane Fedorczyk <mjf34243@gmail.com> wrote:

Good Afternoon Everyone - ***In order to get organized, we need to start a fresh email chain from this one. If you do not want to be in this email chain, DO NOT reply all, just send me a reply and I will remove you. If you know someone that wants to be added, just send that information to me. If the presidents need a sidebar, you are all listed in TO, and everyone else is listed in the CC.***

I have created 2 email groups:

HOA Presidents, Communities Located Near Horse Farm (names listed in TO)

Neighbors (Not Identified as HOA Presidents) Also Concerned About the Horse Farm Development (names listed in CC)

There have been many emails since the neighborhood meeting held on Set. 24th, and some several have emailed Manatee County Commissioners, Manatee County Development Services staff, and shared different information. To date we have no strategy on how to move forward with the knowledge we have and information collected. This is the first email that contains all of the HOA Presidents that will be able to disseminate information within their communities.

I have attached a word document prepared by Joy Schtakleff from Rio Mar. She collected names at CrossPointe. **On this paper is some information she gathered from some HOA Presidents and some of the information mentioned by the Presidents. Please review and if your name is on that list and you can elaborate further on Joy's comments please do so.**

1. What absolutely needs to happen, is that this group needs to get organized and collaborate together. We need to develop one strategic plan that we are all working through to try to stop this project.

2. Many on this email have reached out to the Manatee County Development Services staff. Some of received answers, but not helpful answers and clearly not open to giving us advice on how to advocate against this development.

3. Many have emailed Mike Rahn, District 4 County Commissioner, (we all live in District 4), and those that have received replies have heard, while "I do not support the application of the Live Local Act on county development, there is nothing I can do," even including a response from Development Services staff that does not correlate with what some of us have ready about applying Live Local Act to 4 parcels zoned as agricultural (Ag-1), including loopholes for overcoming the agricultural pathway.

4. Some have emailed all current county commissioners and many have submitted public comments opposing the development. I am not aware of any responses other than from Mike Rahn.

5. There has been mention of hiring an attorney. This is not our HOA attorneys that assist with HOA matters. We need an attorney that specializes in Land Use, Municipal Code, and

has had success opposing Live Local Act fast tracking to development. I do not know that any one knows who this is, but they do not work that the law firms associated with HOA concerns.

6. Magnolia Point HOA has a signed agreement from 2014 (signed by the developer) since the HOA was not turned over to the owners until 2019, that gives the HOA the authority or requirement to maintain the medians on Tuttle between the roundabout and the start of the Trails. This includes assets in the street right of way between the Autumn Fern Terrace entrance to Magnolia Point to the southern boundary of the horse farm. We are investigating what this means with using our own legal services. Our primary reason is to protect our community assets; however, if this agreement can halt the development progress, I wanted you all to know. We have no idea, but we are addressing this currently.

I have attached some documents that might be worth looking at. I will set up files in Google Drive once the strategy is developed. ***My recommendation is that we unify into a Task Force (4-6 people) to organize the strategy, and then try to put groups together to address all pillars of the strategy.*** We have passion and some have important skills to contribute. Please step up! This is a safe space; no of us have this expertise. Time is not our friend, and most of us have much to do. I know many of you will have great ideas to contribute, so let's go!

--

Jane Fedorczyk

President, Magnolia Point Neighborhood Association

MJF34243@gmail.com

215-962-4084

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Jane Fedorczyk, PT, PhD, CHT, FAPTA

MJF34243@gmail.com

215-962-4084

Public Comment

Manatee County Government

Submitted On:
Oct 2, 2026, 02:18PM EDT

Full Name	**First Name:** Brenda **Last Name:** Glasbrenner
Email	smdbrenda@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	#22, Planning Commission
Comment	I highly recommend Glen Gibellina for a position on this board. He has the years of experience and training to fulfill a position. He has been an advocate for positive change for this county and will add a huge benefit to the planning board.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 04:35PM EDT

Full Name	**First Name:** Michel **Last Name:** Adams
Email	cgmike2324@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Termination of the County Administrator.
Comment	I support the termination of County Administrator Charlie Bishop. His disrespect on the dais towards commissioners during county meetings. Bishop Animal Shelter fiasco. Purchase of the new county administration building that is not suitable for workers without significant remodeling. Wasteful spending for a service contract to an outside source for a once a month testing of a new generator which staff should easily be able to do.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 06:57PM EDT

Full Name	**First Name:** Donna **Last Name:** Sweiss
Email	dsasu@aol.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishops contract
Comment	As a Manatee county resident I strongly urge you to NOT renew Charlie Bishops contract. Mr Bishop does NOT demonstrate honesty, and is NOT trustworthy. He awards contracts to friends, clearly doesn't listen to the community that he WORKS FOR and lacks integrity. Is there integrity in politics anymore? Hard to find in Manatee County. LETS START TO CHANGE THAT BY NOT RENEWING HIS CONTRACT.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 07:54PM EDT

Full Name	**First Name:** Tracey **Last Name:** Hooper
Email	Lostcat44@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop
Comment	Get rid of him, wasted tax payer dollars.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 10:37PM EDT

Full Name	**First Name:** John **Last Name:** Taylor
Email	rtnjohntaylor@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	2
Comment	To start, the contract of county administrator was pushed so that the new board could vote on who they want in this position. That is the will of the board, it's what the board voted for, it's what we should be doing and the current discussion should be tossed out. When it comes to our county administrator, I have not seen many other individuals in our local government show up, care, fight for our county day in and day out. When members of our county come forth with ideas, opportunities and solutions, Charlie Bishop is attentive, supportive and engaged. Charlie represents Manatee County very well and we should be able to negotiate a new contract for him when we have a full board, not one with vacant seats and outgoing members.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 08:02PM EDT

Full Name	**First Name:** Sylvia **Last Name:** Brauler
Email	sylvia8464@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Bishop's Contract & Moratorium
Comment	I am writing to formally request that Charlie Bishop be terminated from his position and to urge the Board to support a moratorium on data center development in Manatee County. My request for Mr. Bishop's termination is based on my concerns regarding his actions and leadership and whether they reflect the accountability, transparency, and responsibility that residents should expect from county leadership. I ask the Board to review these concerns carefully and take appropriate action. I am also asking you to support a moratorium on data centers while the County carefully evaluates their long-term impact on our community—including infrastructure, water and energy demands, land use, environmental concerns, taxpayers, and quality of life. Seaflower is enough. We have already sold too much of our land to development. Do we really want to continue down a path that turns Manatee County into a concrete jungle? Our county is blessed with beautiful natural habitat, plants, trees, and wildlife. We have a responsibility to preserve these areas for the wildlife that depends on them and for the generations who will come after us. Once natural land is developed, we cannot simply get it back. Growth should not mean sacrificing everything that makes Manatee County special. Please do not allow financial interests and greed to take priority over our land, natural resources, wildlife, and quality of life. There must be a point when we say enough is enough. Before approving additional developments that could permanently change our community, residents deserve transparency, careful

	planning, and a meaningful opportunity to be heard. Preserve our land. Protect our natural habitat. Protect our wildlife. Respect your residents. Protect our future. I urge you to listen to the people who live here and take action before more of our irreplaceable land is gone.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 08:13PM EDT

Full Name	**First Name:** Leroy **Last Name:** Washington
Email	leroyjwashington@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Commissioner Agenda Items: #2 Administrator Contract
Comment	October 5, 2026 To the Board of County Commissioners: My name is Leroy J. Washington, a Manatee County District 1 resident. I respectfully submit this public comment for inclusion in the record for the October 6, 2026, Regular Meeting, Agenda Item No. 2, under Commissioner Comments: Administrator Contract. I am writing in support of County Administrator Charlie Bishop and, equally important, in support of a fair, measured, and performance-based process when considering the future of the County's chief administrative officer. I have known Mr. Bishop for more than 17 years in several capacities—as a subordinate, colleague, supervisor, and friend. During that time, I have watched him serve Manatee County as a line employee, department director, Deputy County Administrator, and ultimately County Administrator. That history has given me the opportunity to observe not only the positions he has held, but the seriousness with which he has approached public service. Very few employees I have encountered during my time with Manatee County have taken their responsibilities more seriously or approached their work with greater diligence. For that reason, I believe any discussion regarding his continued service should focus first and foremost on his performance as County Administrator and his execution of the responsibilities assigned to him by this Board. Much of the public discussion I have heard surrounding this issue appears to involve matters outside of his current job performance or events that occurred before his appointment as County Administrator. I do not believe those matters should overshadow an objective evaluation of how he has performed the job the Board selected him to do. I also have concerns when discussions regarding an employee's contract become intertwined with public appeals to debate that individual's character rather than his professional performance. Oversight of the County Administrator is unquestionably the responsibility of this Board. However, that oversight should be exercised through an orderly, consistent, and professional process that

gives appropriate weight to performance, contractual obligations, organizational needs, and the best interests of Manatee County.

Over the past six years, County employees have worked under five individuals serving as County Administrator, whether permanently or on an interim basis. That level of turnover matters. While leadership may change, the responsibilities of County government do not. Employees are still expected to serve residents, implement Board policy, manage projects, deliver services, and maintain continuity across the organization.

Charlie Bishop has carried out the policies, priorities, and initiatives approved by this Board and has worked to implement the direction provided to him. His ability to consider the County's long-term needs has benefited strategic planning, the implementation of major initiatives, and efforts to keep employees focused on delivering results for the public. His tenure also represents the longest period of continuity in the administrator's position during the past six years.

If there are legitimate concerns regarding his performance, accountability requires that those concerns be identified, documented, and addressed when they occur. An employee should be given clear expectations and a fair opportunity to respond to concerns about his or her performance. If significant performance deficiencies existed, I believe those issues should have been raised and addressed through the appropriate process rather than emerging for the first time during an already polarizing election season.

Under Mr. Bishop's leadership, the County has continued efforts to centralize and strengthen business practices, improve organizational consistency, and advance major community initiatives. The County has also developed a broader strategy to address homelessness among veterans, women and families, and single adults experiencing housing instability. Employees are increasingly being given the opportunity to perform within their professional responsibilities while receiving recognition for the work they do on behalf of this community.

Those accomplishments do not mean that every decision has been perfect, nor should any County Administrator be beyond scrutiny. Rather, they demonstrate why decisions concerning the administrator should be based on a complete assessment of performance and organizational impact.

Having previously served in that position, I also understand that while the County Administrator functions as the chief executive officer of the organization, that authority is not unlimited. The Board of County Commissioners establishes policy and provides direction, while the administrator is responsible for implementing that direction through the organization. It is therefore important that responsibility for County decisions be evaluated within the proper roles of both the Board and the administration.

I cannot speak to every concern expressed by every resident, nor would I suggest that all criticism is misplaced. I can say, however, that many of the challenges and instability Manatee County has experienced over the past several years involve policy and governance

decisions that extend beyond the authority of any one administrator. Most importantly, the organization and its employees need stability. Changes in executive leadership carry consequences throughout County government, affecting employees, institutional knowledge, ongoing projects, strategic initiatives, partnerships, and ultimately the residents who depend upon County services.

If Mr. Bishop's contract provides for a decision regarding extension or renewal in February, I believe that established process provides the appropriate opportunity for the Board to evaluate his performance, discuss expectations for the future, and determine whether the contractual relationship should continue.

Accordingly, I respectfully ask the Board to take no action on the Administrator's contract at this time, to vote down any motion seeking premature action, and to allow consideration of the contract to occur at the time and in the manner contemplated by its provisions.

This is not an argument against accountability. It is an argument for accountability exercised through a fair process, based upon performance, with appropriate consideration given to the stability of the organization and the long-term interests of Manatee County.

Thank you for your time and for including these comments in the public record.

Respectfully,

Leroy J. Washington
Manatee County District 1 Resident

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 05:26PM EDT

Full Name	**First Name:** Amanda **Last Name:** Parrish
Email	AParrish@FawleyBryant.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	G2 Administrator Contract
Comment	My name is Amanda Parrish. I am a Manatee County resident, business owner, and Partner and COO of Fawley Bryant Architecture. Through my role at Fawley Bryant, I have had the opportunity to work with Manatee County for approximately ten years. Most recently, I had the privilege of serving as Interim CEO of the Bradenton Area Economic Development Corporation while continuing in my full-time role at Fawley Bryant. Taking on that responsibility was a significant commitment, and candidly, it would have been very easy to decline. Instead, Charlie Bishop made me feel welcomed, supported, and genuinely valued as someone who could help Manatee County and our broader region through an important period of transition. That experience gave me an even greater appreciation for Charlie's leadership. One of the clearest reflections of that leadership is the team surrounding him. In my ten years working with the County, I have never seen such a strong group of professionals across the organization. That starts with Deputy County Administrators Stephanie Garrison and Bryan Purnell and extends to people like Aimee Johnson, Nicole Knapp, Carrie Knight, Molly White, and many others who bring tremendous skill, commitment, and passion to their work on behalf of Manatee County. Great leaders do more than lead themselves. They identify talented people, empower them, give them visibility, and create an environment where they can make an impact. That has been my experience watching Charlie lead the County team. From the perspective of both a resident and a business that works with Manatee County, I have found this team to be responsive, collaborative, professional, and genuinely enjoyable to work with. I hope you will consider my experience and perspective as you evaluate Charlie's continued service to Manatee County.

Thank you for the opportunity to provide public comment.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 10:36PM EDT

Full Name	**First Name:** Susan **Last Name:** Stickle
Email	susanjstickle@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	County Administrator Contract
Comment	Another dog (Woody) died because of the kennel Trailers/Sheds - 34" x 57" (a crate) at the Bishop property. Who authorized this purchase and why weren't we (the public) invited to be involved in the discussion?? And why is there no signature on the purchase order? This NEVER should have happened, Woody should still be alive and looking for his forever home. This condition is called "Containment Anxiety". It is much like Claustrophobia in humans, it is not something that is the fault of the Dog in any way, shape or form. I blame personally Charlie Bishop and the entire BOCC for this death. Shame on ALL of you! Do better like our tax dollars pay you to. TERMINATE CHARLIE BISHOP'S CONTRACT IMMEDIATELY! Susan Stickle Manatee County resident and Voter.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 05:01PM EDT

Full Name	**First Name:** Becky **Last Name:** Brothers
Email	thebeckybrothers@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop - Contract terminate
Comment	I am asking the Board of County Commissioners to terminate County Administrator Charlie Bishop's contract and conduct a national search for a qualified replacement. I am making this request based on job performance. I don't need to get into the other controversies surrounding this administration. From where I sit, it is clear that the County can and should be doing better. We need a County Administrator who understands the responsibilities of this position and consistently fulfills them—someone who leads with integrity, transparency, accountability, sound judgment, and respect for the people they serve. We need a forward-thinking, solution-oriented leader who doesn't cut corners, follows County policies and procedures, listens to the community, works collaboratively, manages projects effectively, embraces technology and innovation, and takes responsibility for results. Just as importantly, we need someone who creates an inclusive culture where County employees can develop, grow, contribute, and feel valued. When our employees are supported and engaged, our community benefits. Let's set a higher standard for Manatee County. Terminate the current contract, conduct a transparent national search, and find a County Administrator who will do the job, do it well, and do it the right way—for the employees, the community, and the future of Manatee County.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 07:37PM EDT

Full Name	**First Name:** Jonna **Last Name:** Koellhoffer
Email	jkoellhoffer@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Contract/Bishop
Comment	Commissioners: Charlie Bishop needs to be released from his contract immediately. He is not the right person to lead Manatee County, and the continued pattern of questionable decisions, unprofessional conduct, and lack of accountability should be deeply concerning to every member of this Commission. There have been far too many issues involving Mr. Bishop for the Commission to continue looking the other way. As the County Administrator, he is entrusted with overseeing county operations, employees, policies, and millions of dollars in taxpayer funds. His conduct should reflect the professionalism, integrity, transparency, and accountability expected of someone in that position. It does not. The recent paperwork involving the kennel trailers is just one of the latest examples. We are talking about thousands and thousands of dollars in county expenditures and a purchase order that apparently has no signature. How does the county procure a purchase, authorize it, and ultimately pay for it without the required documentation and signatures? Who authorized it? Who approved it? Who was responsible for ensuring the proper procurement process was followed? And perhaps most importantly, where is the accountability? Then there is Mr. Bishop's conduct at a recent Board meeting. A sitting commissioner made a request, and Mr. Bishop flatly refused. Disagreement is one thing. A County Administrator openly refusing a request from a member of the governing body he ultimately reports to is

another.

And asking a sitting commissioner if he "wants to take this outside" is completely unacceptable behavior for a County Administrator. There were countless professional ways he could have handled a disagreement. That was not one of them.

That kind of behavior should not be normalized or excused.

There are also serious concerns about the promotion of an individual who was allegedly not qualified for the position, followed by Mr. Bishop winking at her while making his recommendation. Whether intentional or not, that type of conduct creates an appearance of favoritism and undermines public confidence in the county's hiring and promotion processes.

Manatee County deserves better.

We need a County Administrator who understands that the position is a public trust—not a personal fiefdom. We need someone who respects the Board of County Commissioners, follows county policies and procedures, understands proper procurement and financial controls, treats employees professionally, and understands that every decision is ultimately accountable to the taxpayers.

Instead, we continue to see questions surrounding Mr. Bishop's decisions and conduct.

At what point is enough enough?

Commissioners, you have the authority and responsibility to address this. You are the elected officials ultimately accountable to the citizens of Manatee County. You should not wait for another controversy, another questionable expenditure, another personnel issue, or another confrontation before taking action.

I am asking each of you to seriously consider whether Charlie Bishop has earned the continued confidence of this Commission and the citizens you represent.

I believe the answer is no.

His contract should be terminated, and Manatee County should begin the process of finding a County Administrator who can be trusted to put the interests of this county, its employees, and its taxpayers first.

Jonna J Koellhoffer
Manatee county resident and voter

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 07:25PM EDT

Full Name	**First Name:** Veronica **Last Name:** DeMaggio
Email	gaflygirl7@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Administrator Contract
Comment	I would like to see Charlie Bishop’s contract terminated. His dealings in his position are highly suspect. Starting with how the Manatee Shelter situation was handled. He was part of the trailer idea and funding along with moving the dogs over from palmetto before it was ready. It has been pointed out he has barely worked in months and fires his assistant without giving cause as I believe she may have been honest with people asking where he was. He has given his partner and friends favors in contracts and used his privilege in places for favoritism. He is nit an asset for this county and is literally bringing it down. He looks like he awoke from an all night bender when he is at the commissioner meetings. Appoint someone enthusiastic, honest and ready to make a difference for the county for the positive.

Public Comment

Manatee County Government

Submitted On:
Oct 6, 2026, 04:59AM EDT

Full Name	**First Name:** Veronica **Last Name:** Thames
Email	veronica.lequeux@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	County administrator Charlie Bishop‘s contract renewal
Comment	Dear Chair and Commissioners. My name is Veronica Thames. I’m here tonight as a private citizen, not representing any organization. I’m speaking in support of renewing the County Administrator’s contract. At the same time, I encourage the Commission to consider engaging an external consultant—or potentially convening a community task force with the appropriate expertise—to conduct a comprehensive regional and national compensation analysis for this position. I say that as someone with leadership, board, and professional experience in human resources. One thing I have learned is that we cannot reasonably expect any governing body to collectively possess every specialized skill set and every piece of market knowledge necessary to make the many complex decisions that come before it. That is not a criticism of this Commission. It is a recognition of the enormous responsibility you carry. Compensation for a County Administrator is particularly complex. It requires consideration of the scope and complexity of the organization, the responsibilities of the position, comparable counties, total compensation and benefits, and the increasingly competitive market for experienced public-sector leadership talent. Given that reality, I believe the Board would benefit from an independent, objective analysis before making a long-term compensation commitment. I am certainly not suggesting that an outside consultant or task force make the decision. That responsibility belongs to the elected Board of County Commissioners. The purpose of the analysis would simply be to provide the Board with the best available information to inform its decision.

We ask our County Administrator to make sophisticated decisions every day on behalf of a rapidly growing and increasingly complex community. I believe the Board should have access to the same level of expertise when evaluating the compensation and retention of the person leading that organization.

So my request is two-fold: support the renewal of the County Administrator’s contract, while also considering an independent compensation analysis to help inform the appropriate terms to support your decision.

I believe those two things are entirely compatible—and ultimately serve the best interests of the County and its residents.

Thank you for your time and for your service to our community.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 06:56PM EDT

Full Name	**First Name:** Carol **Last Name:** Whitmore
Email	andreart@aol.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Administrator
Comment	No Commissioner has asked for the termination of the county administrator except for the outgoing commissioner. A last ditch effort, he should have done this the three years and eleven months he has been in office.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 05:37PM EDT

Full Name	**First Name:** Stu **Last Name:** Henderson
Email	SHenderson@FawleyBryant.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	County Administrator Contract
Comment	Chair and Commissioners, My name is Stu Henderson, and I am a Partner at Fawley Bryant Architecture. Our firm has worked throughout Manatee County for many years, and I want to share my support for Charlie Bishop. Charlie brings a deep understanding of Manatee County—its history, its challenges, its people, and where the community is headed. That knowledge is incredibly valuable in a County Administrator. From our firm's perspective, Charlie has also been a consistent and accessible presence. He is always willing to listen, have a conversation, and provide a clear and thoughtful voice on the issues affecting the County and the business community. He also brings a calm, steady demeanor that attracts good people and gives them confidence to do their jobs well. Just as importantly, Charlie is genuinely loved and respected by the people who know him well. To me, that says a great deal about his character. The care and loyalty he shows to the people around him translates directly into the way he serves this community. That combination of institutional knowledge, accessibility, character, and steady leadership matters. I strongly support his continued service as Manatee County Administrator. Thank you for the opportunity to provide my perspective. Stu Henderson Partner Fawley Bryant Architecture

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 06:39PM EDT

Full Name	**First Name:** David **Last Name:** Otterness
Email	davidotterness@hotmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	County Administrator Contract
Comment	What is a leader? A leader is someone who guides, inspires, and influences a group of people toward a shared goal. They have a vision and mission to better the organization. A true check of leadership is hearing from the individuals underneath whom help with this goal. Listen to them.....their stories, ambitions, and involvement with-in the community along with the departments in which they serve. I truly believe you will hear, Charlie Bishop fits the category of an excellent leader for Manatee County.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 06:54PM EDT

Full Name	**First Name:** Susan **Last Name:** Stickle
Email	susanjstickle@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	County Administrator Contract
Comment	Due to the many known issues with County Administrator Charlie Bishop, I am requesting that his contract be terminated effective immediately. In addition to all other known past transgressions, more recently he turned off public comments on the social media broadcasts in an effort to silence constituents. Also, promoting an employee to Deputy County Administrator who wasn't qualified, without interviewing any other potential candidates who may have had proper qualifications. Charlie Bishop then lied and said that he did. There is no public record or evidence that he even took resumes for this position. Furthermore, with regards for the kennel trailers/sheds at the Bishop facility, there is no signature on the purchase order. However, the trailers were delivered, installed and paid for. Who authorized this purchase order and why was there no signature? What are you hiding? Susan Stickle Manatee County Resident 973.885.3203

From: Tammy Schrader <tammyschrader75@aol.com>
Sent: Monday, October 5, 2026 1:24 PM
To: Tal Siddique <tal.siddique@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>
Subject: Our County Administrator feedback.

CAUTION:This email originated from an external source.
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Dear Honorable County Commissioners:

Janice Crane and I both feel we would be remiss if we did not share my feelings about our county administrator's job performance.

Neither Janice nor I have first-hand knowledge as a member of the public, except one.

All we can go on is what we see from out here. Here is what has been seen:

First, when we read that our county administrator could not keep from using his personal cell phone to conduct County business. I just started shaking my head, but policy may be set purposely. That should not be grounds for termination. We have had to use our personal phone for business calls!

Then, Bishop Animal Shelter Prefab Fiasco

Paying $60,000 for an animal art report that was basically hidden from the public and obviously not even remotely considered, which plainly stated prefab kennels were not recommended. Waste of money!

Yet, somehow prefabs were allowed to replace the concrete block kennel facility, without going out for bid that was originally planned after being budgeted and approved and brought to the public, AND the public raising what we heard was over $2 million dollars for said concrete kennel.

A pitiful amount of money was allocated toward Animal Services from the 2016 infrastructure sales tax; 10 years ago now, on recall of the new Animal Shelter was supposed to be built with that money and is a big reason why it even passed!

Prefabs -

Sufficient shade not planned for.

Sufficient drainage for rain not ensured prior to moving the dogs.

Sufficient drainage for dirty mop, water not planned for

No dog bathing area in the kennels.

Dogs being moved too soon before improvements were made, after the public was told (promised) they WOULD NOT be moved until after the UF report was completed and improvements were made! Laundry facilities not centrally located making it a hard ship to get to them and NO HOT WATER!

Then they were moved!!! They have been in crisis survival mode ever since! Problem after problem .

This week, a puppy named Woody had to be euthanized because he went crazy in that environment! A puppy! THE DOGS ARE NOT ACCLAMATED BUT SEGREGATED FROM PEOPLE MAKING THEM MORE TIMID OR FEARFUL INSTEAD OF SOCIAL INTERACTION NEEDED FOR THE WELL BEING OF STAFF, PUBLIC AND ANIMALS.

And lastly, and very shocking the geossly blatant insubordination towards Commissioner Bearden at a meeting!

Sir, you are not in any position to deny request of a BOCC member! Telling any commissioner “no,” to a request is highly contentious! It is your obligation to ensure all requests from BOCC who are acting on behalf of every citizen in 17,000 square miles of this county is not beneath your job grade znd its not being a tesm player in helping to resolve an important requirement quint essential involving animals lives or anything pertaining the taxpayers! If someone asks you for a report from you that is your job?

Employees of this county go well beyond our job descriptions often because its what team players do!

The fact you ignore and clearly lack concern for substandard facilities is outrageous for staff and animals is gross abuse by state law!

Hearing the exchange what are your employees supposed to think when they hear these things?

This is not professional behavior. The facilities with flooding, temperatire issues. Laundry issues, lack of ability to hire sufficient staff for animals is gross neglect!

As someone who did HR, that is gross insub-

bordination!

County policy is very clear on definition of insubordination and the consequences of said act are clearly outlined.

In shorty, too many promises made have NOT been kept!

This may or may not be in part be fully your fault, but your position is the shoulder key position of responsibility to see it thru!

A county administrator does not tell the BOCC NO. THEY ADDRESS THE REQUEST AS INSTRUCTED!

The operations of our county fall directly on your shoulders! You have the obligation to see to it needs are met. This is not and should not be too much to expect from you.

With the salary that goes along with your job title, we wholly and fully expect much, much more from you than insubbordination and gross neglect.

We fully support the contract termination without benefits or perks. His la k of attention were beyond neglectful and no one should ever expect insolence and insubbordination of Bocc Members and gross neglect of Bishop' s Animal Shelter we feel merits the firing of our County Administrator. Failure to follow policy, failure to meet needs and failure to carry out directive from ANY BOCC MEMBER is definitive insubbordination and frankly the State should be looking into his arrest of the Bishop's fiasco.

Sincerely,

Tammy Schrader

Janice Crane

Bradenton, Florida

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 04:11PM EDT

Full Name	**First Name:** Diana **Last Name:** Adams
Email	dadamm@aol.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	County Administrator Termination
Comment	I support the termination of County Administrator Bishop. I do not feel that the county is moving in a positive direction and would like to see new leadership as promised.

From: Gmail <kaycee426@gmail.com>

Sent: Tuesday, September 22, 2026 11:04 AM

To: Jason Bearden <jason.bearden@mymanatee.org>

Subject: Clarification

[You don't often get email from kaycee426@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Just to clarify my earlier email, I also think Charlie Bishop should be terminated.

Sent from my iPhone

Public Comment

Manatee County Government

Submitted On:
Sep 24, 2026, 09:45AM EDT

Full Name	**First Name:** Susan **Last Name:** Stickle
Email	susanjstickle@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	September 24, 2026
Topic/Agenda Item	County Administrator
Comment	Dear Manatee County Commissioners, I am writing to formally request the immediate termination of County Administrator Charlie Bishop. His recent conduct demonstrates a clear lack of ethics and professionalism. Specifically, he awarded a county drone contract to his then-girlfriend and engaged in conduct so unprofessional that he effectively challenged a county commissioner to a physical altercation. As a concerned constituent, I believe new leadership is urgently needed in the best interests of Manatee County and its residents. I urge you to address this matter promptly at the next commission meeting. Thank you for your time, attention, and service to our community. Sincerely, Susan Stickle Bayshore Gardens, Manatee County resident, voter and volunteer at MCAW973.885.3203

From: Susan Stickle <hooffoto62@gmail.com>
Sent: Thursday, September 24, 2026 9:46 AM
To: George Kruse <george.kruse@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Tal Siddique <tal.siddique@mymanatee.org>; Amanda Ballard <amanda.ballard@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>
Subject: County Administrator

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Dear Manatee County Commissioners,

I am writing to formally request the immediate termination of County Administrator Charlie Bishop.

His recent conduct demonstrates a clear lack of ethics and professionalism. Specifically, he awarded a county drone contract to his then-girlfriend and engaged in conduct so unprofessional that he effectively challenged a county commissioner to a physical altercation.

As a concerned constituent, I believe new leadership is urgently needed in the best interests of Manatee County and its residents. I urge you to address this matter promptly at the next commission meeting.

Thank you for your time, attention, and service to our community.

Sincerely,

Susan Stickle
Bayshore Gardens, Manatee County resident, voter and volunteer at MCAW

973.885.3203

From: ROBERT CUSICK <robertcusick@cs.com>

Sent: Friday, September 25, 2026 3:42 PM

To: Amanda Ballard <amanda.ballard@mymanatee.org>; Tal Siddique <tal@mymanatee.org>; Mike Rahn <mike.rahn@mymanatee.org>; Robert McCann <drbob.mccann@mymanatee.org>; Jason Bearden <jason.bearden@mymanatee.org>; George Kruse <george.kruse@mymanatee.org>; Public Comments <public.comments@mymanatee.org>

Cc: Mark Vanderee <vanderee2@gmail.com>; Greg Marino <gregorymarino77@gmail.com>; Laurie Cusick <lccusick@cs.com>

Subject: Re: County Administration

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Dear Commissioners,

Given the litany of issues, missteps violations, and ethical concerns surrounding Charlie Bishop's employment with our county, don't you think it's time to move on and find somebody to fill that position who has integrity and capability?

Sincerely,

Bob Cusick

13910 18th Pl E

Bradenton, Fl. 34212-9184

+1-914-282-4809

Public Comment

Manatee County Government

Submitted On:
Sep 29, 2026, 05:13AM EDT

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)	October 06, 2026
Topic/Agenda Item	Charlie Bishop contract
Comment	Performance Report: Opposition to the Renewal and Continued Employment of County Administrator Charlie Bishop Executive Summary The upcoming October 6, 2026 Board of County Commissioners meeting brings forward a critical agenda item regarding the employment contract of Manatee County Administrator Charlie Bishop. Evaluating leadership performance requires weighing statutory compliance, transparency, administrative conduct, and governance standards. Significant concerns regarding accountability, public trust, and operational transparency point toward the conclusion that Administrator Bishop's contract should not be renewed, and that immediate termination should be considered by the Board. Key Grounds for Termination and Non-Renewal Financial and Legal Liabilities: Court rulings establishing that administrative sunshine law violations resulted in substantial taxpayer-funded legal fees—such as the $75,000 plaintiff fee penalty—demonstrate a severe failure in upholding open government standards and statutory compliance. Erosion of Board Relations and Responsibilities: Under Florida Statute §125.74, the County Administrator is tasked with providing the Board and its individual members transparent, timely access to data and government information. Delays, obstructions, or friction in fulfilling legitimate commissioner requests directly hinder elected officials in executing their governance duties. Conduct and Professionalism in Public Settings: Official public meetings require a standard of decorum and respect. Contentious exchanges and public blowups on the dais undermine institutional integrity, project a poor image of county governance to the public, and distract from critical community business. Internal Personnel Management: Decisions surrounding staff turnover and the abrupt removal or departure of personnel who challenge or disagree with administration directives raise serious questions about workplace culture, employee retention, and whether leadership fosters an open, objective administrative environment. Responsiveness to Transparency and Public Scrutiny: Public

administration must answer to the citizens and their elected representatives. Actions perceived as stonewalling, delaying information briefings, or bypassing collaborative oversight break down the essential trust required between top-tier appointed leadership and the community.

Conclusion and Action Recommendation

The role of County Administrator demands uncompromising adherence to Florida’s public records laws, transparent communication with the Board of County Commissioners, and respectful engagement with both staff and the public. Given the history of legal costs to taxpayers, friction regarding information access, and public leadership clashes, continuing this tenure fails to serve the best interests of Manatee County residents. The Board of County Commissioners should utilize the October 6, 2026 agenda discussion to terminate the County Administrator's contract, charting a new course toward accountable, transparent, and professional leadership.

For the record

GADFLY

Public Comment

Manatee County Government

Submitted On:
Sep 29, 2026, 12:07PM EDT

Full Name	**First Name:** David **Last Name:** Daniels
Email	davidd4300@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop Contract/Termination
Comment	The fact that Charlie Bishop promoted a convicted felon dirty sheriff deputy to lead Code Enforcement, a quasi law enforcement department, tells us more about Bishop than it does about Wooten. Wooten's crimes weren't just an error in judgement. For years, he and other members of Manatee's Delta Squad planted evidence on innocent people. They falsified reports. They stole money. They used excessive force. They conspired to lie to the FBI and internal investigators. In one case, they planted evidence in order to seize a new Ford Mustang, which then became one squad member's official vehicle per Florida's contraband seizure laws. In another case, Wooten and other Delta agents raided the duplex home of Sarah Smith. Agents planted crack cocaine in her home and later lied about it in court. As a result, Smith was convicted of possession of rock cocaine. Her 1-year old daughter was placed in foster care. She spent over a month in jail. Her record was later cleared and she received $275,000 from the Sheriff's Office to prevent a lawsuit. Wooten was facing a long prison sentence but ratted out his fellow dirty deputies and received a 1-year sentence. He was released after serving less than half a year. But, as recent reporting shows, it's not like Wooten had changed his ways. He was placed on leave for the Myakka case. He was the Supv who told whistleblower Tonya Shaw to look the other way. Wooten communicated directly with KVO and allowed code enforcement to be used as KVO's campaign police. Wooten's promotion is part of the organizational rot that comes when that organization's leader has no integrity. County Administrator Charlie Bishop, as a Department head, awarded a no-bid county contract to his girlfriend. As Deputy Administrator over Property Management - he failed to pull building permits for county construction projects. As Deputy Administrator, he violated county public records laws, costing county taxpayers $75K in legal fees. As Administrator, he promoted Wooten. He also promoted Sarah Brown after she intentionally asked for a shelter evaluation "by phone" in order to avoid making a public record. He called the mayor of Bradenton Beach seeking a favor for his

party (himself, his girlfriend and her daughter) to cut in line at a busy island restaurant. He vindictively sought felony charges against a shelter volunteer for exposing the prefab kennels. Instead of allowing the county's own wetland experts, Bishop hired Carlos Beruff's environment consultant (using taxpayer money) to present the policy eliminating wetland buffers - which the BoCC approved in 2023 and is still official county policy.

Charlie Bishop has not once been questioned by Commissioners. Instead, Commissioner Siddique negotiated a fat new contract for Bishop. Actually, Siddique negotiated that contract with Bishop's personal attorney. And yes, taxpayers paid Bishop's attorney fees. Manatee County will never be trusted under Bishop. He has proven over and over that he does not have integrity, he does not stand for principle. He should have been terminated after the wetland orchestrated fraud - a fraud that Manatee county is still paying for.

Public Comment

Manatee County Government

Submitted On:
Sep 30, 2026, 10:44AM EDT

Full Name	**First Name:** Kerri **Last Name:** Hughes
Email	kerrih44@aol.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop’s contract
Comment	Charlie is corrupt and needs to go. If you do not deny him an extended contract, you are all complicit in his ongoing activities.

Public Comment

Manatee County Government

Submitted On:
Oct 3, 2026, 09:28AM EDT

Full Name	**First Name:** Jamie **Last Name:** Kahns
Email	jamieleekahns@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop
Comment	Charlie you are a genuine leader putting others first. Thank you again for the time you took educating and meeting with my son last year. He is now setting a record in his Troop looking to rank to an Eagle Scout before he is 15!! Your leadership, your care, and hard work is noticed and appreciated. You are truly collaborative and go above and beyond. I've seen first hand how you take the time to listen and great vision you have for our county to grow in a sustainable manner. Thank you for your unwaivering leadership and I hope the people that don't know you or think they know you take the time to learn you are legit a great caring person. You're a big brother working tirelessly to ensure Manatee County and it's people come first! Thanks for all you do!

Public Comment

Manatee County Government

Submitted On:
Oct 4, 2026, 04:51PM EDT

Full Name	**First Name:** Richard **Last Name:** Krause
Email	Rich@rprpros.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop
Comment	I've worked in and around Manatee County facilities for years doing plumbing and electrical work, and I've had the opportunity to deal directly with the County Administrator many times. From what I have personally seen, he is someone who gets results and truly cares about making Manatee County a better place. Under his leadership, I've seen a lot of positive changes throughout the county. Many of the decisions and improvements I've witnessed have made county facilities operate better, improved the appearance of our community, and made things more efficient overall. From the perspective of someone who regularly works inside county buildings and sees some of these changes firsthand, the decisions he makes seem practical, well thought out, and focused on improving the way the county operates. One of the things I respect most about him is how involved he is. He answers his phone. He responds when there is a problem. He is willing to get directly involved in situations and work toward a solution. Every time I have dealt with him, I have seen someone who works extremely hard and takes his responsibility to Manatee County very seriously. I have also always found him to be a man of tremendous integrity. In my experience, his decisions are based on what he believes is best for Manatee County. He is passionate about this community, and it is very clear to me that he wants Manatee County to be one of the best places possible to live, work, and raise a family. Results matter, and from what I have personally witnessed, his leadership has produced real results. I believe Manatee County is better because of the work he has done, and I strongly support him continuing to serve as County Administrator. Thank you.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 11:01AM EDT

Full Name	**First Name:** Brad **Last Name:** Crossan
Email	brad@rprpros.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop
Comment	I want to take a moment to personally recognize Charlie Bishop and thank him for the outstanding job he has done serving as Manatee County Administrator. Knowing Charlie and seeing the responsibility he carries in this position has given me a tremendous amount of respect for the work he does. Being responsible for the day-to-day operations of a county like Manatee is not an easy job. There are difficult decisions to make, problems that need immediate attention, and countless people depending on strong leadership every single day. Through it all, Charlie has shown dedication, professionalism, and a genuine commitment to Manatee County and the people who call it home. What I appreciate most about Charlie is that he is the kind of person who cares about getting things done the right way. He understands this community, he understands the people who work for the County, and he understands the responsibility that comes with public service. He has spent many years serving Manatee County, and that experience shows in the way he approaches his job. It is easy for people to criticize from the outside, but very few truly understand the amount of work, pressure, and responsibility that comes with a position like County Administrator. Charlie deserves credit for stepping up, taking on that responsibility, and continuing to work hard for this community. On a personal level, I am proud to know Charlie and grateful for what he has done for Manatee County. Good leadership is about more than a title. It is about showing up, taking responsibility, treating people with respect, and doing your best to leave the community better than you found it. Charlie, thank you for your hard work, your leadership, and your years

	of service. Your dedication to Manatee County has not gone unnoticed, and I truly appreciate everything you have done for our community. You should be proud of the work you have accomplished and the difference you have made.

Public Comment

Manatee County Government

Submitted On:
Oct 5, 2026, 11:05AM EDT

Full Name	**First Name:** Maria **Last Name:** Crossan
Email	Bradcrossan84@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Charlie Bishop
Comment	I would like to take a moment to recognize Charlie Bishop for his service and leadership as Manatee County Administrator. Charlie has dedicated more than two decades to serving Manatee County, beginning his career with the County in 2001 and working his way through several leadership positions before being appointed County Administrator in 2023. His career also reflects a strong commitment to public service, including 20 years of service in the United States Air Force. In a position that carries tremendous responsibility, Charlie has demonstrated steady leadership, professionalism, and a genuine commitment to the community. When he was selected as County Administrator, commissioners specifically recognized his communication with county staff and elected officials, as well as his leadership during Hurricane Idalia. Managing a growing county like Manatee is no small responsibility. The County Administrator must oversee county departments, manage major operating and capital budgets, and turn the policies and direction of the Board of County Commissioners into action. Charlie's extensive experience within Manatee County government gives him a valuable understanding of the organization and the community it serves. Charlie Bishop deserves recognition for his many years of public service and for the dedication he has brought to the County Administrator's office. His commitment to getting the job done, supporting county employees, and serving the residents of Manatee County is greatly appreciated. Thank you, Charlie, for your leadership, your service, and your continued commitment to Manatee County.