

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
March 5, 2026**

Meeting video link: <https://www.youtube.com/channel/UCUlgjuGhS-qV966RU2Z7AtA>


Present were:

Tal Siddique, Chairman District 3
Amanda Ballard, First Vice-Chairman District 2
George Kruse, Second Vice-Chairman, District 7
Dr. Bob McCann, District 5
Jason Bearden, District 6
Mike Rahn, District 4

District 1 seat is vacant.

Present were:

Nicole Knapp, Director Development Services
Rachel Layton, Division Manager and Impact Fee Administrator
Sarah Schenk, Chief Assistant County Attorney
Hannah, Deputy Clerk, Clerk of the Circuit Court

 Chairman Siddique called the meeting to order at 9:00 a.m.

All witnesses and staff giving testimony were duly sworn.


INVOCATION

Pastor John Kipp, Bayside Community Church, delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Siddique led the Pledge of Allegiance.

AGENDA


-  Agenda Update Memorandum 1 (Dated 2/27/2026): BC20260305DOC001
- Item 2, PA-24-10/Ordinance 06-07 fka 25-38/Penler Lorraine CPA, Small-Scale Comprehensive Plan Map Amendment – Added Neighborhood workshop notes and revised staff report BC20260305DOC002
 - Item 3, PDR-24-18(Z)(P)/Penler Lorraine/T Ralph Taylor JR Family Limited Partnership LLLP (Owner) – Added Neighborhood workshop notes and revised staff report
 - Item 5, PDR-24-29(P)/Willow Bend Phase V/CWES XV LLC – Application withdrawn BC20260305DOC003
 - Item 8, PDR-23-48(Z)(P)/Yort - 2351 - 2351 Rye Road LLC and Yort, LLC. (Owners) – Applicant requested continuance to April 23, 2026, and moved to presentations upon request
 - Item 7, First Public Hearing for LDA-24-02/Local Development Agreement for Crosswind Ranch LDA – Added Anti-Human Traffic affidavits
- Agenda Update Memorandum 2 (Dated 3/4/2026): BC20260305DOC004
- Item 1, Resolution R-26-028 Denying Application PDR-24-08(Z)(P)/Zipperer Rd/Mary E. Chamness, Moran Family Land LLC, and Johnathan S Sinkler (Owners)/M/I Homes Of Sarasota, LLC (Contract Purchaser) – Added public comment

- Item 4, PA-25-13/Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series – Updated Ordinance removing Draft Watermark from maps
- Item 7, First Public Hearing for LDA-24-02/Local Development Agreement for Crosswind Ranch LDA – Updated Maps and Aerials

CITIZEN COMMENTS (Future Agenda Items Only, and Generic Comments submitted online)

BC20260305DOC005

 Andra Griffin addressed meeting decorum, rules, and procedural guidelines.

 Mark VanDeRee referred to the video honoring Commissioner Carol Ann Felts and discussed audio/visual rules and meeting procedures.

There being no further citizen comment, Chairman Siddique closed citizen comment.


 Discussion ensued regarding the video honoring Commissioner Carol Ann Felts was submitted anonymously and there are copyright concerns, video on social media, availability on YouTube, and censorship concerns.

COMMISSIONER REQUESTS

There were no Commissioner requests.

CITIZEN COMMENTS (Consent Agenda Items)

There being no citizen comment, Chairman Siddique closed citizen comment.

 A motion was made by Commissioner Kruse, seconded by Commissioner McCann, and carried 6-0, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandum.


1. **DEVELOPMENT SERVICES/RESOLUTION**

Adopted Resolution R-26-028 providing the Notice Of Denial For Ordinance PDR-24-08(Z)(P)/Zipperer Rd/Mary E. Chamness/Moran Family Land LLC/Johnathan S Sinkler (Owners)/M/I Homes Of Sarasota LLC (Contract Purchaser).

BC20260305DOC006


PUBLIC HEARINGS (AFFORDABLE HOUSING) (Presentations Scheduled)

2. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance PA-24-10/Ordinance 06-07 fka 25-38/Penler Lorraine CPA/Small-Scale Comprehensive Plan Map Amendment. The Planning Commission recommended denial.


and


3. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDR-24-18(Z)(P)/Penler Lorraine/T Ralph Taylor JR Family Limited Partnership LLLP (Owner)/Penler Development LLC (Contract Purchaser). The Planning Commission recommended denial.


There were no ex-parte communications disclosed.


 Connor McAdams, Penler, utilized a slide presentation to review a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of two parcels, approximately 19.51± acres of real property generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton, and commonly known as 4973 and 4985 Lorraine Road, from RES-1 (Residential – 1) to RES-6 (Residential - 6) Future Land Use Category, a rezone of two parcels, totaling approximately 19.51 acres, generally located 1,130 feet south of 44th Avenue East along the east side of Lorraine Road in Bradenton (Manatee County), commonly known as 4973 and 4985 Lorraine Road, from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for 232 multifamily residential dwelling units with at least 25 percent of those units designated as affordable housing, subject to a proposed Land Use Restriction Agreement (LURA), and history (small and local).

 John Osborne, Green Street Associates, continued the slide presentation reviewing maps, existing use, zoning, change of use, future land use, Ordinance 89-01, Future Land Use Map (FLUM), existing Future Development Area Boundary (FDAB), future land use map series, Developments of Regional Impact (DRIs), aerials, concurrency map, utilities, Capital Improvement Plan (CIP), schools, parks, libraries, County plans to accommodate growth, density versus cost of County providing services and infrastructure, site plan and setbacks, luxury finishes and amenities, proposed elevation, total impact fees estimated, affordability, discount to nearby apartments, examples of jobs that can afford the rents, and stormwater.


 Bob Agrosa, Kimley Horn, continued the slide presentation reviewing the traffic study timeline and results, Lorraine Road, 44th Avenue to Rangeland Parkway, traffic summary discrepancy, Lorraine Road results, traffic mitigation, and the proposed intersection improvements.

 Scott Rudacille, Blalock Walters, continued the slide presentation reviewing other development options for the property, density, Live Local Act requirements, 32 units per-acre, three story buildings, affordability, affordability based on 120 percent of Area Median Income (AMI), paraphrased remarks, and Planning Commission vote.

 Discussion ensued regarding the project design, reclaimed water lines, construction timeline, Lorraine Road, traffic study, rezone request, Live Local Act, density, second-through lane, understanding the request, connector roads for traffic flow, thoroughfare, accident history near the proposed project, road improvements, impact fee credits, LURA, and overall compatibility.


 James McDevitt, Development Services Team Leader, utilized a slide presentation to review site location, request, zoning, preliminary site plan, neighborhood workshop, specific approval requests, future land use and zoning district, overlays and special areas, public facilities, floodplain, stormwater, transportation link capacity analysis, consistency with Comprehensive Plan, compliance with the Land Development Code (LDC), positive and negative aspects, mitigating measures, stipulations, and Planning Commission recommendation.

 Harold Kobakof, Lysette Tredo, Andra Griffin, Marti Combest, Briana Kehl, and Mark VanDeRee opposed the proposed project and expressed concern regarding traffic, density, 120 percent AMI, mixed-use commercial development, proposed zoning request, compatibility, insufficient infrastructure, construction around the project site, children riding electric bikes, the Planning Commission recommendation, and project timing.


 John Taylor and Janyel Taylor, current owners, provided a summary of the proposed project, and used a slide presentation to review Florida Statute 373.185, Comprehensive Plan Policy 2.3.1, above and beyond standards, design contributors, examples of Florida Water Star (FWS), history of the site, surrounding developments, the need for sidewalks, peak traffic times, and a video of Ms. Taylor’s morning commute (available upon request), infill development, location proximity, and requested approval.

There being no further public comments, Chairman Siddique closed public comments.


RECESS/RECOVENE: 10:39 a.m. – 10:51 a.m. – All Commissioners were present.

 Rachel Layton, Division Manager and Impact Fee Administrator, clarified the correct ordinance number for PA-24-10 is 26-07.

Mr. Rudacille addressed the setback, noting it is 35 feet of open space, reviewed the proposed density, density of surrounding developments, and the project would still requires final site plan approval.

 Discussion ensued regarding the crash report on Lorraine Road, traffic, affordable housing, compatibility, functional improvements, safety, crosswalks, potential impacts, surrounding thoroughfares, design, lot sizes, density, cost of living in Manatee County, and development trends.

Ordinance 26-07


 Based upon the staff report, evidence presented, comments made at the public hearing, the action of the Planning Commission, and finding the request to be inconsistent with the Manatee County Comprehensive Plan and the applicable portions of Chapter 163, Part II, Florida Statutes, Commissioner McCann moved to deny Plan Amendment PA-24-10/Ordinance 26-07 fka 25-38, as recommended by the Planning Commission and direct the County Attorney’s Office along with staff to prepare written Findings of Denial. The motion was seconded by Commissioner Siddique, and carried 6-0. BC20260305DOC007


PDR-24-18(Z)(P)

Due to Ordinance 26-07 being denied, there is no action required. BC20260305DOC008


PUBLIC HEARINGS - LEGISLATIVE (Presentations Scheduled)


4. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PA-25-13/Ordinance 26-01/County Initiated Comprehensive Plan Text Amendment 5-1 Series. The Planning Commission recommended approval.

 Elizabeth Shulman, Senior Planner, utilized a slide presentation to review a County-initiated text amendment to Element 5, amending Chapter 5, Traffic – Sub-element,

updating Table 5-1, Manatee County Peak Hour Level of Services Standards, 2050 Roadway Requirements/Right-of-Way Needs; providing for an update of the Traffic Circulation Map Series (Map 5A – Existing Roadways Functional Classification; Map 5-B 2050 Future Traffic Circulation Functional Classification; Map 5-C 2050 Future Traffic Circulation Right-of-Way Protection and Reservation; Map 5-D 2050 Future Traffic Circulation Number of Lanes; Map 5-E Future Traffic Circulation Designated Controlled Access Facilities; Map 5-F Future Traffic Circulation Strategic Intermodal System; providing for the addition of Map 5-G Existing Roadways Context Classification and Map 5-H Future Roadways Context Classification and Map 5-I Manatee County Trail Master Plan), background, proposed updates, before and after existing roadways functional classification, Table 5-1, current Level of Service (LOS), context classification, context sensitive design, trails map, and Manatee County Trail Master Plan.

 Discussion ensued regarding Mulholland Road, Senate Bill (SB) 180, Buckeye Road, Artisan Lakes development, table versus map views, the need for further discussion, LOS, thoughtful planning for future growth, commercial development, transmittal timeline, have a work session on traffic, Map 5-A, minor versus principal arterial classifications, road classification methodology, urban core traffic, arterial versus collector classifications, road projections, University Parkway being considered a minor arterial, overlays of future development on the existing roadway functional classification map, Lockwood Ridge Road being classified as a minor arterial, and include utilities in the work session.


 Prony Bonnaire Fils, Transportation Planning Section Manger, reviewed roadway classifications, including arterial versus collector designations and the existing functional classification of roadways. He noted the need to collect data to determine if the area between U.S. 301 and Interstate 75 could be reclassified from minor to major arterial. Buckeye Road is currently classified as a collector, and traffic volumes support maintaining that classification. He also noted that projected growth is considered when assigning roadway classifications.

A motion was made by Commissioner Kruse, seconded by Commissioner McCann, and carried 6-0, to continue Ordinance PA-25-13/Ordinance 26-01/County Initiated Comprehensive Plan Text Amendment 5-1 Series, to no date certain. BC20260305DOC009


RECESS/RECOVENE: 11:52 a.m. – 12:59 p.m. – All Commissioners were present.

PUBLIC HEARINGS – QUASI – JUDICIAL (Presentations Upon Request)

8. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance PDR-23-48(Z)(P)/Yort/2351/2351 Rye Road LLC/Yort, LLC. (Owners). The Planning Commission recommended denial. The Applicant is requesting a continuance to April 23, 2026.

There were no ex-parte communications disclosed.


 A motion was made by Commissioner McCann, seconded by Commissioner Bearden, and carried 6-0, to continue the public hearing for PDR-23-48(Z)(P) to April 23, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administrative Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers.

There being no public comment, Chairman Siddique closed public comment.


BC20260305DOC010


PUBLIC HEARINGS – QUASI – JUDICIAL (Presentations Scheduled)

6. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDC-25-13(Z)(P)/ER at Lakewood North/Goodwill Industries Manasota, Inc. (Owner). The Planning Commission recommended denial.


There were no ex-parte communications disclosed.

 Caleb Grimes, Grimes Galvano, utilized a slide presentation to review a rezone of approximately 2.31 acres on the south side of S.R. 64 and approximately 0.8 miles west of the intersection with Lakewood Ranch Boulevard, also known as 10106 S.R. 64 East, Bradenton, from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District and approving a Preliminary Site Plan for a Free-Standing Emergency Department (FSED), with a total of 13,450 square feet, provided a summary of the project, rezone from GC to PDC, the project is a free-standing emergency department designed to allow citizens a shorter drive and faster access to care, rather than traveling to a hospital emergency room. Staff reviewed the Land Development Code (LDC) for this type of project.


 Marshall Robinson, Grimes Galvano, continued the slide presentation to review location, future land use and zoning maps, request, PSP, open space, buffers, potential uses, LDC consistency, and surrounding areas.

Philip Reber, Chief Financial Officer, Lakewood Ranch Medical Center, continued the slide presentation to review future growth, map of hospitals in Manatee County, Universal Health Services (UHS) by the numbers, Manatee market access points, and FSED versus Urgent Care.

Mr. Grimes addressed the rezoning request to allow the proposed use and noted the criteria for free-standing ERs differ from hospitals or urgent cares.


 Mr. Grimes responded to questions and noted the wetlands on the property are separated from other nearby wetlands and must be part of the same drainage system. He also stated that the FSEDs do not include an operating room (OR), and the ambulance bay will be located on the west side of the building.

 Michael Yates, Palm Traffic, stated the S.R. 64 access will be a right-in/right-out.

 Lindsey Craig, Planner I, was available for questions.


Discussion ensued regarding FSEDs being a great resource throughout the County.

There being no public comment, Chairman Siddique closed public comment.


 Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and in compliance with the applicable


standards for review in the Land Development Code, as conditioned herein, Commissioner McCann moved to adopt Manatee County Zoning Ordinance PDC-25-13(Z)(P); and approve the Preliminary Site Plan with Stipulations A.1-A.4; B.1-B.5; C.1; and D.1. The motion was seconded by Commissioner Rahn, and carried 6-0. BC20260305DOC011

7. **DEVELOPMENT SERVICES/LOCAL DEVELOPMENT AGREEMENT**

 A duly advertised public hearing was held to consider adoption of proposed LDA-24-02/Local Development Agreement (LDA) for Crosswind Ranch. This is the first of two public hearings.

There were no ex-parte communications disclosed.

 Kyle Grimes, Grimes Galvano, utilized a slide presentation to review Local Development Agreement relating to future projects within Crosswinds Ranch to establish the terms under which the Applicant shall commit to design, engineer, permit and construct, their proportionate share of required improvements to the Manatee County thoroughfare network (the "Thoroughfare Improvements") and the Applicant shall dedicate the right-of-way required for the Thoroughfare Improvements (the "Thoroughfare ROW"). The Thoroughfare Improvements and Thoroughfare ROW are sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility such that the Applicant shall be eligible for credits against the Area Thoroughfare System (ATS) Fees. Crosswind Ranch Development LLC, Landowners of 1740-acres site, has an approved Large Project Application – Planned Development Residential project. The project is generally located North of S.R. 62 and East of U.S. 301 in Parrish (Manatee County). The site is made up of three project tracks subject to the following three individual zoning approvals: PDR-22-10(Z)(G) approved for up to 288 single family detached residential units; PDR-22-09(Z)(G) approved for up to 1,322 single family detached residential units; and PDMU-06-102(P)(R) approved for up to 2,048 residential units and up to 6,550 square feet of commercial. The maximum permitted heights of any residential building within the project site is thirty-five (35) feet, project team, location, zoning map, application of Policy 2.1.2.8, staff map, General Development Plan (GDP), thoroughfare improvements, Exhibit D of LDA, anticipated ATS fees versus ATS fee credit, and appraisal.


 Rachel Layton, Division Manager and County Impact Fee Administrator, was available for questions.


There being no public comment, Chairman Siddique closed public comment.

No action is required. This is the first of two public hearings; the second public hearing is scheduled for April 23, 2026. BC20260305DOC012

COMMISSIONER AGENDA ITEMS

9. **JOINT WORK SESSION FOR THE BOARD OF COUNTY COMMISSIONERS AND THE PLANNING COMMISSION MEMBERS**

 Chairman Siddique stated at the February 5, 2026, Planning Commission meeting a motion was made to request a joint work session with the Board on traffic.

 A motion was made by Commissioner McCann and seconded by Chairman Siddique, to direct staff to schedule a joint work session with the Planning Commission.

Discussion ensued regarding topics to discuss at the work session.

The motion carried 6-0.

BC20260305DOC013

COMMISSIONER COMMENTS

 Commissioner Kruse

- Announced his Town Hall Meeting March 12, 2026, at Rocky Bluff Library
- Noted the 2026 Parrish Heritage Festival and Chili Cook-off is being held on March 7, 2026.

 Chairman Siddique

- Announced Property Tax 101, tonight at 6:00 p.m. at Rocky Bluff Library
- Future Work Sessions regarding the proposed Property Tax changes will be held

ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 1:40 p.m.

Minutes Approved: _____