David Otterness was appointed
Scott Ziegler remains in seat 7 until
the next Land Use Meeting

October 8, 2026 - Land Use Meeting

Subject
Planning Commission Appointment - Choose two - Nicole Knapp, Director

Category
REGULAR

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Presenter: Nicole Knapp, Director 941-748-4501 ext. 7824, nicole.knapp@mymanatee.org
Contact: Bobbi Roy, Supervisor, Agenda Division, 941-748-4501 ext. 6878, bobbi.roy@mymanatee.org

Action Requested
Please choose two members to serve 4 year terms.

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Please choose two of the following to serve 4 year terms each.
Attached is a current membership roster, Matrix of Candidates and applications.

Richard Barber
Cody Bell
Brian Bowermaster
Mark Bowne
Steven Carnes
Jonathan Dunn
Stephen Fleischaker
Glen Gibellina
Bruce Hamous
Stephen Hayes
Joseph Ireland
Hunter Jensen
Thomas Jorno

Cynthia Keogh
George Laios
Cody Lee
Peter Martin
David Otterness
Patrick Pribyl
Stephen Rinehart
Jeff Shelton
Shirley Smith
Mark Stanoch
Scott Ziegler - Seeking Reappointment

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

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 7, 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 10/7/2026) for the meeting of 10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting

G. CONSENT AGENDA

Financial Management

Item 9. Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer - Revised Budget Resolution added.

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 14. Ordinance No. 26-45 Petition to Amend the Boundaries of the Buckhead Trails II Community Development District by Contraction of Boundaries-Legislative-Allecia Henry, Planner I- District 1 - Revised attachment 1. Petition to amend district

boundaries Buckhead trails CDD and 2.Ord.26-45 Buckhead trails II CDD boundary amendment.

Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I - Added public comment.

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 - Added public comment.

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 - Added public comment.

L. REGULAR

Development Services

Item 22. Planning Commission Appointment - Choose two - Nicole Knapp, Director- Corrected applicants application to reflect Brad instead Brian.

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

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 2, 2026

Category
ANNOUNCEMENTS

Briefings
None

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

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (10/2/26) for the meeting of October 8, 2026:

CONSENT AGENDA
Attorney
Item 4, Annual Report of County Attorney for Fiscal Year 2024/2025

- This agenda item was updated with a revised Annual Report due to typographical errors.

Development Services
Item 8, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services Deputy Director - Countywide

- This agenda item was updated to correct the Instructions to Board Records Section to delete Tom Wooten, Code Enforcement Chief, and replace with Stephanie Charles, Development Services Deputy Director; and include revised Certificate for Satisfaction of Lien for all attached CE cases.

Financial Management
Item 9, Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer

- Corrected coversheet in strikethrough underline format to revise instructions to Board Records.

ADVERTISED PUBLIC HEARINGS- QUASI-JUDICIAL
Presentations Upon Request
Item 17, PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 - Added request for continuance and moved to upon request.

Regular
Item 22, Planning Commission Appointment- Choose two - Nicole Knapp, Director

- Revised PC Matrix candidate uploaded.

COMMISSIONER AGENDA ITEMS
Item 24, Public Notice and Neighborhood Meeting Signs

- This agenda item has added public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Current Membership Roster

Member	Term expires
Bruce Stamm	October 2029
Lorraine Prosser	October 2027
John DeLesline	October 2026
Robert Brown	October 2029
Anthony Sciullo	October 2028
Matthew Bower	October 2028
Scott Ziegler	October 2026

Planning Commission – Candidate Matrix

Choose One (2)

Commission District	Applicant	Profession	Education/Experience/Employment/ Potential Conflicts	Current Advisory Board Member
5	Richard Barber	Retired	BS Engineering U. VA, MS Engineering, Harvard University, PH.S. Engineering, Harvard University 40 years as an executive in the real estate development and building business, focusing 20 years in land development.	No
1	Cody Bell	Civil Designer, Land Development	Civil Designer – creating construction plan for various types of products. JR Evans Engineering, P.A.	No
5	Brad Bowermaster	Real Estate Agent	Bachelor of Science – University of Florida More than 20 years of experience in mortgage banking and residential real estate. Bradley Bowermaster, PA	No
1	Mark Bowne	State Director of Operations	Bachelor's degree. More than 20 years of progressive leadership in emergency medical services and healthcare operations.	No
4	Steven Carnes	Retired Federal Judge and Air Force Colonel	Penn State University , Bachelors of Arts, Stetson University, Juris Doctor, National Judicial College, In residence courses, USAF Squadron Officer School, USAF Sir Command and Staff College, USAF Air War College, US Military Judges School Numerous staff and advisory positions at all levels of government. US Military Judge and several other positions.	No
1	Jonathan Dunn	Student	Air Force medic and ER technician.	No
1	Steve Fleischacker	Civil, Environmental and Agricultural Engineer	More than 40 years of public- and private-sector experience that directly supports Planning Commission responsibilities. M.S. in Environmental Engineering, Professional Engineer in Florda and five other states, Board Certified Environmental Engineer. Tampa Bay Water – Water Quality Services Manager	No
4	Glen Gibellina	Certified Building Contractor	Certified Building Contractor, Certified Roofing Contractor	No
5	Bruce Hamous	Commercial Real Estate Broker	4 years Commercial Real Estate Appraisal, 4 Years Commercial Development, 10 Years Commercial/Residential Finance, 25 Years Commercial Real Estate Brokerage, Countless	No

			Continuing Education Courses (45 hours required every 4 years)	
5	Steven Hayes	President Workhorse	Former President of Savanna at LWR I worked with and ultimately settled with Casto to build on 64 in front of Savanna.	No
3	Joseph Ireland	Retired	Bachelor's in Music with studies in Economics.	No
3	Hunter Jensen	Deputy Director, Keep Manatee Beautiful	Earned my Bachelor of Arts in Political Science from the University of South Florida, graduating Magna Cum Laude as the first person in my family to earn a college degree. Served for six years in the U.S. Air Force Reserve as an Intelligence Analyst. Yes. I am employed as Deputy Director of Keep Manatee Beautiful, a nonprofit organization that maintains a contractual relationship with and receives funding from Manatee County Government	No
4	Thomas Jorno	Director of Business Development & Client Success - Billing Dynamix, LLC	Studied Construction Management from State College of Florida and a Bachelor of Arts from the University of South Florida. My construction studies included estimating, blueprint reading, AutoCAD, project management, and the legal environment of construction and business.	No
1	Cynthia Keogh	Accounts Payable Specialist – Feld Entertainment	To effectively serve as an objective advisory board member, I bring a unique combination of academic grounding in financial accounting and over two decades of professional data analysis, contract management, and asset evaluation right here in Manatee County. My specific background directly translates into the structural oversight, documentation review, and objective decision-making required by this board.	No
3	George Laios	Retired	Associates degree from Lake-Sumter Community College. Have worked as a bank branch manager, an Air Traffic Controller, USAF Veteran, and retail building supply company store manager.	No
2	Cody Lee	Retired	U.S. Air Force veteran, former structural engineer, small-business owner, and community advocate with a diverse background in construction, infrastructure, public service, and community development. Committed to responsible growth, quality construction, environmental stewardship, and protecting the quality of life of Manatee County residents. U.S. Air Force | RED HORSE Structural Engineering * Six years of military service specializing in structural engineering,	No

			construction, infrastructure, and project operations. * Experience evaluating construction quality, site conditions, drainage, safety, and long-term maintenance requirements. Business Ownership & Technical Experience * Former pool business owner with experience in aquatic systems, plumbing, maintenance, and customer service. * Certified Pool Operator (CPO). * Studied computer networking at MTI and attended a medical academy for X-ray and radiologic technology.	
4	Peter Martin	Retired	Graduated in 1985 a 4 year Union Trade School/apprenticeship and worked in that field for 30 more years achieving Unlimited Chief Engineer License. As an Officer in the Merchant Marine and union member I have a gentleman's quality and work ethic in supervisory positions. I have supervised10's of millions of dollars of Shipboard maintenance and repair. I am well versed in OSHA rules, MARPOL rules, researching and understanding CFRs and State Statutes, and understand how to attend meeting using Roberts Rules. I am brilliant at coming up with engineering solutions and alternatives for problems. I have owned No Mineral Rights land in Manatee County and understand those deeds fully along with the pro's and cons of Phosphate mining and the operation. I understand and use many tools of public domain, ELMAC Maps, Property Appraiser, workforce demographics etc. I have experienced Emanate Domaine, and title insurance claims and understand the processes. I currently live on 2.25 acres that are marked proposed conservation lands near Gap Creek. I am a good listener and learner to what others have to say.	No
1	David Otterness	Vice President – Willis Smith Construction	BS Building Construction University of Florida Understanding of Roberts Rules, Quasi Judicial processes, Sunshine Laws Prior work with county staff, Public comment and applicant process Prior experience with county advisory board Willis Smith Construction will contract for public facilities thru the FL Statue procurement process	No
5	Patrick Pribyl	Retired	Current Board Treasurer of The Folly Theater in Kansas City, retired Chairman of the National Surety Practice for Lockton Companies, LLC. BSBA Economics / Finance from Creighton University.	No

5	Stephen Rinehart	General Contractor – Rinehart Homes	General Contractor for 35 years, and provided over 500 homes in the local area.	No
5	Jeff Shelton	Director of Business Development	• Corporate Governance & Regulatory Review: My professional career relies on dissecting complex organizational structures, operational guidelines, and legal compliance. I am highly comfortable analyzing dense text, statutory requirements (such as Section 163.3174, Florida Statutes), and local comprehensive plans to ensure all proposals are lawful, consistent, and practical. • Infrastructure & Resource Scaling: Having spent decades managing multi-site business operations—including high-stakes logistics, retail networks, and commercial petroleum environments—I intimately understand how physical infrastructure projects affect economic growth, traffic, and community resources. I look at large-scale developments from a practical operational lens, ensuring that proposed amendments match real-world county capabilities. • Data-Driven Decision Making & Fiscal Accountability: My business acumen is rooted in analyzing complex metrics, evaluating long-term financial impacts, and generating actionable reports. This discipline will ensure that any recommendations made to the Board of County Commissioners (BCC) are thoroughly vetted, highly objective, and backed by sound data. • Local Market Insights: As a deeply rooted business leader in the Bradenton/Manatee County area, I have a front-row view of our region's rapid growth. I understand the delicate balance needed to encourage responsible commercial development while maintaining the exceptional quality of life that our local residents expect. With a strong foundation in executive leadership, strategic planning, and rigorous resource management, I am fully equipped to perform the public review duties of this commission with absolute transparency and meticulous attention to detail.	No
2	Shirley Smith	Retired	I have no previous experience on any city or county positions. I hold a Bachelor of Arts degree in U.S. History. My career was working as an auditor in hospital and home health areas and before that I was a mother raising two daughters.	No

1	Mark Stanoch	Retired	BS, Psychology, Graduate work in Management Science and Pure and Applied Statistics. 40 year career in business creation and management mostly in technology. Principal, IBM Global Services, Relationship Manager, Dell Inc., High Computing Product Manager, Unisys Corporation. VP, OAO Technology Solutions.	No
2	Scott Ziegler	CEO – CemAI, Inc.	I have a background in construction materials (cement & concrete) and business growth roles that bring real-world experiences to the Planning Commission. With a degree in Chemical Engineering, a focus on data and actual verifiable impacts are important aspects of decisions on the commission.	Yes Attendance 76.5%

Advisory Board Application

Manatee County Government

Submitted On:
Sep 18, 2026, 02:58PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Richard **Last Name:** Barber
Home Address	**Street Address:** 715 Foggy Morn Ln **City:** Bradenton **State:** FL **Zip:** 34212
Is your mailing address the same as your home address?	Yes
Home Phone	8139554333
Work Phone	
Cell Phone	8139554333
Email	rwbarber2016@outlook.com
Occupation (if retired, please indicate)	Retired
Business Name	
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5
Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]

List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	I am interested in seeing county development to be both responsible and sustainable.
Describe your education and experience that will provide a benefit to this Advisory Board.	BS Engineering, U.VA MS Engineering, Harvard University Ph.S. Engineering, Harvard University I recently retired from over 40 years as an executive in the real estate development and building business, with my focus for the past 20 years in land development. I am well experienced on all matters related to FLU, zoning, municipal/county codes, site planning, engineering, road and traffic issues, utilities, stormwater management, etc. I have known and worked with former commission members Bill Conerly and John Delesline, who can provide further information on my background.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	FL licensed real estate broker (currently licensed, but presently inactive)
List organizations and positions in which you serve in local civic or community groups.	Member of board: Waterlefe Community Development District Chairperson of Trustees Committee and Finance Committee, 1st United Methodist Church of Palmetto.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No

If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Richard Last Name: Barber Email Address: rwbarber2016@outlook.com Signed at: September 18, 2026 2:55pm America/New_York
Date	**Month:** 9 **Day:** 18 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 23, 2026, 02:13PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Cody **Last Name:** Bell
Home Address	**Street Address:** 4315 89th Street E **City:** Palmetto **State:** FL **Zip:** 34221
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	
Cell Phone	9417059592
Email	bellcodyp@gmail.com
Occupation (if retired, please indicate)	Civil Designer, Land Development
Business Name	JR Evans Engineering, P.A.
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]

List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	I do not currently serve on any government boards, committees or commissions.
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	I have not previously served on any government boards, committees or commissions.
Why do you want to serve on this Advisory Board or Committee?	I grew up in this area and have seen it evolve into a whole new world. Working in the construction industry, I've seen a lot of the value this growth provides our communities, while also experiencing negative impacts from development in my personal life. I believe the growth and improvement of our communities is overall a good thing and can be done in a way that provides a positive impact to the existing community. I would love to serve my community in this capacity and strive to refine our future development as we inevitably continue to grow.
Describe your education and experience that will provide a benefit to this Advisory Board.	I am a civil designer, creating construction plans for various types of projects. I have done a lot of work specifically in Manatee County. I've worked on most typical scopes of work (single family, multi-family, commercial, park improvements) as well as unique one-off scenarios. Through my experience I've learned a lot of the restrictions pertaining to site design and engineering, as well as areas where compromise can happen.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	I do not hold a license or specific credentials.
List organizations and positions in which you serve in local civic or community groups.	I am not currently serving any organizations or community groups.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No

If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Cody Last Name: Bell Email Address: bellcodyp@gmail.com Signed at: September 23, 2026 2:12pm America/New_York
Date	**Month:** 9 **Day:** 23 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 20, 2026, 03:33PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Brad **Last Name:** Bowermaster
Home Address	**Street Address:** 13221 Swiftwater Way **City:** Bradenton **State:** FL **Zip:** 34211
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	941-301-6216
Cell Phone	941-301-6216
Email	info@bower-power.com
Occupation (if retired, please indicate)	Real Estate Agent
Business Name	Bradley Bowermaster, PA
Business Address	**Street Address:** 13221 Swiftwater Way **City:** Bradenton **State:** FL **Zip:** 34211
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	none
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	City of Palmetto Code Enforcement Board 3/2017-1/2019
Why do you want to serve on this Advisory Board or Committee?	I want to serve on the Manatee County Planning Commission because I care about the community I have called home since moving to Manatee County in 1988. With more than 20 years of experience in mortgage banking and residential real estate, I have helped hundreds of families purchase homes and understand the importance of thoughtful planning and responsible growth. I previously served on the City of Palmetto Code Enforcement Board, an experience I truly enjoyed and that gave me an appreciation for local government, property-related issues, and the importance of balancing community standards with property-owner concerns. I would welcome the opportunity to use my professional experience and knowledge of the local community to contribute to the continued growth and quality of life in Manatee County. My goal is to give back through meaningful public service and help make informed decisions that benefit residents and future generations.
Describe your education and experience that will provide a benefit to this Advisory Board.	I earned a Bachelor of Science degree from the University of Florida. In addition, I have more than 20 years of professional experience in mortgage banking and residential real estate, beginning in 2001. During my career, I have helped hundreds of families purchase homes and have gained extensive experience working with homeowners, buyers, sellers, lenders and other professionals involved in residential real estate. I also previously served for approximately two years on the City of Palmetto Code Enforcement Board, where I gained firsthand experience with local ordinances, property-related matters and the responsibilities involved in community standards and enforcement. I believe this combination of education, real-estate experience and prior civic service would allow me to bring a practical perspective to issues involving residential development, housing, property owners and the continued growth of Manatee County.
List your professional credentials, licenses or certificates that are	Florida Real Estate Sales Associate License — Active More than 20 years of professional experience in mortgage banking

relevant to this Advisory Board.	and residential real estate
List organizations and positions in which you serve in local civic or community groups.	No current local civic or community board positions. Previously served on the City of Palmetto Code Enforcement Board and participated in Beds for Kids volunteer activities through Keller Williams.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Brad Last Name: Bowermaster Email Address: info@bower-power.com  Signed at: September 20, 2026 3:33pm America/New_York
Date	**Month:** 9 **Day:** 20 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 20, 2026, 03:33PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Brad **Last Name:** Bowermaster
Home Address	**Street Address:** 13221 Swiftwater Way **City:** Bradenton **State:** FL **Zip:** 34211
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	941-301-6216
Cell Phone	941-301-6216
Email	info@bower-power.com
Occupation (if retired, please indicate)	Real Estate Agent
Business Name	Bradley Bowermaster, PA
Business Address	**Street Address:** 13221 Swiftwater Way **City:** Bradenton **State:** FL **Zip:** 34211
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	none
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	City of Palmetto Code Enforcement Board 3/2017-1/2019
Why do you want to serve on this Advisory Board or Committee?	I want to serve on the Manatee County Planning Commission because I care about the community I have called home since moving to Manatee County in 1988. With more than 20 years of experience in mortgage banking and residential real estate, I have helped hundreds of families purchase homes and understand the importance of thoughtful planning and responsible growth. I previously served on the City of Palmetto Code Enforcement Board, an experience I truly enjoyed and that gave me an appreciation for local government, property-related issues, and the importance of balancing community standards with property-owner concerns. I would welcome the opportunity to use my professional experience and knowledge of the local community to contribute to the continued growth and quality of life in Manatee County. My goal is to give back through meaningful public service and help make informed decisions that benefit residents and future generations.
Describe your education and experience that will provide a benefit to this Advisory Board.	I earned a Bachelor of Science degree from the University of Florida. In addition, I have more than 20 years of professional experience in mortgage banking and residential real estate, beginning in 2001. During my career, I have helped hundreds of families purchase homes and have gained extensive experience working with homeowners, buyers, sellers, lenders and other professionals involved in residential real estate. I also previously served for approximately two years on the City of Palmetto Code Enforcement Board, where I gained firsthand experience with local ordinances, property-related matters and the responsibilities involved in community standards and enforcement. I believe this combination of education, real-estate experience and prior civic service would allow me to bring a practical perspective to issues involving residential development, housing, property owners and the continued growth of Manatee County.
List your professional credentials, licenses or certificates that are	Florida Real Estate Sales Associate License — Active More than 20 years of professional experience in mortgage banking

relevant to this Advisory Board.	and residential real estate
List organizations and positions in which you serve in local civic or community groups.	No current local civic or community board positions. Previously served on the City of Palmetto Code Enforcement Board and participated in Beds for Kids volunteer activities through Keller Williams.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Brad Last Name: Bowermaster Email Address: info@bower-power.com  Signed at: September 20, 2026 3:33pm America/New_York
Date	**Month:** 9 **Day:** 20 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 17, 2026, 02:46PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	State of Florida Paramedic
Full Name	**First Name:** Mark **Last Name:** Bowne
Home Address	**Street Address:** [redacted] **City:** [redacted] **State:** [redacted] **Zip:** [redacted]
Is your mailing address the same as your home address?	Yes
Home Phone	[redacted]
[redacted]	
Cell Phone	
Email	firemedic12280@gmail.com
Occupation (if retired, please indicate)	State Director of operations
Business Name	Pafford Emergency Medical Services
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	No
Which city do you reside in?	Parrish
Gender	Male

Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None at this time
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None at this time
Why do you want to serve on this Advisory Board or Committee?	As a Manatee County resident, I have seen firsthand the significant growth occurring throughout our community. I want to serve on the Planning Commission because I believe responsible growth requires thoughtful planning that balances development with infrastructure, public safety, transportation, and the services residents depend on. With more than 20 years of experience in emergency medical services and operational leadership, I bring a perspective focused on how decisions made today affect a community's ability to serve its residents tomorrow. I am accustomed to evaluating complex issues, considering operational and community impacts, and working collaboratively to find practical solutions. I would welcome the opportunity to bring that experience to the Planning Commission and help ensure Manatee County continues to grow in a thoughtful, sustainable, and responsible way.
Describe your education and experience that will provide a benefit to this Advisory Board.	I bring more than 20 years of progressive leadership experience in emergency medical services and healthcare operations, advancing from frontline Paramedic through supervisory and senior operational leadership roles. My experience has included responsibility for large workforces, multi-county operations, budgeting, regulatory compliance, strategic planning, government relations, and the development of public-private partnerships. My education and professional development include a bachelor's degree, Six Sigma Master Black Belt, project management and SCRUM training, and advanced EMS and community paramedicine credentials. Throughout my career, I have been responsible for evaluating complex operational issues, analyzing data, planning for future needs, and understanding how population growth and development affect infrastructure and essential public services. I believe this combination of education, operational leadership, and experience working across multiple communities would provide a practical and valuable perspective to the Manatee County Planning Commission

List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Florida Licensed Paramedic; Certified Community Paramedic (CP-C); Certified Community EMS Professional (CC-EMP); Six Sigma Master Black Belt (MBB); Project Management and SCRUM training; AHA and NAEMT Instructor; and Bachelor of Science (BS). Additional professional experience includes more than 20 years in emergency medical services, healthcare operations, regulatory compliance, strategic planning, and multi-county operational leadership.
List organizations and positions in which you serve in local civic or community groups.	None at this time
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Mark Last Name: Bowne Email Address: firemedic12280@gmail.com  Signed at: September 17, 2026 2:46pm America/New_York
Date	**Month:** 9 **Day:** 19 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 7, 2026, 03:56PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	N/A
Full Name	**First Name:** Steven **Last Name:** Carnes
Home Address	**Street Address:** 4007 Bayside Drive **City:** Bradenton **State:** FL **Zip:** 34210
Is your mailing address the same as your home address?	Yes
Home Phone	334-590-6149
Work Phone	N/A
Cell Phone	334-590-6149
Email	STEVEN.L.CARNES@GMAIL.COM
Occupation (if retired, please indicate)	Retired federal judge and retired air force colonel
Business Name	
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 4
Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]

List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	I am retired with 49 years licensed as a Florida attorney and 39 years as either a state or federal judge. I desire to serve the county by guiding the orderly growth, land use, and physical development of Manatee County. As a judge, I have reviewed master plans. As assistant counsel to a governor, I have made numerous recommendations to state agencies as well as county agencies. I have held thousands of hearings, and I am able to listens to community feedback and gather public input on proposed neighborhood changes or new building rules.
Describe your education and experience that will provide a benefit to this Advisory Board.	Penn State University, Bachelors of Arts Stetson University, Juris Doctor National Judicial College, in residence courses State judicial training Federal judicial training USAF Squadron Officers School USAF Air Command and Staff College USAF Air War College US Military Judges School Numerous Continuing Legal Education Courses I have served in numerous staff and advisory positions at all levels of government. I served on the staff of the New Jersey General Assembly reviewing and drafting legislation and assisting state legislators. For five years I served as assistant counsel to the governor advising the governor on issues involving multiple agencies, drafting legislation, reviewing passed legislation, and interacting with the legislature and various state agencies. When assigned to NATO, I served as assistant legal advisor to the High Representative of Bosnia and Herzegovina interacting with various governments throughout Europe. I am also a retired Air Force colonel having served as a judge advocate for over 30 years. I served at all levels of the Air Force: Wing/Base judge advocate; Numbered Air Force, and Headquarters Air Force. I served as a US Military Judge, and my final assignment was as the senior Air Force legal advisor to the Commander, US Special Operations Command, MacDilll AFB, Tampa, FL. I am familiar with the Manatee County Land Development Code, the Florida Building Code, and the Florida Fire Code.

List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Member of the Florida Bar Association, 1976-2025: Retired July 1, 2025 Admitted to Practice New Jersey and Florida1976-2025 Admitted to practice before all state courts and federal courts in New Jersey and Florida as well as before the United States Court of Military Appeals
List organizations and positions in which you serve in local civic or community groups.	President, Military Officers Association of Sarasota (2025-Present) I have served in numerous civic and community groups over the years. I also served as a United States Soccer Federation Referee, having served as the State Director of Instruction in Alabama, and as the Assistant Area Administrator for Area D in the State of Florida. I also served as a referee assessor and mentor in Florida.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Steven Last Name: Carnes Email Address: Steven.L.Carnes@gmail.com  Signed at: September 7, 2026 3:51pm America/New_York
Date	**Month:** 9 **Day:** 7 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 23, 2026, 12:19PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Johnathan **Last Name:** Dunn
Home Address	**Street Address:** 8998 Bunker Hill Rd **City:** Duette **State:** FL **Zip:** 34219
Is your mailing address the same as your home address?	Yes
Home Phone	9419578646
Work Phone	
Cell Phone	9419578646
Email	johnathandunn21@gmail.com
Occupation (if retired, please indicate)	Student
Business Name	
Business Address	**Street Address:** 8998 Bunker Hill Rd **City:** Duette **State:** FL **Zip:** 34219
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	n/a
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	n/a
Why do you want to serve on this Advisory Board or Committee?	I was born and raised in Manatee County and am raising my family here. I want growth matched by the roads, water, drainage and emergency services it needs. I will review each application fairly against the Comprehensive Plan and Land Development Code, listen to residents, and make fact-based recommendations, bringing a veteran's discipline and a first responder's focus on public safety to this role.
Describe your education and experience that will provide a benefit to this Advisory Board.	As an Air Force medic and ER technician, I triaged patients by weighing many factors objectively, the same skill needed to weigh testimony, staff reports and code requirements at hearings. Operating ambulance taught me how road design and access affect emergency response times. Coordinating medical supply taught me to match demand with capacity, which applies to judging whether roads, water and utilities can support new development. My hurricane-relief deployment showed me why stormwater and evacuation planning matter. Strict record-keeping and protocols prepared me to base decisions on evidence and the Land Development Code.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	My emergency services training helps me consider how proposed developments affect fire and EMS access, evacuation and public safety. My military leadership training reinforces following established procedures, which applies directly to consistent, rules-based review of land-use applications.
List organizations and positions in which you serve in local civic or community groups.	I have been actively engaged in Manatee County civic life, including attending, speaking participating in community forums. I also ran for County Commission District 1 in 2026, which gave me the opportunity to meet residents throughout the district and better understand a range of perspectives on growth and infrastructure. These experiences have strengthened my ability to listen, work with people of differing views and focus on practical solutions.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding	Yes

from Manatee County Government?	
Please explain.	My mother-in-law is employed as a Judicial Assistant to an elected judge in the Twelfth Judicial Circuit/Manatee County Judicial Center. Her employment is with the Florida State Courts System, not Manatee County Government. To my knowledge, she has no involvement in, authority over, or financial interest in any matter that would come before this advisory board.
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Johnathan Last Name: Dunn Email Address: johnathandunn21@gmail.com  Signed at: September 23, 2026 12:18pm America/New_York
Date	**Month:** 9 **Day:** 23 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 25, 2026, 01:00PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Steve **Last Name:** Fleischacker
Home Address	**Street Address:** 8719 Backshore Lane **City:** Parrish **State:** FL **Zip:** 34219
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	8139294521
Cell Phone	8137588271
Email	steve.fleischacker@gmail.com
Occupation (if retired, please indicate)	Civil, Environmental and Agricultural Engineer
Business Name	Tampa Bay Water
Business Address	**Street Address:** 2575 Enterprise Road **City:** Clearwater **State:** FL **Zip:** 33763-1102
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	I want to serve on the Manatee County Planning Commission because I value public service and would welcome the opportunity to help guide the County's growth in a thoughtful, balanced, and responsible manner. My prior service in New Jersey—as an elected municipal official, Planning Board member, and chair of an environmental advisory committee—showed me how sound planning can accommodate development while protecting natural resources, preserving community character, and addressing transportation and infrastructure needs. In those roles, I worked with residents, developers, and county and state agencies on land use, zoning, transportation, redevelopment, and farmland and open-space preservation. Since moving to Florida more than eight years ago to serve as Water Quality Services Manager for Tampa Bay Water, I have gained a strong appreciation for the regional resources and infrastructure that support Manatee County's continued growth. I would be honored to bring my experience, technical judgment, and commitment to public participation to the Commission's review of the important decisions that will shape the County's future.
Describe your education and experience that will provide a benefit to this Advisory Board.	I offer more than 40 years of public- and private-sector experience that directly supports the Planning Commission's responsibility to evaluate growth, development, infrastructure, and community impacts. My academic training includes an M.S. in Environmental Engineering and a B.S. in Biological and Agricultural Engineering, complemented by licensure as a Professional Engineer in Florida and five other states and certification as a Board-Certified Environmental Engineer. Throughout my career, I have advised developers, commercial and industrial clients, elected officials, government agencies, and community-based organizations on greenfield development, brownfield redevelopment, land use, environmental constraints, regulatory requirements, and infrastructure capacity. This breadth of experience enables me to assess complex applications objectively, identify practical consequences, and help the Commission reach well-informed decisions that balance responsible development with environmental protection and the public interest. My municipal government experience in Upper Freehold Township is directly relevant to the work of a Planning Commission. As an elected

Township Committeeman and Mayor, I helped develop land-use and zoning requirements informed by environmental constraints and an extensive public participation process. I also served on the Township Planning Board, where I led a build-out study and infrastructure-capacity evaluations that supported revisions to the Land Use Plan Element of the Township Master Plan. In addition, I helped complete the periodic reexamination of the Master Plan, update its Housing Plan Element and Fair Share Plan, and develop a commercial design standards ordinance. My work with county and state agencies also advanced transportation planning, smart-growth objectives, and farmland and open-space preservation, including securing more than $15 million in state and county funding.

My work with community-based organizations in New York and New Jersey further strengthened my ability to evaluate complex proposals, communicate technical information clearly, and incorporate community concerns into practical recommendations. I served as a technical and regulatory advisor to organizations including the Newtown Creek Monitoring Committee, the Hunts Point Monitoring Committee, Youth Ministries for Peace and Justice, St. Nick's Alliance, UPROSE, and the Greenpoint Community Environmental Benefits Fund Community Advisory Panel. These assignments involved reviewing major infrastructure, redevelopment, transportation, remediation, and environmental-justice projects; assessing potential effects on surrounding neighborhoods; presenting findings to elected officials, community boards, and residents; and helping negotiate mitigation measures. This combination of municipal decision-making, technical analysis, intergovernmental coordination, and public engagement would enable me to contribute a balanced and well-informed perspective to the Planning Commission.

My resume text appears below to supplement my response above.

STEPHEN J. FLEISCHACKER

8719 BACKSHORE LANE
PARRISH, FL 34219

steve.fleischacker@gmail.com
(813) 758-8271

EXPERTISE

Value engineering and feasibility studies, planning, engineering design, and construction management

Community education and outreach; and management of public

participation events and involvement plans

Water treatment and distribution, water chemistry, physicochemical and biological wastewater treatment

Environmental remediation, site closure, and redevelopment; Phase I/II environmental site assessments

CERCLA, RCRA, and other regulatory compliance, due diligence, litigation support, and regulatory negotiations

CERTIFICATIONS/REGISTRATIONS/TRAINING

Board Certified Environmental Engineer (BCEE), American Academy of Environmental Engineers and Scientists

Licensed Professional Engineer in Colorado, Florida, Illinois, New Jersey, New York, and Pennsylvania

Certified Hazardous Materials Manager (CHMM), Institute of Hazardous Materials Management

Registered Environmental Manager (REM), National Registry of Environmental Professionals

EXPERIENCE

More than 40 years of experience working for public and private companies and government agencies. I am currently employed as the Water Quality Services Manager for Tampa Bay Water addressing water quality treatment (PFAS, TOC reduction, chloramines stability), water quality compliance in our transmission mains throughout the Tampa Bay region, and function as the agency's subject matter expert/liaison with government agencies and the public.

I also facilitate agency research efforts related to water quality and treatment of potable water and direct the operations and activities of the agency's Laboratory and Source Water Assessment Departments while maintaining a cost effective, fiscally sound operation in full compliance with all rules, laws, and water supply agreements. This includes monitoring proposed and changing regulations at the federal, state, and local levels pertaining to water quality and assess potential implications to Tampa Bay Water operations and treatment systems.

Before relocating to the Tampa Bay Region, I provided technical remediation and regulatory consulting services on environmental and property insurance claims for AIG, Chubb, and other insurance companies and law firms for more than 12 years. I also served as an elected Mayor and Township Committeeman, Planning Board Member

and Chair of the Environmental Advisory Committee for a 47-square mile community in central New Jersey. I previously held various technical staff, management, and officer positions at environmental remediation consulting & engineering firms, directed operations at a drilling and excavating company, and served as a Laboratory Director at an environmental laboratory for more than 15 years.

Earlier in my career, I worked as an in-house environmental specialist for a global agricultural chemical company; performed research in formation and control of organic chlorine in water supplies that was funded by the National Science Foundation; and I served as a Commissioned Officer in the U.S. Public Health Service in Nashville, Tennessee and Escondido, California.

Technical consulting projects have included feasibility and treatability studies and designs for environmental remediation in all media (soil, soil gas/air, and water) involving metals removal, chemical oxidation, carbon adsorption, ion exchange, air/steam stripping, soil vapor extraction, and biological treatment systems for industrial and municipal applications.

Regulatory assignments have included permitting, compliance audits, consent order negotiations, expert testimony, and litigation support. These assignments have involved presentations and interfacing with elected officials, community-based organizations, and the public. I also worked as a technical advisor to community groups on environmental justice projects involving remediation in densely populated, New York City areas.

New York City client-community groups included the Hunts Point Monitoring Committee (HPMC) and Youth Ministries for Peace and Justice (YMPJ) in the South Bronx; and Newtown Creek Monitoring Committee (NCMC); St. Nick’s Alliance; the Greenpoint Community Environmental Benefits Fund (GCEF) Community Advisory Panel (CAP); and United Puerto Rican Organization of Sunset Park (UPROSE) in Northern Brooklyn.

EMPLOYMENT

Tampa Bay Water; Clearwater, FL; 2018-present. Water Quality Services Manager

Rimkus Consulting Group; Pennsylvania, Delaware, and Maryland; 2016-2018. District Manager/Principal Consultant

AIG Environmental Specialty Claims Consultants; Jersey City, NJ; 2006-2016. Senior Consultant

Enviro-Sciences Engineering, P.C.; Cream Ridge, NJ; 1997-2018.

Principal

Upper Freehold Township; Cream Ridge, NJ; 2005-2007. Mayor (2006-2007), Township Committee (2005)

Enviro Sciences, Inc.; Mt. Arlington, NJ; Yardley, PA; & Princeton, NJ; 1991-2002. President/COO (1998), Executive VP/COO (1994); Director, Field and Technical Services (1993); Laboratory Director (1991)

AKRF, Inc.; New York, NY 1990-1991. Vice President

ERM Northeast, Inc.; Plainview, NY; 1987-1990. Manager, Engineering (1989); Project Manager (1987)

American Cyanamid Company; Wayne, NJ; 1985-1987. Sr. Process Engineer (1986); Process Engineer

MUNICIPAL GOVERNMENT

Elected to the Upper Freehold Township Committee; served as Mayor for two years of a three-year term.

Developed local land use and zoning requirements based on documented environmental constraints and input from a comprehensive public participation process.

Secured grants from the Department of Community Affairs, Department of Environmental Protection, and the Association of New Jersey Environmental Commissions.

Obtained well over $15M in state and county funding for the preservation of farmland and open space at reduced local taxpayer cost; in 2007, the Township leads the State of New Jersey in acres of preserved farms and open space.

Reduced the municipal budget by 7.5 percent to maintain the 2007 tax rate at the 2006 level; and kept the 2006 tax bill the same for an average priced home in 2005, following a County-mandated revaluation in 2006.

Worked with state, county, and other local officials, including the Departments of Environmental Protection, Agriculture, Transportation, and Community Affairs (Office of Smart Growth) to promote NJ’s State Plan through farmland preservation, retention of agriculture, and redevelopment of cities and older suburban areas.

Served on the Township Planning Board as a Class I member (2006-2007) and a Class III member (2005)

Led a build-out study and capacity evaluations (e.g., groundwater nitrate dilution model and traffic circulation) that resulted in a revised Land Use Plan Element for the Township's Master Plan.

Led the completion of a periodic re-examination report of the Master Plan, an updated Housing Plan Element and Fair Share Plan of the Master Plan, and development of a commercial design standards ordinance.

Served as Upper Freehold Township Committee Liaison

Finance, Administration, and Upper Freehold Regional School District (2005-2007)

Environmental Advisory Committee and Open Space/Farmland Preservation Committee (2005-2007)

Monmouth County Transportation Council (2005 and 2007) and Economic Development Committee (2005)

Environmental Advisory Committee, Chair (2004) and Tree City, USA Advisory Board (2004)

Vision & Scenic Byways Committee, Member (2003-2004)

Westerly Bypass Committee, Member (2003-2004)

PROFESSIONAL AFFILIATIONS

Institute of Hazardous Materials Managers
National Registry of Environmental Professionals
Tau Beta Pi - National Engineering Honor Society

EDUCATION

M.S., Environmental Engineering in Civil Engineering, University of Illinois at Champaign Urbana

B.S., Biological and Agricultural Engineering; Rutgers, The State University of New Jersey

REPRESENTATIVE PROJECTS

Community-Based Organizations

Served as technical and regulatory advisor to the Newtown Creek Monitoring Committee. This Committee was empowered by the NYC Council for nearly 20 years to independently monitor potential

community and environmental impacts from the $5.2B expansion and upgrade of NYC's largest wastewater treatment plant in Greenpoint, Brooklyn. Technical assignments included: review of remediation on adjacent contaminated properties that were acquired for construction of expanded plant, review of process and plant designs, infrastructure modifications and utility relocations, mitigation of impacts from construction and interim operations (odors, dusts, traffic, etc.).

Performed an independent evaluation of the process engineering design and operation of a sludge pelletizing plant with an emphasis on air and odor impacts. A sludge treatment facility, located in the Hunt's Point section of the South Bronx that served NYC's 14 wastewater treatment plants, was the focus of community odor and environmental justice complaints. Activities included: auditing facility operations, evaluating continuous emission monitoring records, and presenting findings to the Borough President's office, Community Board 2, and community. The project examined regional air quality issues from other emission sources (e.g., nearby WWTP, numerous waste transfer stations, auto body shops, etc.), and their relationship to periodic increases in asthma-related, hospital emergency room visits.

Co-directed independent assessments of air quality and community impacts from proposed power plant projects in Manhattan, Kings, Albany, and Orange counties in New York, including negotiation of mitigation options; evaluated transportation alternatives and resulting air emissions impacts for an interconnector highway through a residential neighborhood in Atlantic City; and developed a technical basis for community-supported options for the reconstruction of the Gowanus Expressway in Brooklyn.

Agricultural

Evaluated agricultural subsurface drainage system, filling of ditches, and levee construction on a wetlands mitigation bank site that reportedly caused groundwater to rise not only on the project location but also on adjacent farmland. This resulted in crop losses and wetlands encroaching on the adjacent farmland. The insured designed the wetlands restoration project. The claimants' concern is that if the groundwater elevation is not lowered, wetlands will continue to expand across their property resulting in further loss of cropland. Design and post-construction site assessment reports were reviewed to assess reported loss of agricultural land and compared to historic agricultural records. Other potential contributing causes were identified for crop loss, including influence from the relatively recent construction of an Interstate highway. It is important to note that prior to farming "intervention" (i.e., construction of tile drain and ditch systems), both the project site and neighboring (claimants') parcels were likely wetland properties. All lands were converted from wetlands to farmland in the 1920's or earlier. This recognition identified a property rights issue that

is currently being further investigated by legal counsel.

Evaluated crop losses on farming operations in California and Pennsylvania reportedly from herbicide applications on nearby rail tracks, highways, roadways, and utility rights-of-way. These cause and origin investigations involved reviews of soil and plant analytical data; wind direction, rain, and other meteorological data; soil and groundwater conditions; irrigation patterns; herbicide application rates; crop planting and historic yield records; spray equipment design and standard operating procedures; crop resistance data; and other site-specific factors. Outcomes have varied with some confirming impacts from herbicide over-spray applications while others indicated other contributing factors to decreased yields (e.g., flooding, fungus, and other plant diseases).

Performed various tasks to assess the local agricultural industry and its potential to take advantage of current market trends and conditions to expand and prosper. A specific focus of this work is to encourage unique or emerging agricultural uses on inactive equine farms that have resulted from the recent collapse in New Jersey's horse racing industry. This work included engagement with local, state, and county elected and other officials; the farming community; and agricultural businesses in Monmouth County, New Jersey. The work product from this study was a comprehensive set of recommendations for a marketing program that promoted local agriculture and agricultural products produced in Monmouth County. It included specific recommended marketing materials and a marketing strategy for adoption and implementation by Monmouth County.

Water

Provide assistance to Tampa Bay Water member utilities with regional transmission main delivery of quality water to member distribution systems, including water quality issues within member distribution systems. Project initiatives include alternative approaches to maintaining chloramine residuals and minimizing nitrification during summer months and directing a comprehensive regionwide "upstream/downstream" PFAS drinking water monitoring programs related to UCMR5 (2023-2024) survey and planning for future PFAS NPDWR compliance (2024-present).

Directed/managed and continue to direct/manage engineering consultants in the performance of enhanced regional water quality studies that include desktop evaluations, benchtop and pilot scale treatability studies, treatment concept designs and cost estimates, and feasibility reports. Past and present projects have addressed/address H2S, TOC, PFAS, reduction treatment using O3, GAC, FBIX, SIX and other innovative and conventional technologies; and optimization of chlorine, ammonia, and caustic addition for chloramines disinfection,

including a desktop and modeling study to assess a regional free chlorine maintenance program to enhance chloramine residual stability given high TOC and DBP formation potential from some source waters in the Tampa Bay Water regional delivery system.

Performed an independent evaluation of microbial-induced corrosion (MIC) in the water distribution piping at a 70,000-seat athletic stadium. The review involved an assessment of the design, construction, and operation of the stadium's water treatment and distribution systems. The appearance of rust and corrosion on newly installed pipes and elevated lead, copper, and zinc in tap water were determined to be the result of dissimilar metal piping and variability in water treatment operations. Compliance was achieved by distribution system flushing and enhanced treatment controls.

Evaluated distribution system drinking water quality data from a 125-unit residential complex. Water sampling was conducted in response to turbidity complaints from residents. Tests included lead, copper, zinc, other metals, coliforms, heterotrophic plate counts (HPC), color, odor, and turbidity. Initial HPC results above guidance initially caused concern and plans to relocate residents. Immediate distribution system flushing, "super-chlorination," and additional flushing satisfactorily reduced HPC and turbidity levels to below guidance.

Reviewed the recurring presence of legionella in a potable water supply system serving a resort complex that was constructed in the 1960's. The evaluation resulted in improvements to water supply wells, addition of chlorination facilities; elimination of all outdoor hot tubs; and replacement of severely corroded and unprotected above ground piping sections and "dead zones" in the piping network, seven bladder tanks with a 10,000-gallon storage tank, conventional hot water heaters with "tankless" units.

Performed an independent review of corrosion on piping, equipment and operational performance following a hydrochloric acid release at a city water treatment plant in West Virginia. The plant uses state-of-the-art membrane filtration and delivers 12 million gallons per day. The review concluded with recommendations to replace damaged equipment closest to the release location and cleaning/treating/repainting other nearby surfaces.

Performed an independent review of significant corrosion observed in two sludge blanket clarifiers used for softening and sedimentation at a city water treatment plant in Texas. The review concluded that the corrosion was caused by improper and inadequate coating installed on the inner surface of the vessels (i.e., not improper treatment operations).

Water Quality Research

Currently serve as a member of the Project Advisory Committee (PAC) for The Water Research Foundation “Reducing Nitrification Risks Through Voluntary Collaboration Between Drinking Water Wholesalers and Consecutive Systems” Project 5348. Selected by WRF to provide technical oversight to ensure the project results are scientifically valid and beneficial to the water community. Also serve as a member of the AWWA Emerging Water Quality Issues Committee, the AWWA Microbiological Contaminants Research Committee, and the AWWA Organisms in Water Committee. Also, served as a Chapter Peer Reviewer on updating the AWWA’s Manual of Water Supply Practices, M68, Water Quality in Distribution Systems, Chapter 8 – Disinfection and Disinfection By-products and Chapter 6 – Nitrification.

Working with the University of Central Florida, Department of Civil, Environmental, and Construction Engineering, Woo Hyoung Lee, Ph.D., P.E., Principal Investigator, pursuing funding opportunities for the development of innovative multi-pronged nanosensor with active surfaces for on-site PFAS detection and degradation in groundwater, surface water, and wastewater. Tampa Bay Water plans to collect source water quality samples for PFAS sensor validation and on-site field testing and validation to assess the applicability of the PFAS sensor for different source waters in the Tampa Bay region.

Worked with the University of South Florida, Civil and Environmental Engineering, Katherine Alfredo, Ph.D., P.E., Assistant Professor and Principal Investigator, pursuing funding opportunities to investigate biofilm design and system operations to increase the removal of CECs without compromising TOC removal by biodegradation and solids removal by filtration. The workplan included periodically collecting filter backwash water from biofilters at the Tampa Bay Water regional surface water treatment plant and providing relevant operational data (e.g., backwashing procedures, run times, influent water fluctuations, etc.) to determine how seasonal changes in bacterial communities in full-scale biofilters may impact degradation of selected CECs and TOC.

Worked with the University of Maryland, Center for Environmental Science, Chesapeake Biological Laboratory, Michael Gonsior, Ph.D., Associate Professor and Principal Investigator, on a National Science Foundation (NSF) funded project, titled “Evaluation of DBPs Formed during Desalination and their Environmental Fate and Potential Toxicity”. This project characterized largely unknown DBPs in Tampa Bay Water’s desalination plant concentrated seawater reject water, which are distinctly different from known DBPs formed in freshwater during drinking water disinfection. Samples were collected from the desalination plant intake, before and after pre-treatment, brine waste, and finished water.

Worked with the University of Maryland, Center for Environmental Science, Horn Point Laboratory, Elizabeth W. North, Ph.D., Professor and Principal Investigator, on a National Science Foundation (NSF) funded project, titled “NSF Convergence Accelerator Track I: A New Biomanufacturing (Microalgae) Process for Carbon Negative Calcium Carbonate” and served as a member of the project End Users Workgroup. This project explored the use of brine waste from Tampa Bay Water’s desalination plant as a source of concentrated seawater for the biomanufacturing process and assessed beneficial salinity reduction and increased alkalinity in the desalination plant wastewater discharge to Tampa Bay. A second phase is contemplated.

Wastewater

Evaluated the design, construction, and operation of nutrient removal facilities that were added to an existing biological wastewater treatment plant. Following construction and startup, the upgraded plant could not comply with effluent discharge permit requirements at the rated design capacity. Non-compliant wastewater was discharging to a New York City water supply reservoir. The treatment plant consisted of existing equalization, extended aeration, and secondary clarification; and new rapid sand and membrane filtration systems to achieve nutrient removal. The treatment plant owner and funding/regulatory agency argued that the design was inadequate and demanded a $6.8M replacement. The design firm argued that non-compliance was caused by improper (third-party) operations and inaccurate original plant design and operating data. The evaluation concluded that the previously existing facilities required capital improvements; and once constructed, all unit operations would be cleaned and restarted. Both the existing and new facilities would be operated and evaluated during a prescribed demonstration period by third-party firms. Results are pending.

Conducted hydraulic and organic capacity evaluations of biological treatment facilities involving fixed-film reactors (biofilters) and suspended-growth, activated sludge systems in New Jersey, New York, Pennsylvania, West Virginia, and Missouri; including sequencing batch reactors for municipal and industrial applications. These evaluations were typically performed to determine how well existing facilities could accommodate increased flows and specific contaminant mass loadings from significant industrial users without violating permit requirements or requiring significant capital investment for expansion. One engineering analysis was performed for a dual train, WPCP fixed film and sequencing batch reactor systems to treat phosphates, detergents, and metals loadings from a local industrial user. Evaluations also involved plant expansions through retrofitting existing units for increased loading capacities as well as installation of odor control measures without shutting down facility operations.

Directed anaerobic wastewater treatment system pilot operations and

studies for animal feed product wastewaters generated from a fermentation process in West Virginia; and led optimization studies for aerobic biological wastewater treatment system and sludge holding lagoons for animal feed product wastewaters in Missouri. Also evaluated dissolved air flotation for food processing wastewaters through bench and pilot-scale studies to achieve effluent compliance, reduce sludge, and lower overall operating costs; and performed bench-and pilot-scale studies, and full-scale design, start-up, and operations review for a 1.0-MGD biological treatment plant in Resende, Brazil to remove organophosphate pesticides, CN-, NH3 from wastewater.

Worked on design teams preparing final designs and contract documents for the construction of pumping stations, force mains and gravity sewer interceptor systems; a 60-inch wastewater treatment plant outfall pipeline (land-based portion), and treatment plant modifications for the placement of emergency power generation equipment in Mamaroneck, New York.

Designed an emergency treatment program, interim discharge and long-term pollution prevention/best management plan in East Stroudsburg, PA. As a result of a negotiated Consent Order, a provider of cleaning and hygiene products was ordered to immediately cease their discharges to a local wastewater treatment plant. The Order, which shutdown production, followed a release that resulted in interruption of the municipality’s biological treatment system and violation of an NPDES permit. A Pollution Prevention/Best Management Plan was developed that involved product sequencing schemes to maximize the reuse of rinse waters as product make-up waters.

A hydrogen peroxide polishing step was added to the existing wastewater neutralization plant to further ensure compliance. Biochemical demand was reduced by two orders of magnitude; wastewater foaming potential eliminated; and lead, copper and zinc were reduced to acceptable levels. After nearly one year of demonstrated compliance, a petition to close the Consent Order and modify the phosphate discharge requirements was submitted and accepted by the Borough. The basis of the petition was non-impact on receiving water quality and nutrient value to the treatment plant (i.e., instead of design and construction a $1.9 M precipitation/sludge processing plant that would have resulted in a need to landfill sludge). The client became a recipient of the Governor’s Award for Environmental Excellence.

Worked with manufacturing and engineering teams to implement a hazardous waste minimization and wastewater pretreatment program for the removal of toluene and substituted aromatic compounds from an organics intermediate production facility in Manati, Puerto Rico. Individual reactions steps were examined to reduce organics; vent

condensers were upgraded using brine as a coolant to further reduce loadings to downstream scrubbers. A distillation column was also eventually selected to achieve effluent compliance and minimize off-site hazardous waste treatment costs.

Directed wastewater treatability studies for process wastewaters generated from a genetically engineered product, bovine somatotropin (bST); and provided environmental engineering input during process development. This was done by evaluating new product chemistry and alerting research & development and process engineering personnel to potential environmental concerns by ensuring that adequate lab and pilot plant data were developed for full-scale permitting requirements and the design of control processes.

Evaluated operations at seven municipal wastewater treatment plants in Westchester County, New York to establish revised industrial pretreatment limits that were based on mass balance assessments using actual influent, effluent, and sludge characteristics data. The data were used to evaluate biological treatment inhibition, interference to operations, potential for limiting sludge disposal options, and receiving water quality impacts. Also, evaluated a secondary treatment plant upgrade and expansion alternatives for the municipal wastewater treatment plant in Mamaroneck, New York.

Environmental Remediation

Directed technical review and oversight services, including direct negotiations with federal and state regulators for a $50 M cleanup of dioxins and other contaminants that resulted from a 2004 explosion and fire at polyvinyl chloride production plant in the Midwestern United States. Work involved decontamination and demolition of damaged structures, equipment, and utilities; multi-media site investigation to the satisfaction of state regulatory authorities; human health and ecological risk assessments, soil and open-channel sediments remediation, process/stormwater treatment plant shutdown, and cleanup and closure of multiple on-site lagoons. The project was completed $7.8M below budget following negotiations with the regulatory agency and property owner to accept engineering and institutional controls.

Directed $18M in remediation and redevelopment projects involving crude oil production and refineries in Pennsylvania and California, and 20 bulk storage and packaging facilities throughout the United States. This work was performed as part of the divestiture of the lubricants division of an international specialty chemical manufacturer. Remedial strategies required integration of purchasers' end uses (e.g., continued operations, conversions to warehouses, or other commercial uses). Remedial cost estimates were used to support property valuations, negotiations, and the sale of properties to different buyers. This assignment also included presentations to and negotiations with

regulators, elected officials, and local community groups at multiple locations.

Directed the evaluation of past costs on a $15M claim for remediation of polyaromatic hydrocarbons, solvents, and metals at 15 waterfront shipyard properties in southern Louisiana and East Texas. Some of these properties involved on-going litigation to address past costs and others involved technical review and oversight services for on-going remediation, including negotiations with regulatory authorities. Contaminant source and timing determinations were complicated by impacts from Hurricane Katrina and the existence of non-owned parcels within the boundaries of the properties undergoing remediation.

Directed the technical review for a $6.6M removal of PCB-contaminated soil that was improperly disposed of in a landfill, and the cleanup of PCB-contaminated soil and abandoned equipment from the site of a contractor’s PCB soil washing station at a remote location in Alaska. In addition to the project management challenges of working in a remote location and transporting some of the higher PCB-contaminated soil to the lower 48 states before the onset of winter, the work had to satisfy the requirements of the United States military, the Alaska Department of Environmental Conservation, and the autonomous governing body of a nearby native Alaskan community.

Directed the technical review for a $2.5M dieldrin clean-up and sediments management program resulting from wastewater treatment plant discharges in the 1940-50’s to a creek in Tennessee. The creek was later dredged in the 1960’s for flood control purposes, and the dredge spoils were spread on adjacent and nearby lands in advance of residential and commercial development (well before the discovery of dieldrin in the sediments in the late-1990’s and early-2000’s). Soil removal and capping were undertaken at several private residences and at a neighborhood school. Construction of an affordable housing project was halted in the mid-2000s, and partially constructed units demolished, and the property remedied. All waterway maintenance activities now require special handling procedures for dieldrin-contaminated soil beneath concrete flood control structures.

Directed the evaluation of past costs and provided technical review services for contractor activities that involved mercury and other contaminants in the removal of contaminated piping and ductwork during the $63M renovation of a university R&D laboratory. Demolition contractors experienced nose bleeds and other health effects. Sampling revealed mercury and other contaminants in piping throughout the building. A $2.7M mercury abatement project was performed that involved manual disassembly, draining, and double-wrap disposal of the flange-ended, glass piping.

Developed, negotiated, and implemented a remedial action work plan

for the redevelopment of an industrial property into luxury housing with Hudson River views. This project involved the demolition of a 10-story concrete structure that housed a former aircraft parts manufacturing complex. Operations ceased in the 1960s and commercial leasing was unsuccessful. A redevelopment attempt failed in the 1980s when a contractor's attempt to remove PCBs and reuse the 10-story building resulted in neighborhood contamination. A revised work plan involved surgical removal of the highest PCB concentrations, and demolition, on-site crushing, and reuse of the concrete structure as base for an adjacent roadway. Ambient air monitoring for PCBs and particulates and data sharing reassured the regulatory agency and local community, which ultimately led to project completion.

Managed site assessments for roadway reconstruction from Battery Place to 59th Street on the west side of Manhattan; the Hunters Point redevelopment project (former Standard Oil Company refinery site), in Long Island City, Queens; the U.S. Tennis Association facilities demolition and reconstruction in Flushing Queens; and various parcels evaluated by the New York City School Construction Authority for siting school buildings, and the DEP for sludge management facilities. These investigations addressed the complexities posed by potential contaminant releases in urban settings and significant potential public exposures during remediation; and most were incorporated into the Contaminated Materials Assessment sections of the project EIS or used to support the preparation of Negative and Conditional Declarations, in accordance with CEQR, SEQRA, DEP, and DEC requirements.

Directed operations at seven active groundwater remediation and soil vapor extraction systems involving hydrocarbon recovery, dissolved product removal and aqueous treatment (iron removal, oil water separation, low-profile air stripping and liquid phase granular activated carbon), and air emissions control by vapor phase carbon and catalytic oxidation. Systems were in multiple states and continuously monitored by telemetry.

Performed a comprehensive review of remediation at a former MGP site and area-wide plan for redevelopment of multiple brownfield sites and a greenway development in the Soundview section of the South Bronx.

Air

Performed a cause and origin technical review for a $10M insurance claim that involved the evaluation of chromium and particulate air quality data collected by a regulatory authority in an environmental justice community, and a review of cement manufacturing processes, materials handling operations, facility capital improvements, and hexavalent chromium dust clean-up strategies in response to an enforcement action and pending Citizens' class action lawsuit.

	Provided expert testimony and completed air permitting activities for the construction of a pesticides research and development processing facility in Princeton, New Jersey. Engineering computations required coordination with research scientists and their bench-scale findings. Chemical processes were at the developmental stages of research discovery at the time the permit application was being prepared. The project involved establishing appropriate limits based on ambient air quality, dispersion modeling, and cancer risk assessment. This was needed because there were no specific numerical standards, only guidelines. Once limits were established, findings were presented to regulatory authorities, and control devices (e.g., vapor phase carbon adsorption, and catalytic and thermal incineration) were evaluated for facility retrofit application. Prepared an air permit application for the construction of acid regeneration, incineration, and organophosphate pesticide manufacturing plant in the Midwest. The acid recovery facility allowed for expansion of herbicide production by decreasing waste loadings and a decreased need for additional incineration capacity.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Licensed Professional Engineer in Florida, Colorado, Illinois, New Jersey, New York, and Pennsylvania Board Certified Environmental Engineer (BCEE), American Academy of Environmental Engineers and Scientists Certified Hazardous Materials Manager (CHMM), Institute of Hazardous Materials Management Registered Environmental Manager (REM), National Registry of Environmental Professionals
List organizations and positions in which you serve in local civic or community groups.	None at this time.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from	No

serving on this board that could be deemed as a conflict of interest?	
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Stephen Last Name: Fleischacker Email Address: steve.fleischacker@gmail.com  Signed at: September 25, 2026 1:00pm America/New_York
Date	**Month:** 9 **Day:** 25 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 5, 2026, 03:36AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Glen **Last Name:** Gibellina
Home Address	**Street Address:** 7110 28th St E **City:** Sarasota **State:** FL **Zip:** 34243
Is your mailing address the same as your home address?	Yes
Home Phone	9415491445
Work Phone	NA
Cell Phone	9415491445
Email	glengibellina@gmail.com
Occupation (if retired, please indicate)	Certified Building contractor
Business Name	Uncontained 360
Business Address	**Street Address:** 7110 28th St., East **City:** Sarasota **State:** FL **Zip:** 34243
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 4
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Currently sit on the Affordable Housing advisory board AHAB
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	Affordable Housing advisory board
Why do you want to serve on this Advisory Board or Committee?	I am best qualified to do so
Describe your education and experience that will provide a benefit to this Advisory Board.	Certified Building contractor Certified roofing contractor
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Certified by Florida Association of Counties (FAC) For Commissioner in any of the 67 counties Certified Building contractor Certified roofing contractor
List organizations and positions in which you serve in local civic or community groups.	Turning Points STAND DOWN an annual event for our Veteran’s
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Glen Last Name: Gibellina Email Address: glengibellina@gmail.com

	Signed at: September 5, 2026 3:35am America/New_York
Date	**Month:** 9 **Day:** 5 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 17, 2026, 11:10AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	N/A
Full Name	**First Name:** Bruce **Last Name:** Hamous
Home Address	**Street Address:** 5129 96th Street East **City:** Bradenton **State:** FL **Zip:** 34211-3774
Is your mailing address the same as your home address?	Yes
Home Phone	818-636-8600
Work Phone	813-530-2772
Cell Phone	818-636-8600
Email	hamous@pacbell.net
Occupation (if retired, please indicate)	Commercial Real Estate Broker
Business Name	Retail Property Advisors
Business Address	**Street Address:** 611 W Bay Street suite 2H **City:** Tampa **State:** FL **Zip:** 33626
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5

Do you reside in unincorporated Manatee County?	No
Which city do you reside in?	Bradenton
Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Currently not on any Government Advisory Boards. I do serve on Rosedale Compliance Committees - Rosedale Subdivision
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None so far.
Why do you want to serve on this Advisory Board or Committee?	I have an extensive Real Estate Background and I like giving back to my community. I have lived here for 5 years now and follow the developments of Manatee County. I would like the opportunity to contribute to our community now. I have an extensive background & planning commission experience. I servied 14 years on the planning commission in Moorpark Ca. both as chair and vice chair many times. I chaired for 7 years for the Redevelopment Agency representing Venture County Ca. for the City of Moorpark and the City of Simi Valley. I bring a lot of real estate experience for the planning commission while working closely with the city. Over my 14 years with the planning commission, I also attended planning conventions every year that cover a wide range of planning commission responsibilities and various city planning updates and issues. I understand the process of allowing the community to voice their concerns over various projects, the city planners on thier concerns, and the county on their concerns. I feel I can contribute a substantial benefit to Manatee County and willing to dedicate the time to do so. I would appreciate the opportunity and I am available to meet and discuss any questions you may have.
Describe your education and experience that will provide a benefit to this Advisory Board.	4 Years Commercial Real Estate Appraisal 4 Years Commercial Development 10 Years Commercial/Residential Finance 25 Years Commercial Real Estate Brokerage Countless Continuing Education Courses (45 hours required every 4 years)
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Bachelor of Science Business & Communications - Major in Real Estate Finance – Minor in Accounting - University of Houston – Cum Laude – 1984 California Real Estate Broker since 1986 Florida Real Estate Broker since 2021 Idaho Real Estate Broker since 2024 Georgia Real Estate Broker since 2022

	CCIM Designation 2003 – Certified Commercial Investment Member – A legally recognized expert in Commercial Real Estate.
List organizations and positions in which you serve in local civic or community groups.	• Certified Commercial Investment Member, CCIM – National and Local • International Council Shopping Centers -ICSC current member • Rotary Club of Westlake Village since 2001 – 2007 • Rotary Club of Moorpark – 2007 – 2021 • Paul Harris Fellow Recipient – 3 times • City of Moorpark Ca. – Planning Commission, 7 terms, 2007 – 2021, (2009. 2012 & 2016 Chair), 2017 Vice Chair, Chair & Vice Chair (2 times). • Oversight Board of the Redevelopment Agency of the City of Moorpark, 2012, 2013, 2014, 2015, 2016-18 Chair -appointed by Ventura County Supervisor Peter Foy. • Oversight Board of the Redevelopment Agency of the City of Simi Valley, 2012,13,14,15,16,17 & 18 – appointed by Ventura County Supervisor Peter Foy - 2018 Chair - served as chair, vice chair & Commissioner • Member Ventura County Aviation Advisory Board - (Chair 2016), commissioner 2015,2017,2018, 2019,2020 –appointed by Supervisor Bob Huber • Rosedale Compliance Commission
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Bruce Last Name: Hamous Email Address: hamous@pacbell.net

	 Signed at: September 17, 2026 10:39am America/New_York
Date	**Month:** 9 **Day:** 17 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 11, 2026, 10:00AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Steven **Last Name:** Hayes
Home Address	**Street Address:** 13636 American Prairie Place **City:** Bradenton **State:** FL **Zip:** 34211
Is your mailing address the same as your home address?	Yes
Home Phone	7329158220
Work Phone	8553541775
Cell Phone	7329158220
Email	steven.hayes@workhorsescs.com
Occupation (if retired, please indicate)	President, WorkHorse
Business Name	WorkHorse
Business Address	**Street Address:** 2510 51st Avenue East Unit 111 **City:** PALMETTO **State:** FL **Zip:** 34221
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5

Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	N/A
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	President Savanna HOA 2023 - 2025
Why do you want to serve on this Advisory Board or Committee?	I have made Manatee county my home and want to continue seeing it built in the right direction. I don't believe all building should be stopped, but I think we need to vet, approve, and build appropriately.
Describe your education and experience that will provide a benefit to this Advisory Board.	As the former President of Savanna at LWR I worked with and ultimately settled with Casto to build on 64 in front of Savanna.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	N/A
List organizations and positions in which you serve in local civic or community groups.	N/A
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	Yes
Please explain.	I travel for work and the days/times vary based on the months.

Signature Data	First Name: steven Last Name: Hayes Email Address: steven.hayes@workhorsescs.com  Signed at: September 11, 2026 10:00am America/New_York
Date	**Month:** 9 **Day:** 11 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 19, 2026, 10:20AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Joseph **Last Name:** Ireland
Home Address	**Street Address:** 639 Key Royale Drive **City:** Holmes Beach **State:** FL **Zip:** 34217
Is your mailing address the same as your home address?	Yes
Home Phone	9418966150
Work Phone	4844670487
Cell Phone	4844670487
Email	josephireland@verizon.net
Occupation (if retired, please indicate)	Retired
Business Name	
Business Address	**Street Address:** 639 Key Royale Dr **City:** Holmes Beach **State:** FL **Zip:** 34217
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 3
Do you reside in unincorporated Manatee County?	No

Which city do you reside in?	Holmes Beach
Gender	
Race	
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Holmes Beach Planning Commission - 1st Alternate
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	To contribute to planning, learn government procedures.
Describe your education and experience that will provide a benefit to this Advisory Board.	Bachelor's in Music with studies in Economics. Lifelong Information Systems professional. Florida resident for 8 years, temporary resident for 25 years.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Experience with Holmes Beach Planning Commission.
List organizations and positions in which you serve in local civic or community groups.	Experience with Holmes Beach Planning Commission.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Joseph W Ireland Last Name: IRELAND Email Address: josephireland@verizon.net

	 Signed at: September 19, 2026 10:20am America/New_York
Date	**Month:** 9 **Day:** 19 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 15, 2026, 09:44PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Hunter **Last Name:** Jensen
Home Address	**Street Address:** 4711 Flower Fields Tr. **City:** Bradenton **State:** FL **Zip:** 34210
Is your mailing address the same as your home address?	Yes
Home Phone	6105330754
Work Phone	
Cell Phone	6105330754
Email	huntermjensen13@gmail.com
Occupation (if retired, please indicate)	Deputy Director
Business Name	Keep Manatee Beautiful, INC
Business Address	**Street Address:** 1112 Manatee Ave W **City:** Bradenton **State:** FL **Zip:** 34205
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 3
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	I currently serve on the Bradenton Beach Scenic W.A.V.E.S Committee
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	n/a
Why do you want to serve on this Advisory Board or Committee?	I want to serve on the Planning Commission because I genuinely love Manatee County and care deeply about its future. This is the community I have chosen to call home, and I want to do my part to help preserve what makes it special while ensuring it remains a great place to live, work, raise a family, and build a future. Manatee County is growing, and the decisions we make today will shape the community for decades to come. I am passionate about thoughtful growth, protecting our natural resources, maintaining a strong quality of life, supporting a healthy local economy, and making sure residents have a meaningful voice in the future of their community. Serving on the Planning Commission would give me the opportunity to contribute to that future in a meaningful way. I would be honored to serve the community I care so deeply about and bring energy, a thoughtful perspective, and a strong commitment to helping Manatee County grow responsibly for generations to come.
Describe your education and experience that will provide a benefit to this Advisory Board.	I earned my Bachelor of Arts in Political Science from the University of South Florida, graduating Magna Cum Laude as the first person in my family to earn a college degree. My education provided me with a strong foundation in government, public policy, research, and the processes through which decisions are made at the local level. I also served for six years in the U.S. Air Force Reserve as an Intelligence Analyst, where I developed the ability to analyze complex information, evaluate facts objectively, consider multiple factors, and communicate findings clearly. Those skills would be valuable when reviewing development applications, staff reports, public input, and the technical and policy considerations that come before the Planning Commission. My professional experience has also given me direct exposure to local government and the development review process. While working for Sarasota County with Keep Sarasota County Beautiful, I served in a staff role on the County's Development Review Committee (DRC). That

	experience gave me firsthand insight into how development proposals are reviewed across county departments, how technical and community considerations are evaluated, and how local government works collaboratively to guide responsible development. Today, as Deputy Director of Keep Manatee Beautiful, my work focuses on creating beautiful communities, enhancing our environment, building community partnerships, and working alongside residents, businesses, local governments, and other organizations throughout Manatee County. This work has strengthened my understanding of the relationship between growth, development, environmental resources, community character, and quality of life. Together, my education, military service, local government experience, and nonprofit leadership have prepared me to carefully evaluate complex issues, consider different perspectives, and contribute a thoughtful, fact-based and community-focused perspective to the Planning Commission.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Bachelor of Arts in Political Science, Magna Cum Laude, University of South Florida. Additional relevant professional training includes specialized intelligence analysis and operational security training completed during six years of service with the U.S. Air Force Reserve; FEMA IS-100.C and IS-700.B certifications in incident command and emergency management; a Complex Event Tabletop Exercise focused on emergency communications; 24-Hour HAZWOPER training; and professional communications training through Sarasota County Government. I have also participated in continuing professional development through local government, environmental, and community-beautification conferences and workshops.
List organizations and positions in which you serve in local civic or community groups.	I currently serve as a Board Member on the City of Bradenton Beach Scenic W.A.V.E.S. Partnership Committee and as a member of the Manatee Chamber of Commerce Natural Resources Committee. Through these roles, I engage with local government, community leaders, businesses, and residents on issues involving environmental quality, natural resources, community character, and the long-term future of Manatee County. I also serve as Deputy Director of Keep Manatee Beautiful, where I help lead community beautification, environmental stewardship, volunteer engagement, and partnerships across the public, private, and nonprofit sectors throughout Manatee County.
Do you or your immediate family members have or hold any employment or contractual	Yes

relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	
Please explain.	Yes. I am employed as Deputy Director of Keep Manatee Beautiful, a nonprofit organization that maintains a contractual relationship with and receives funding from Manatee County Government.
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Hunter Last Name: Jensen Email Address: huntermjensen13@gmail.com  Signed at: September 15, 2026 9:43pm America/New_York
Date	**Month:** 9 **Day:** 15 **Year:** 2026

Advisory Board Application

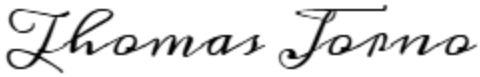
Manatee County Government

Submitted On:
Sep 14, 2026, 01:57PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Thomas **Last Name:** Jorno
Home Address	**Street Address:** 337 Braden Ave **City:** Sarasota **State:** FL **Zip:** 34243
Is your mailing address the same as your home address?	Yes
Home Phone	9414471948
Work Phone	7273869497
Cell Phone	9414471948
Email	thomas.jorno@gmail.com
Occupation (if retired, please indicate)	Director of Business Development & Client Success
Business Name	Billing Dynamix, LLC
Business Address	**State:** FL
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 4
Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]

List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	N/A
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	N/A
Why do you want to serve on this Advisory Board or Committee?	I have lived in Manatee County since 1990, almost entirely in District 4, and I want to help shape its future while preserving the character and natural environment that make it distinctive. I support balanced, thoughtfully planned growth, not growth for its own sake. Development should benefit the community without undermining its established neighborhoods, ecology, or quality of life. Protecting those qualities should be central to planning decisions, not an afterthought. I believe growth requires a holistic approach. Housing, transportation, utilities, drainage, public services, and environmental protection need to be considered together. Building more houses and continually widening roads is not a sufficient long-term strategy. We need to look at how development patterns affect the way people live, work, and move through the county, as well as their cumulative impact on natural systems and existing communities. Modernization and preservation should not be opposing goals. I would like to help the county consider modern approaches to planning and infrastructure that address future needs while respecting the community's identity. A clear, long-term vision should guide individual development decisions, rather than allowing those decisions to become our plan by default. The question should be not simply how much growth we can accommodate, but what kind of growth will serve Manatee County well twenty or thirty years from now. My background in construction and business would allow me to bring a practical perspective to this work. I would come prepared, ask questions, listen to residents and staff, and evaluate proposals on their merits. My motivation is to help the county move forward thoughtfully, with development that is coordinated, environmentally responsible, and consistent with the character of the community.
Describe your education and experience that will provide a benefit to this Advisory Board.	I studied Construction Management from State College of Florida and a Bachelor of Arts from the University of South Florida. My construction studies included estimating, blueprint reading, AutoCAD, project management, and the legal environment of construction and business. My professional construction experience includes managing more than hundreds of roofing projects, preparing estimates and blueprint take-offs, coordinating site logistics, and leading crews. My business

	background includes contract negotiations, vendor coordination, team leadership, and developing performance reports to support operational decisions. This combination would help me review technical information, ask informed questions, and consider the practical implications of development proposals. I would bring construction knowledge, business judgment, and problem-solving experience to the board's work, while considering infrastructure capacity, environmental impacts, and the county's long-term goals. My aim would be to contribute to decisions that are feasible, forward-looking, and respectful of the community's character.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	N/A
List organizations and positions in which you serve in local civic or community groups.	N/A
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Thomas Last Name: Jorno Email Address: thomas.jorno@gmail.com

	 Signed at: September 14, 2026 1:40pm America/New_York
Date	**Month:** 9 **Day:** 14 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 5, 2026, 01:03PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	September 5, 2026 Board of County Commissioners Manatee County Government 1112 Manatee Avenue West Bradenton, FL 34205 RE: Application for the Manatee County Planning Commission Dear Honorable Commissioners, As a long-term resident of Parrish and a dedicated analytics and finance professional, I am writing to formally express my interest in serving on the Manatee County Planning Commission. With more than 12 years of experience in data analysis, asset management, contract compliance, and financial oversight, I am eager to apply my analytical mindset to help evaluate land-use matters and support sustainable growth across our community. The Planning Commission plays a critical role as the county's Local Planning Agency. I understand that making balanced, evidence-based recommendations on development requests requires a meticulous review of complex documentation. Throughout my career, I have specialized in dissecting complicated financial files, verifying compliance parameters, and auditing high-stakes accounts. In my current role at Feld Entertainment Inc. in Ellenton, I perform detailed compliance audits on vendor invoices and capital purchases against structural company policies. Additionally, my twelve years as a Business Analyst with O2C Pro, LLC trained me to bridge the gap between distinct stakeholders, translate complex requirements into actionable workflows, and optimize operational processes. Crucially, my past experience as an Asset Manager and Lease Administrator for Global Signal gives me a practical understanding of property logistics, ground contracts, and regional asset tracking. During my tenure, I managed tower-level cash flows, negotiated lease renewals, utilities installation and useage, and tracked intricate land or tenant contract agreements. This direct background in contract evaluation and asset management allows me to bring a highly relevant perspective to the board when reviewing detailed site plans, zoning changes, and development compliance guidelines. As a resident of the fast-growing Manatee couny, I am personally invested in the future of our county's infrastructure and community design. I possess the strong communication skills, collaborative attitude, and objective analytical approach necessary to work effectively alongside fellow board members, county staff, and the public. I am fully prepared to dedicate the time required for our monthly public hearings

	and look forward to contributing to the long-term vision of Manatee County. Thank you for your time, consideration, and continued service to our community. I look forward to the opportunity to discuss how my qualifications align with the needs of the Planning Commission. Sincerely, Cynthia Keogh
Full Name	**First Name:** Cynthia **Last Name:** Keogh
Home Address	**Street Address:** 12108 56th Street East **City:** Parrish **State:** FL **Zip:** 34219
Is your mailing address the same as your home address?	Yes
Home Phone	9415655886
Work Phone	9415655886
Cell Phone	9415655886
Email	aintfunny2@msn.com
Occupation (if retired, please indicate)	Accounts Payable Specialist
Business Name	Feld Entertainment
Business Address	**Street Address:** 800 Feld Way **City:** Palmetto **State:** FL **Zip:** 34221
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	Yes
Gender	Female
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions	None

on which you have previously served (include dates of your service).	
Why do you want to serve on this Advisory Board or Committee?	As a long-term Parrish resident and an analytical professional, my motivation to serve on the Planning Commission stems from a deep personal investment in our county's future, backed by a career built on structural compliance and data-driven oversight.I am eager to contribute to this advisory board for three primary reasons:To Manage Responsible, Evidence-Based Growth: Living in Parrish, I am on the front lines of one of the fastest-growing regions in Florida. I see firsthand the critical need for a balanced approach to development. I want to ensure that our expanding infrastructure matches our rapid residential growth, keeping Manatee County both economically vibrant and highly livable.To Apply My Analytical Oversight to Public Policy: The Planning Commission acts as the Local Planning Agency, meaning it handles complex, multi-faceted zoning maps, land-use amendments, and detailed site compliance reviews. My background as a Business Analyst and Asset Manager has trained me to dissect dense documentation, identify technical risks, and evaluate structural compliance. I want to put these precise skills to work for my community, ensuring every proposal is vetted thoroughly and objectively.To Serve as a Balanced, Collaborative Liaison: Throughout my 20-year career, I have thrived in roles where I must bridge the gap between diverse stakeholders—from corporate executives and technical developers to landowners and vendors. I understand that local planning involves navigating competing interests. I am motivated to serve because I possess the collaborative mindset, active listening skills, and objective focus needed to weigh public input alongside staff recommendations to make sound, legally compliant choices for our commissioners.Ultimately, I want to pivot my decades of private-sector analysis and contract evaluation toward public service, helping shape a resilient, well-planned future for the community where I live and work.
Describe your education and experience that will provide a benefit to this Advisory Board.	To effectively serve as an objective advisory board member, I bring a unique combination of academic grounding in financial accounting and over two decades of professional data analysis, contract management, and asset evaluation right here in Manatee County.My specific background directly translates into the structural oversight, documentation review, and objective decision-making required by this board.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	N/A
List organizations and positions in which you serve in local civic or community groups.	N/A

Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Cynthia Last Name: Keogh Email Address: aintfunny2@msn.com  Signed at: September 5, 2026 12:57pm America/New_York
Date	**Month:** 9 **Day:** 5 **Year:** 2025

Advisory Board Application

Manatee County Government

Submitted On:
Sep 18, 2026, 04:04PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	N/A
Full Name	**First Name:** George **Last Name:** Laios
Home Address	**Street Address:** 6501 17th Ave W I 207 **City:** Bradenton **State:** FL **Zip:** 34209
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	N/A
Cell Phone	7708264445
Email	golflima46@gmail.com
Occupation (if retired, please indicate)	Retired
Business Name	N/A
Business Address	**Street Address:** N/A **City:** Bradenton **State:** FL **Zip:** 34210
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 3
Do you reside in unincorporated Manatee County?	No

Which city do you reside in?	Bradenton
Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	N/A
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	N/A
Why do you want to serve on this Advisory Board or Committee?	I would like to ensure a perspective representative of the regular, grassroots folks who live and work in Manatee County. I have lived here for almost 11 years and seen so much change in just that amount of time that I have serious concerns about our future.
Describe your education and experience that will provide a benefit to this Advisory Board.	Associates degree from Lake-Sumter Community College. Have worked as a bank branch manager, an Air Traffic Controller, USAF Veteran, and retail building supply company store manager.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	N/A. I am grassroots.
List organizations and positions in which you serve in local civic or community groups.	Was elected as Precinct Committeeman for District 313 in 2024. No longer in that position.
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: George Last Name: Laios Email Address: golflima46@gmail.com

	 Signed at: September 18, 2026 4:04pm America/New_York
Date	**Month:** 9 **Day:** 18 **Year:** 2026

Advisory Board Application

Manatee County Government

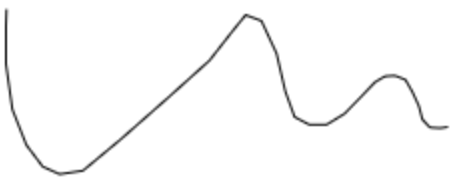
Submitted On:
Sep 21, 2026, 04:09PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	FL
Full Name	**First Name:** cody **Last Name:** Lee
Home Address	**Street Address:** 635 45th Street Ct W **City:** Palmetto **State:** FL **Zip:** 34221
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	
Cell Phone	9414475482
Email	codyrlee941@gmail.com
Occupation (if retired, please indicate)	Retired
Business Name	
Business Address	**Street Address:** 635 45th Street Ct W **City:** Palmetto **State:** FL **Zip:** 34221
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 2
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	Cody Lee Planning Commission Applicant | Manatee County, Florida Professional Summary U.S. Air Force veteran, former structural engineer, small-business owner, and community advocate with a diverse background in construction, infrastructure, public service, and community development. Committed to responsible growth, quality construction, environmental stewardship, and protecting the quality of life of Manatee County residents. Professional Experience & Qualifications U.S. Air Force | RED HORSE Structural Engineering * Six years of military service specializing in structural engineering, construction, infrastructure, and project operations. * Experience evaluating construction quality, site conditions, drainage, safety, and long-term maintenance requirements. Business Ownership & Technical Experience * Former pool business owner with experience in aquatic systems, plumbing, maintenance, and customer service. * Certified Pool Operator (CPO). * Studied computer networking at MTI and attended a medical academy for X-ray and radiologic technology. Community Leadership & Public Service * Independent community journalist with 941 News, covering Manatee County government, development, infrastructure, and local issues. * Former Boys & Girls Club athletic coach and youth mentor. * Experience assisting disabled veterans as an attorney-in-fact with VA-related matters.

	Planning & Community Interests Responsible land development, infrastructure capacity, drainage and flood prevention, construction quality, environmental preservation, accessibility, and long-term community sustainability. My goal is to promote quality over quantity, ensuring Manatee County's growth is responsible, well-planned, and safe for residents while protecting the character and quality of life of our communities.
Describe your education and experience that will provide a benefit to this Advisory Board.	Cody Lee Planning Commission Applicant | Manatee County, Florida Professional Summary U.S. Air Force veteran, former structural engineer, small-business owner, and community advocate with a diverse background in construction, infrastructure, public service, and community development. Committed to responsible growth, quality construction, environmental stewardship, and protecting the quality of life of Manatee County residents. Professional Experience & Qualifications U.S. Air Force | RED HORSE Structural Engineering * Six years of military service specializing in structural engineering, construction, infrastructure, and project operations. * Experience evaluating construction quality, site conditions, drainage, safety, and long-term maintenance requirements. Business Ownership & Technical Experience * Former pool business owner with experience in aquatic systems, plumbing, maintenance, and customer service. * Certified Pool Operator (CPO). * Studied computer networking at MTI and attended a medical academy for X-ray and radiologic technology. Community Leadership & Public Service * Independent community journalist with 941 News, covering Manatee County government, development, infrastructure, and local issues. * Former Boys & Girls Club athletic coach and youth mentor. * Experience assisting disabled veterans as an attorney-in-fact with VA-related matters.

	Planning & Community Interests Responsible land development, infrastructure capacity, drainage and flood prevention, construction quality, environmental preservation, accessibility, and long-term community sustainability. My goal is to promote quality over quantity, ensuring Manatee County's growth is responsible, well-planned, and safe for residents while protecting the character and quality of life of our communities.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Cody Lee Planning Commission Applicant | Manatee County, Florida Professional Summary U.S. Air Force veteran, former structural engineer, small-business owner, and community advocate with a diverse background in construction, infrastructure, public service, and community development. Committed to responsible growth, quality construction, environmental stewardship, and protecting the quality of life of Manatee County residents. Professional Experience & Qualifications U.S. Air Force | RED HORSE Structural Engineering * Six years of military service specializing in structural engineering, construction, infrastructure, and project operations. * Experience evaluating construction quality, site conditions, drainage, safety, and long-term maintenance requirements. Business Ownership & Technical Experience * Former pool business owner with experience in aquatic systems, plumbing, maintenance, and customer service. * Certified Pool Operator (CPO). * Studied computer networking at MTI and attended a medical academy for X-ray and radiologic technology. Community Leadership & Public Service * Independent community journalist with 941 News, covering Manatee County government, development, infrastructure, and local issues. * Former Boys & Girls Club athletic coach and youth mentor. * Experience assisting disabled veterans as an attorney-in-fact with VA-related matters. Planning & Community Interests

	Responsible land development, infrastructure capacity, drainage and flood prevention, construction quality, environmental preservation, accessibility, and long-term community sustainability. My goal is to promote quality over quantity, ensuring Manatee County's growth is responsible, well-planned, and safe for residents while protecting the character and quality of life of our communities.
List organizations and positions in which you serve in local civic or community groups.	None
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Cody Last Name: Lee Email Address: codyrlee941@gmail.com  Signed at: September 21, 2026 4:08pm America/New_York
Date	**Month:** 9 **Day:** 16 **Year:** 2026

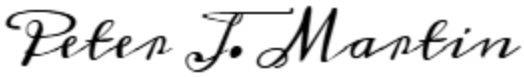
Advisory Board Application

Manatee County Government

Submitted On:
Sep 13, 2026, 03:25AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	No Exemption claimed
Full Name	**First Name:** Peter **Last Name:** Martin
Home Address	**Street Address:** 5207 45th St E **City:** Bradenton **State:** FL **Zip:** 34203
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	
Cell Phone	941.920.0573
Email	PMartinPA@msn.com
Occupation (if retired, please indicate)	Retired
Business Name	
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 4
Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]

List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	Since I retired from the US Merchant Marine I have taken up interest in local Gov't affairs, especially with land use affairs.
Describe your education and experience that will provide a benefit to this Advisory Board.	Graduated in 1985 a 4 year Union Trade School/apprenticeship and worked in that field for 30 more years achieving Unlimited Chief Engineer License. As an Officer in the Merchant Marine and union member I have a gentleman's quality and work ethic in supervisory positions. I have supervised10's of millions of dollars of Shipboard maintenance and repair. I am well versed in OSHA rules, MARPOL rules, researching and understanding CFRs and State Statutes, and understand how to attend meeting using Roberts Rules. I am brilliant at coming up with engineering solutions and alternatives for problems. I have owned No Mineral Rights land in Manatee County and understand those deeds fully along with the pro's and cons of Phosphate mining and the operation. I understand and use many tools of public domain, ELMAC Maps, Property Appraiser, workforce demographics etc. I have experienced Emanate Domaine, and title insurance claims and understand the processes. I currently live on 2.25 acres that are marked proposed conservation lands near Gap Creek. I am a good listener and learner to what others have to say. My wife is a retired attorney and she always has good advice in my thinking processes. I am now 65, have volunteered at MPAC backstage and in the scene shop for about 8 years (2012 to 2020) and was a trusted key holder to the old theater and key code holder in the new theater. I am ready to take up another volunteer position to serve the people of Manatee County.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	All of my credentials are Maritime related.
List organizations and positions in which you serve in local civic or community groups.	none
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding	No

from Manatee County Government?	
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Peter Last Name: Martin Email Address: PMartinPA@msn.com  Signed at: September 13, 2026 3:25am America/New_York
Date	**Month:** 9 **Day:** 13 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 21, 2026, 08:22PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	NA
Full Name	**First Name:** David **Last Name:** Otterness
Home Address	**Street Address:** 2115 147th Court East **City:** Bradenton **State:** FL **Zip:** 34212
Is your mailing address the same as your home address?	Yes
Home Phone	941-232-9794
Work Phone	941-366-3116
Cell Phone	941-232-9794
Email	davidotterness@hotmail.com
Occupation (if retired, please indicate)	Vice President
Business Name	Willis Smith Construction
Business Address	**Street Address:** 5001 Lakewood Ranch Blvd **City:** Sarasota **State:** FL **Zip:** 34240
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	Government Efficiency Liaison Committee 7/25-7/26
Why do you want to serve on this Advisory Board or Committee?	Continue my public service to Manatee County. My experience with land use and living in Manatee county for over 25 years, I give both a knowledgeable and historical perspective to the seat.
Describe your education and experience that will provide a benefit to this Advisory Board.	BS Building Construction University of Florida Understanding of Roberts Rules, Quasi Judicial processes, Sunshine Laws Prior work with county staff, Public comment and applicant process Prior experience with county advisory board
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Certified General Contractor - GCG 1508975
List organizations and positions in which you serve in local civic or community groups.	Board of Directors - Easterseals of Southwest Florida Lakewood Ranch Business Alliance - Past Chair Student Advisory Committee - Gene Witt Elementary - Past Leadership Sarasota County Graduate
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	Yes
Please explain.	Willis Smith Construction will contract for public facilities thru the FL Statue procurement process
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No

Signature Data	First Name: David Last Name: Otterness Email Address: davidotterness@hotmail.com  Signed at: September 21, 2026 8:21pm America/New_York
Date	**Month:** 9 **Day:** 21 **Year:** 2026

Planning Commission – Candidate Matrix

Choose One (2)

Commission District	Applicant	Profession	Education/Experience/Employment/ Potential Conflicts	Current Advisory Board Member
5	Richard Barber	Retired	BS Engineering U. VA, MS Engineering, Harvard University, PH.S. Engineering, Harvard University 40 years as an executive in the real estate development and building business, focusing 20 years in land development.	No
1	Cody Bell	Civil Designer, Land Development	Civil Designer – creating construction plan for various types of products. JR Evans Engineering, P.A.	No
5	Brad Bowermaster	Real Estate Agent	Bachelor of Science – University of Florida More than 20 years of experience in mortgage banking and residential real estate. Bradley Bowermaster, PA	No
1	Mark Bowne	State Director of Operations	Bachelor's degree. More than 20 years of progressive leadership in emergency medical services and healthcare operations.	No
4	Steven Carnes	Retired Federal Judge and Air Force Colonel	Penn State University , Bachelors of Arts, Stetson University, Juris Doctor, National Judicial College, In residence courses, USAF Squadron Officer School, USAF Sir Command and Staff College, USAF Air War College, US Military Judges School Numerous staff and advisory positions at all levels of government. US Military Judge and several other positions.	No
1	Jonathan Dunn	Student	Air Force medic and ER technician.	No
1	Steve Fleischacker	Civil, Environmental and Agricultural Engineer	More than 40 years of public- and private-sector experience that directly supports Planning Commission responsibilities. M.S. in Environmental Engineering, Professional Engineer in Florda and five other states, Board Certified Environmental Engineer. Tampa Bay Water – Water Quality Services Manager	No
4	Glen Gibellina	Certified Building Contractor	Certified Building Contractor, Certified Roofing Contractor	No
5	Bruce Hamous	Commercial Real Estate Broker	4 years Commercial Real Estate Appraisal, 4 Years Commercial Development, 10 Years Commercial/Residential Finance, 25 Years Commercial Real Estate Brokerage, Countless	No

			Continuing Education Courses (45 hours required every 4 years)	
5	Steven Hayes	President Workhorse	Former President of Savanna at LWR I worked with and ultimately settled with Casto to build on 64 in front of Savanna.	No
3	Joseph Ireland	Retired	Bachelor's in Music with studies in Economics.	No
	Hunter Jensen	Deputy Director, Keep Manatee Beautiful	Earned my Bachelor of Arts in Political Science from the University of South Florida, graduating Magna Cum Laude as the first person in my family to earn a college degree. Served for six years in the U.S. Air Force Reserve as an Intelligence Analyst. Yes. I am employed as Deputy Director of Keep Manatee Beautiful, a nonprofit organization that maintains a contractual relationship with and receives funding from Manatee County Government	No
4	Thomas Jorno	Director of Business Development & Client Success - Billing Dynamix, LLC	Studied Construction Management from State College of Florida and a Bachelor of Arts from the University of South Florida. My construction studies included estimating, blueprint reading, AutoCAD, project management, and the legal environment of construction and business.	No
1	Cynthia Keogh	Accounts Payable Specialist – Feld Entertainment	To effectively serve as an objective advisory board member, I bring a unique combination of academic grounding in financial accounting and over two decades of professional data analysis, contract management, and asset evaluation right here in Manatee County. My specific background directly translates into the structural oversight, documentation review, and objective decision-making required by this board.	No
3	George Laios	Retired	Associates degree from Lake-Sumter Community College. Have worked as a bank branch manager, an Air Traffic Controller, USAF Veteran, and retail building supply company store manager.	No
2	Cody Lee	Retired	U.S. Air Force veteran, former structural engineer, small-business owner, and community advocate with a diverse background in construction, infrastructure, public service, and community development. Committed to responsible growth, quality construction, environmental stewardship, and protecting the quality of life of Manatee County residents. U.S. Air Force | RED HORSE Structural Engineering * Six years of military service specializing in structural engineering,	No

			construction, infrastructure, and project operations. * Experience evaluating construction quality, site conditions, drainage, safety, and long-term maintenance requirements. Business Ownership & Technical Experience * Former pool business owner with experience in aquatic systems, plumbing, maintenance, and customer service. * Certified Pool Operator (CPO). * Studied computer networking at MTI and attended a medical academy for X-ray and radiologic technology.	
4	Peter Martin	Retired	Graduated in 1985 a 4 year Union Trade School/apprenticeship and worked in that field for 30 more years achieving Unlimited Chief Engineer License. As an Officer in the Merchant Marine and union member I have a gentleman's quality and work ethic in supervisory positions. I have supervised10's of millions of dollars of Shipboard maintenance and repair. I am well versed in OSHA rules, MARPOL rules, researching and understanding CFRs and State Statutes, and understand how to attend meeting using Roberts Rules. I am brilliant at coming up with engineering solutions and alternatives for problems. I have owned No Mineral Rights land in Manatee County and understand those deeds fully along with the pro's and cons of Phosphate mining and the operation. I understand and use many tools of public domain, ELMAC Maps, Property Appraiser, workforce demographics etc. I have experienced Emanate Domaine, and title insurance claims and understand the processes. I currently live on 2.25 acres that are marked proposed conservation lands near Gap Creek. I am a good listener and learner to what others have to say.	No
1	David Otterness	Vice President – Willis Smith Construction	BS Building Construction University of Florida Understanding of Roberts Rules, Quasi Judicial processes, Sunshine Laws Prior work with county staff, Public comment and applicant process Prior experience with county advisory board Willis Smith Construction will contract for public facilities thru the FL Statue procurement process	No
5	Patrick Pribyl	Retired	Current Board Treasurer of The Folly Theater in Kansas City, retired Chairman of the National Surety Practice for Lockton Companies, LLC. BSBA Economics / Finance from Creighton University.	No

5	Stephen Rinehart	General Contractor – Rinehart Homes	General Contractor for 35 years, and provided over 500 homes in the local area.	No
5	Jeff Shelton	Director of Business Development	• Corporate Governance & Regulatory Review: My professional career relies on dissecting complex organizational structures, operational guidelines, and legal compliance. I am highly comfortable analyzing dense text, statutory requirements (such as Section 163.3174, Florida Statutes), and local comprehensive plans to ensure all proposals are lawful, consistent, and practical. • Infrastructure & Resource Scaling: Having spent decades managing multi-site business operations—including high-stakes logistics, retail networks, and commercial petroleum environments—I intimately understand how physical infrastructure projects affect economic growth, traffic, and community resources. I look at large-scale developments from a practical operational lens, ensuring that proposed amendments match real-world county capabilities. • Data-Driven Decision Making & Fiscal Accountability: My business acumen is rooted in analyzing complex metrics, evaluating long-term financial impacts, and generating actionable reports. This discipline will ensure that any recommendations made to the Board of County Commissioners (BCC) are thoroughly vetted, highly objective, and backed by sound data. • Local Market Insights: As a deeply rooted business leader in the Bradenton/Manatee County area, I have a front-row view of our region's rapid growth. I understand the delicate balance needed to encourage responsible commercial development while maintaining the exceptional quality of life that our local residents expect. With a strong foundation in executive leadership, strategic planning, and rigorous resource management, I am fully equipped to perform the public review duties of this commission with absolute transparency and meticulous attention to detail.	No
2	Shirley Smith	Retired	I have no previous experience on any city or county positions. I hold a Bachelor of Arts degree in U.S. History. My career was working as an auditor in hospital and home health areas and before that I was a mother raising two daughters.	No

1	Mark Stanoch	Retired	BS, Psychology, Graduate work in Management Science and Pure and Applied Statistics. 40 year career in business creation and management mostly in technology. Principal, IBM Global Services, Relationship Manager, Dell Inc., High Computing Product Manager, Unisys Corporation. VP, OAO Technology Solutions.	No
2	Scott Ziegler	CEO – CemAI, Inc.	I have a background in construction materials (cement & concrete) and business growth roles that bring real-world experiences to the Planning Commission. With a degree in Chemical Engineering, a focus on data and actual verifiable impacts are important aspects of decisions on the commission.	Yes Attendance 76.5%

Advisory Board Application

Manatee County Government

Submitted On:
Sep 22, 2026, 05:47PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Patrick **Last Name:** Pribyl
Home Address	**Street Address:** 405 River Enclave Ct **City:** Bradenton **State:** FL **Zip:** 34212
Is your mailing address the same as your home address?	Yes
Home Phone	9132193160
Work Phone	
Cell Phone	9132193160
Email	pribslq@gmail.com
Occupation (if retired, please indicate)	Retired
Business Name	
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5
Do you reside in unincorporated Manatee County?	No
Which city do you reside in?	Bradenton
Gender	Male

Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Former President of The National Association of Surety Bond Producers and Former President of Lake Quivira Country Club
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	N/A
Why do you want to serve on this Advisory Board or Committee?	My wife and I moved to the area a little over a year ago and I want to be involved in the planning aspects of the area
Describe your education and experience that will provide a benefit to this Advisory Board.	Current Board Treasurer of The Folly Theater in Kansas City, retired Chairman of the National Surety Practice for Lockton Companies, LLC. BSBA Economics / Finance from Creighton University
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	BSBA Economics / Finance - Creighton University
List organizations and positions in which you serve in local civic or community groups.	Board Treasurer - Folly Theater Kansas City, MO - term expires in May 2027
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Patrick Last Name: Pribyl Email Address: pribslq@gmail.com

	 Signed at: September 22, 2026 5:46pm America/New_York
Date	**Month:** 9 **Day:** 22 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 24, 2026, 01:58PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Stephen **Last Name:** Rinehart
Home Address	**Street Address:** 7005 18th Ave. E **City:** Bradenton **State:** FL **Zip:** 34208
Is your mailing address the same as your home address?	Yes
Home Phone	9417261284
Work Phone	
Cell Phone	
Email	rineharthomes@gmail.com
Occupation (if retired, please indicate)	General Contrator
Business Name	Rinehart Homes
Business Address	**Street Address:** 7282 55TH AVE E 128 Manatee Ventures **City:** BRADENTON **State:** FL **Zip:** 34203
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5

Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Chairman of Affordable Housing Advisory Committee
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	NA
Why do you want to serve on this Advisory Board or Committee?	With my experience within the building industry, I hope to further the cause of providing affordable housing for Manatee County residents by having more influence on policy recommendations that incentivize and/or expedite affordable housing projects.
Describe your education and experience that will provide a benefit to this Advisory Board.	General Contractor for 35 years, and provided over 500 homes in the local area.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	General Contractor License-CGC1505113 Roofing Contractor License-CCC1328201 Pool Contractor License-CPC1456865
List organizations and positions in which you serve in local civic or community groups.	Marriage mentoring-Grace Community
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Stephen Last Name: Rinehart

	Email Address: rineharthomes@gmail.com Signed at: September 24, 2026 1:58pm America/New_York
Date	**Month:** 9 **Day:** 24 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 25, 2026, 04:45PM EDT

Select Advisory Board	Planning Commission
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Jeff **Last Name:** Shelton
Home Address	**Street Address:** 17707 Gulf Ranch Pl **City:** Bradenton **State:** FL **Zip:** 34211
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	
Cell Phone	
Email	jeffshelton35@gmail.com
Occupation (if retired, please indicate)	Director of Business Development
Business Name	
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 5
Do you reside in unincorporated Manatee County?	Yes
Gender	Male
Race	[redacted]

List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	N/A
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	N/A
Why do you want to serve on this Advisory Board or Committee?	As a dedicated resident and business leader in Manatee County, I want to leverage my background in corporate governance, operational scaling, and strategic resource allocation to serve as a bridge between structural planning and community oversight. The responsibilities of the Planning Commission—acting as the Local Planning Agency, reviewing Land Development Code (LDC) text amendments, and making recommendations on complex local developments—directly shape our county's long-term trajectory. I want to serve on this committee to ensure that our long-term structural visions align seamlessly with how taxpayer funds are actually overseen, tracked, and allocated. If appointed, I will utilize this specific skill set to: • Provide Rigorous Oversight: Thoroughly analyze expenditures to guarantee they strictly map back to voter-approved categories and long-term county planning goals. • Evaluate Growth Metrics: Help ensure that infrastructure scaling directly complements our Comprehensive Plan and Land Development Code requirements. • Offer Actionable Recommendations: Partner constructively with the Board of County Commissioners (BCC) to provide clear, data-backed oversight reports that reflect both high fiscal discipline and public accountability. I am eager to contribute my specialized business knowledge to support the Commission’s lawful duties, maintaining public trust while ensuring Manatee County's infrastructure keeps pace with our rapid regional growth.
Describe your education and experience that will provide a benefit to this Advisory Board.	My corporate background in operational oversight, regulatory compliance, and fiscal management directly aligns with the rigorous demands of the Planning Commission and the Local Planning Agency. As an established executive and business leader, I have spent my career developing systems for scaling infrastructure, managing significant capital allocation, and ensuring strict adherence to compliance standards. This experience translates directly into

	evaluating Land Development Code (LDC) text amendments and assessing the structural impacts of regional developments. Specifically, I bring the following capabilities to this board: • Corporate Governance & Regulatory Review: My professional career relies on dissecting complex organizational structures, operational guidelines, and legal compliance. I am highly comfortable analyzing dense text, statutory requirements (such as Section 163.3174, Florida Statutes), and local comprehensive plans to ensure all proposals are lawful, consistent, and practical. • Infrastructure & Resource Scaling: Having spent decades managing multi-site business operations—including high-stakes logistics, retail networks, and commercial petroleum environments—I intimately understand how physical infrastructure projects affect economic growth, traffic, and community resources. I look at large-scale developments from a practical operational lens, ensuring that proposed amendments match real-world county capabilities. • Data-Driven Decision Making & Fiscal Accountability: My business acumen is rooted in analyzing complex metrics, evaluating long-term financial impacts, and generating actionable reports. This discipline will ensure that any recommendations made to the Board of County Commissioners (BCC) are thoroughly vetted, highly objective, and backed by sound data. • Local Market Insights: As a deeply rooted business leader in the Bradenton/Manatee County area, I have a front-row view of our region's rapid growth. I understand the delicate balance needed to encourage responsible commercial development while maintaining the exceptional quality of life that our local residents expect. With a strong foundation in executive leadership, strategic planning, and rigorous resource management, I am fully equipped to perform the public review duties of this commission with absolute transparency and meticulous attention to detail.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	CFI Corporate Finance Certification Operations Management Professional Certification Negotiation Professional Certification
List organizations and positions in which you serve in local civic or community groups.	Executive member - FPMA, GPCA, & NPMA Member - Tampa Bay Business Network, Tampa Bay Business Connect
Do you or your immediate family members have or hold any employment or contractual relationship with any business	No

entity or agency which does business with or receives funding from Manatee County Government?	
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Jeff Last Name: Shelton Email Address: jeffshelton35@gmail.com  Signed at: September 25, 2026 4:45pm America/New_York
Date	**Month:** 9 **Day:** 25 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 23, 2026, 09:28AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Shirley R **Last Name:** Smith
Home Address	**Street Address:** 3012 Fiddlers Bend **City:** Palmetto **State:** FL **Zip:** 34221
Is your mailing address the same as your home address?	Yes
Home Phone	321-223-7161
Work Phone	
Cell Phone	321-223-7161
Email	tandssmith10@yahoo.com
Occupation (if retired, please indicate)	Retired
Business Name	
Business Address	
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 2
Do you reside in unincorporated Manatee County?	No
Which city do you reside in?	Palmetto
Gender	Female

Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	None
Why do you want to serve on this Advisory Board or Committee?	I am applying for this position because I want to be a part of Manatee County's growth and future changes while serving as a representative of our citizens. Helping the committee by reviewing and ensuring all guidelines are followed is a very important process before approving. As you will read later, I have not had any experience with past committees or county governments and I would carry out my position by listening to citizens who will have concerns regarding what is happening in their county, their cities, and their neighborhoods. I have concerns myself about growth, zoning, and land management. I am a good listener, I appreciate our citizens, I am very detailed, and most importantly, I am concerned about land growth and new developments but that does not mean that should not happen. Growth and change are good but there should be a balance of good growth and undesirable growth. This can be achieved by listening to our citizens and then making decisions based on thoughtful and carefully planned decisions following the Planning Commissions' statutes and guidelines. I am willing and able to study past meetings and study all state and county requirements as well as any training required that would enable me to be an important and worthy committee member.
Describe your education and experience that will provide a benefit to this Advisory Board.	I have no previous experience on any city or county positions. I hold a Bachelor of Arts degree in U.S. History. My career was working as an auditor in hospital and home health areas and before that I was a mother raising two daughters. My husband and I have been residents of Manatee County since 2019 and we have been active being grandparents to three granddaughters.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	I have no professional credentials, licenses, or certificates. As I stated earlier, I am willing to learn about guidelines about this type of position.
List organizations and positions in which you serve in local civic or community groups.	I hold several positions in the local Mayflower Society in St. Petersburg, FL. I will be serving as the Governor (President) of the group for the next three years beginning in 2027. I serve as the Communications Director, the Editor of our newsletter as well as its Treasurer.
Do you or your immediate family members have or hold any employment or contractual	No

relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Shirley Last Name: Smith Email Address: tandssmith10@yahoo.com  Signed at: September 23, 2026 9:27am America/New_York
Date	**Month:** 9 **Day:** 23 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 10, 2026, 04:37PM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	Not applicable.
Full Name	**First Name:** Mark **Last Name:** Stanoch
Home Address	**Street Address:** 340 165th Ct NE **City:** Bradenton **State:** FL **Zip:** 34212
Is your mailing address the same as your home address?	Yes
Home Phone	9418402265
Work Phone	9418402265
Cell Phone	9418402265
Email	mark.stanoch@mac.com
Occupation (if retired, please indicate)	Retired
Business Name	NA
Business Address	**Street Address:** 340 165th Ct NE **City:** Bradenton **State:** FL **Zip:** 34212
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 1
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	None at this time.
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	Government Efficiency Liaison Committee (Chairman)
Why do you want to serve on this Advisory Board or Committee?	I would like to apply my analytical skills especially forecasting and econometrics and my business management experience in helping to make Manatee County the premier place to live, work and play.
Describe your education and experience that will provide a benefit to this Advisory Board.	BS, Psychology, Graduate work in Management Science and Pure and Applied Statistics. 40 year career in business creation and management mostly in technology. Principal, IBM Global Services, Relationship Manager, Dell Inc., High Computing Product Manager, Unisys Corporation. VP, OAO Technology Solutions.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	Florida State Real Estate License - Sales Associate
List organizations and positions in which you serve in local civic or community groups.	Lakewood Ranch Republican Club - Webmaster, Manatee Patriots - IT Director, Victims of Communism, Florida - Founder and IT Director
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No
Signature Data	First Name: Mark Last Name: Stanoch Email Address: mark.stanoch@mac.com

	 Signed at: September 10, 2026 4:30pm America/New_York
Date	**Month:** 9 **Day:** 10 **Year:** 2026

Advisory Board Application

Manatee County Government

Submitted On:
Sep 22, 2026, 09:48AM EDT

Select Advisory Board	Planning Commission
Seat you're interested in	Planning Commission Seat
Florida State Statute 119.07 designates this application as a public document to be made available for anyone requesting to view it. If you qualify for exemption from public disclosure under the terms of this statute, please explain.	
Full Name	**First Name:** Scott **Last Name:** Ziegler
Home Address	**Street Address:** 4702 Compass Drive **City:** Bradenton **State:** FL **Zip:** 34208
Is your mailing address the same as your home address?	Yes
Home Phone	
Work Phone	
Cell Phone	5023220433
Email	sziegler76@yahoo.com
Occupation (if retired, please indicate)	CEO
Business Name	CemAI, Inc.
Business Address	**Street Address:** 4702 Compass Drive **City:** Bradenton **State:** FL **Zip:** 34208
Are you registered to vote in Manatee County? (This is required for some boards/commissions)	Yes
Which County Commission District do you reside in?	District 2
Do you reside in unincorporated Manatee County?	Yes

Gender	Male
Race	[redacted]
List any governmental Advisory Boards/Committees/Commissions on which you currently serve.	Currently serving on Manatee County Planning Commission
List any Manatee County Advisory Boards/Committees/Commissions on which you have previously served (include dates of your service).	N/A
Why do you want to serve on this Advisory Board or Committee?	I would like to serve on the Planning Commission to continue providing thoughtful decisions on future Land Development actions and Comprehensive Plan changes. With the amount of growth that has occurred in the past few years, it is important to make well-informed recommendations consistent with current criteria and craft recommended changes that give our county the resources required.
Describe your education and experience that will provide a benefit to this Advisory Board.	I have a background in construction materials (cement & concrete) and business growth roles that bring real-world experiences to the Planning Commission. With a degree in Chemical Engineering, a focus on data and actual verifiable impacts are important aspects of decisions on the commission.
List your professional credentials, licenses or certificates that are relevant to this Advisory Board.	American Institute of Chemical Engineers
List organizations and positions in which you serve in local civic or community groups.	Port Tampa Bay Shippers Association (Past member)
Do you or your immediate family members have or hold any employment or contractual relationship with any business entity or agency which does business with or receives funding from Manatee County Government?	No
Do you know of any other reason that would prohibit you from serving on this board that could be deemed as a conflict of interest?	No
If you are appointed, are there any days of the week or months of the year you will be unavailable to serve due to job or travel?	No

Signature Data	First Name: Scott Last Name: Ziegler Email Address: sziegler76@yahoo.com  Signed at: September 22, 2026 9:47am America/New_York
Date	**Month:** 9 **Day:** 22 **Year:** 2026