

BOARD OF COUNTY COMMISSIONERS

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Amanda Ballard, District 2 – First Vice Chair
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MANATEE COUNTY, FLORIDA

Charlie Bishop, County Administrator
Pamela D'Agostino, County Attorney

Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 AM - May 14, 2026

Planning Commission
***REVISED* Agenda and Notice of Public Meeting**
Thursday, May 14, 2026

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

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Dial-in Instructions:

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A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

April 16, 2026 - Minutes for approval

Generic Public comment submitted

Updates to Agenda - May 13, 2026

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

Each person will be limited to three (3) minutes. If the thirty (30) minute time period has been exhausted, the Board will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.

E. CITIZEN COMMENTS (Consent Agenda Items Only)

Each person wishing to speak to Consent Agenda items will be limited to three (3) minutes per item; provided, however, that each person will be limited to speaking for a total of ten (10) minutes regardless of the number of items being discussed.

F. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

1. **Ordinance 26-16 / PA-24-11- Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment -PLN2408-0047 - Quasi-Judicial - CJ Mills, Planner II - District 1**
Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); providing a purpose and intent; providing findings; providing for a privately-initiated Comprehensive Plan map and text amendment to: (1) amend Policy 2.14.1.9. / D.5.9 (established per Ordinance No. 10-11 / PA-10-11) of Element 2 - Future Land Use to (a) increase the maximum residential entitlements from 3,465 to 3,807 dwelling units, and no change to the non-residential entitlements of 750,000 square feet and (b)delete Subsection D.5.9.1.(2) – Maximum Development Potential for the first five years; and (2) Element 5 - Transportation of the Comprehensive Plan to (a) remove Road "EE" from Table 5-1 (Manatee County Peak Hour Level of Service Standards Twenty Year Roadway Requirements/Right-of-Way Needs) and (b) revise Maps 5-B, 5-C, 5-D, 5-E, and 5-F (2045 Future Traffic Circulation) to reflect the removal of Road "EE" as a Collector roadway and its reclassification as a local road; Parrish Lakes consists approximately 1,155 acres and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

2. **Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1**
Amending and restating a Development Order pursuant to Chapter 380, Florida Statutes, for the Parrish Lakes Development of Regional Impact, (Ordinance 17-36) (DRI #28); to approve the following changes to Map H and the Development Order to: 1) increase the number of overall residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) revise the dwelling types to decrease the number of detached units from 2,421 to 2,385, and increase the number of attached units from 580 to 993; 3) decrease the total commercial/retail square footage from 260,000 square feet to 211,750 square feet (188,219 square feet shopping center and 23,531 square feet lagoon); 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) M.1 through M.12;6) remove “EE” Road from Map H and replace with local road, and 7) align Phase I and II build out dates to 2036; on an application for an amended development approval (ADA), filed by FLM, Inc., Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., and CNL Parrish Lakes West, LLC; providing for development rights, conditions, and obligations. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

3. **PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM INC. – PLN2408-0049-Quasi-Judicial-CJ Mills, Planner II - District 1**
Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, and a revised Ordinance as follows: 1) Increase the total number of residential entitlements from 3,401 dwelling units to 3,778 dwelling units; 2) modify the composition of the residential product types to decrease the number of single-family detached units from 2,421 to 2,385 and increase single-family attached units from 580 to 993 units; 3) decrease the total commercial entitlements from 260,000 square feet to 211,750 square feet; 4) include a school as a permitted use; 5) remove Affordable Housing Conditions (fka Stipulations) P.1 through P.12; 6) redesignate “EE” Road as a Local road on the General Development Plan; and 7) allow Phase I and Phase II buildout dates to be completed in 2036. The Parrish Lakes DRI consist of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish (Manatee County). **Schenk**

5. **PDR-25-06(Z)(P) – Ivy Run – 16TH Drive Associates LLC; Craig Walter Purcell; James C Drao And Heather D Drao (Owners) – PLN2503-0127 - Lindsey Craig, Planner I, - District 1 - REQUEST FROM APPLICANT FOR ITEM TO BE CONTINUED TO JUNE 11, 2026.**
Approving a Preliminary Site Plan for up to 131 single-family detached residential units generally located approximately 1,600 feet east of Rye Road and south of Waterline Road, Bradenton 34212 (Manatee County), providing for a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County). **Soto**

Presentations Scheduled

4. **PDC-25-21(Z)(P) – Palmetto Grocery– Carol Gore and Charles J Elmore; Michael Gardner; and James and Rebecca Hester (Owners) – PLN2509-0183 - Lindsey Craig, Planner I - District 1**
approving a Preliminary Site Plan for up to 57,064 square feet of Retail/Commercial Shopping Center. Generally located in the northeast quadrant of the intersection of Moccasin Wallow Road and Bud Rhoden Road (Manatee County), providing for a rezone of approximately 9.97 acres from (Agricultural Suburban (A-1) (2.54 acres) and Neighborhood Commercial – Medium (NC-M) (7.43 acres) to Planned Development Commercial (PDC) Zoning District. **Welch**

G. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Scheduled

6. **Ordinance No. 26-19 / PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment - PLN2506-0044 - Legislative-Kimley-Horn & Associates, CONSULTANT and Rachel Layton, Division Manager**
Amending Manatee County Ordinance No. 89-01, as amended (The Manatee County Comprehensive Plan); Providing a purpose and intent; Providing findings; Amending and restating the following eleven elements; Element 1, Definitions; Element 2, Future Land use; Element 3, Conservation; Element 4, Coastal Management; Element 5, Transportation;

Element 6, Housing; Element 7, Historic and Cultural; Element 8, Recreation and Open space; Element 9, Public facilities; Element 11, Intergovernmental coordination; Amending other supportive material as deemed necessary in order to maintain internal consistency; Providing for adoption of amendments; providing for effect on other ordinances and regulations; providing for codification, providing for applicability. **Schenk**

H. CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)

I. COMMISSIONER COMMENTS

J. ADJOURN

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

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

All public comment on quasi-judicial agenda items is required to be under oath and must occur at a duly noticed public hearing. The Citizens' Comments portion of the agenda is not an advertised public hearing, and no comments on quasi-judicial agenda items are authorized during the Citizens' Comments portion of the agenda.

PUBLIC NOTICE: According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

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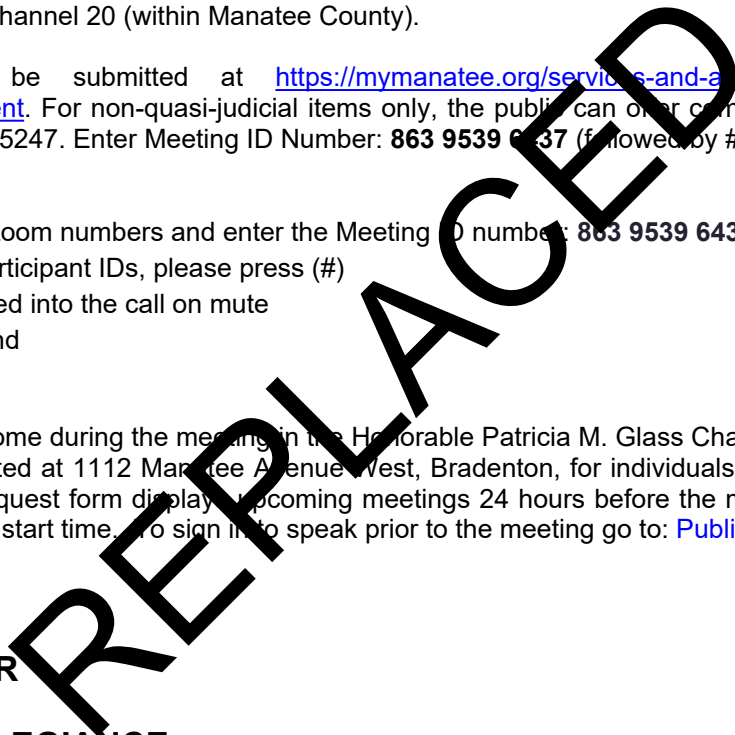
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REPLACED