

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
April 23, 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
Mike Rahn, District 4

Absent was:

Jason Bearden, District 6

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 Bishop, 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 Wende Thompson, Glory Cloud Ministries, delivered the invocation.

PLEDGE OF ALLEGIANCE

Chairman Siddique led the Pledge of Allegiance.

AGENDA

Agenda Update Memorandum 1 (Dated 4/23/2026):

BC20260423DOC001

BC20260423DOC002

- Item 1, Approval of the Clerk's Consent Agenda dated April 23, 2026 – Revised Resolution attached
- Item 4, Approval and Execution of LDA-24-02/Local Development Agreement (LDA) for Crosswind Ranch LDA – Added executed LDA with exhibits
- Item 6, SSP-23-01(R)/RESOLUTION 26-049/North County Middle School/School Site Plan Revision – Corrected typographical error in both Alternative Motions and added Attorney review information to Cover Sheet in strikethrough/underline format
- Item 7, PDC-24-17(Z)(G)/SR 64/ Uihlein Road Commercial/Albatros 64 Partners (Owner)/Casto Net Lease Properties, LLC/Albatross 64 Partners (Contract Purchaser) – Revised Staff Report for include: Alternative Motion for Approval and attachments list to add Findings of Denial Resolution R-26-004 in strikethrough/underline format
- Item 10, PDR-25-20(Z)(G)/Cheyanne Preserve Phase II/Kyle S And Julianne B Giella (Owner)/AMH Development, LLC (Contract Purchaser) – Revised Staff Report to include: added language to Alternative Motion of Denial, Planning Commission Action, Public

Comment and Correspondence in strikethrough/underline format and added Public Comment

- Item 12, Execution of a Impact Fee Credit Agreement with Yort, LLC and 2351 Rye Road, LLC for Mulholland Road Improvements – Executed Impact Fee Credit Agreement attached

Agenda Update Memorandum 2 (Dated 4/21/2026):

BC20260423DOC003

- Clerk's Consent Agenda - Updated with Corrected Resolution that was submitted with prior update
- Item 7, PDC-24-17(Z)(G)/SR 64/Uihlein Road Commercial/Albatros 64 Partners (Owner) Casto Net Lease Properties, LLC and Albatross 64 Partners (Contract Purchaser) - Supplemental letter as an ex-parte communication and revised staff report in strikethrough/underline format
- Item 8, PA-25-05/Ordinance 25-44 SRQLAC/Florida LLC Comprehensive Plan Text Amendment - Corrected motion on staff report and cover sheet in strikethrough/underline format
- Item 10, PDR-25-20(Z)(G)/Cheyanne Preserve Phase II/Kyle S And Julianne B Giella (Owner)/AMH Development, LLC (Contract Purchaser) – Revised staff report and cover sheet in strikethrough/underline format
- Item 11, PDR-23-48(Z)(P)/Yort- 2351 - 2351 Rye Road LLC And Yort, LLC. (Owners) – Revised staff report in strikethrough/underline format

Agenda Update Memorandum 3 (Dated 4/21/2026):

BC20260423DOC004

- Item 8, PA-25-05/Ordinance 25-44 SRQLAC/Florida LLC Comprehensive Plan Text Amendment - Corrected Ordinance number on staff report
- Item 9, PDC-18-19(G)(R)/SRQ Autoport/SRQLAC-Florida LLC (Owner) – Revised Staff report in Site design details open space added in strikethrough/underline format
- Item 10, PDR-25-20(Z)(G)/Cheyanne Preserve Phase II/Kyle S And Julianne B Giella (Owner)/AMH Development, LLC (Contract Purchaser) – Revised Staff report in Sections 6 and 7 and Ordinance added in strikethrough/underline format
- Item 11, PDR-23-48(Z)(P)/Yort- 2351 - 2351 Rye Road LLC And Yort, LLC. (Owners) – Public Comment added



Nicole Knapp, Development Services Director, announced changes that occurred after the publication of the agenda.

COMMISSIONER REQUESTS

There were no Commissioner requests.

CONSENT AGENDA

CITIZEN COMMENTS (Consent Agenda Only)

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

A motion was made by Commissioner Rahn and seconded by Commissioner Siddique, and carried 6-0, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandum. The motion carried 5-0, with Commissioner Bearden absent.

1. **CLERKS CONSENT AGENDA**

BC20260423DOC005

A. **SCRIVENER ERROR**




- Executed Corrective Resolution R-25-170, replacing an earlier Corrective Resolution, by adding the last three Whereas clauses with a new Section 5, and revised Section 6

BC20260423DOC006

2. **DEVELOPMENT SERVICES/RESOLUTION**

Adopted Resolution R-26-034 providing the Notice of Denial for Ordinance PDR-24-32(Z)(G)/Lone Valley -GDP
(End Consent Agenda) BC20260423DOC007


CITIZEN COMMENTS (Future Agenda Items Only, and Generic Comments submitted online) BC20260423DOC008

-  Glen Gibellina addressed Mosaic and the role of the Commissioners.
-  Mark VanDeRee addressed traffic issues on Waterline Road.
-  Julie Spicer expressed concern regarding traffic at the Rye Road and Waterline Road intersection and water management.


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

PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations upon Request)

3. **DEVELOPMENT SERVICES/ORDINANCE**


-  A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDRV-19-06(P)(R)/The Surf/The Surf RV Resort LLC (Owner). Application has been withdrawn. BC20260423DOC009

4. **DEVELOPMENT SERVICES/AGREEMENT**

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

There were no ex-parte communications disclosed.

Nicole Knapp, Development Services Director, reviewed the LDA relating to future projects within an area identified as Crosswinds Ranch to establish the terms under which the Applicant shall commit to design, engineer, permit and construct, its proportionate share of required improvements to the Manatee County thoroughfare network (the “Thoroughfare Improvements”) and the Applicant shall dedicate the right-of-way (ROW) required for the Thoroughfare Improvements. 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 ATS Fees. Crosswind Ranch Development LLC, Landowners of a 740-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 height of any residential building within the Project Site is 35 feet.

-  Kyle Grimes, attorney representing the applicant, noted this is the final reading for the LDA, and used a slide presentation to review the improvements and some right-of-way was reduced for Florida Power and Light.

-  Glen Gibellina expressed concern regarding over-development, traffic, water

restrictions, and public safety issues.

Mr. Grimes noted the project was already approved.

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



A motion was made by Commissioner Kruse, seconded by Chairman Siddique, and carried 5-0, with Commissioner Bearden absent, to approve and execute LDA-24-02 Local Development Agreement for Crosswind Ranch. BC20260423DOC010

5. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-12/Second Petition to Amend the Boundaries of the Rye Crossing Community Development District Contraction of Boundaries.

Based on the record of the public hearing, public testimony provided therein, and having evaluated the criteria for the amendment of a community development district's boundaries pursuant to Chapter 190, Florida Statutes, Commissioner Kruse moved to approve the petition requesting the contraction of boundaries of the Rye Crossing Community Development District and to adopt Ordinance 26-12. The motion was seconded by Commissioner Rahn, and carried 5-0, with Commissioner Bearden absent.

BC20260423DOC011

6. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was held to consider adoption of proposed Ordinance SSP-23-01(R)/Resolution 26-049/North County Middle School/School Site Plan Revision.

A motion was made by Commissioner Ballard, seconded by Chairman Siddique, and carried 5-0, with Commissioner Bearden absent, to continue the public hearing for SSP-23-01(R)/Resolution 26-049 to no date set and to be readvertised.

BC20260423DOC012

PUBLIC HEARINGS – QUASI - JUDICIAL (Presentations Scheduled)

7. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was held to consider adoption of proposed Ordinance PDC-24-17(Z)(G)/SR 64/ Uihlein Road Commercial/Albatros 64 Partners (Owner)/Casto Net Lease Properties, LLC/Albatross 64 Partners (Contract Purchaser). The Planning Commission recommended approval.

There were no ex-parte communications disclosed.




Sarah Schenk, Assistant County Attorney, explained the public hearing needs to occur, and there needs to be another vote to deny. The Board previously tabled the denial.





Rhea Hunter, representing the applicant, utilized a slide presentation to review a rezone of approximately 15.3 acres of a 37.3, acre parcel generally located on the north side of S.R. 64 at the intersection with Uihlein Road from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; approving a General Development Plan (GDP) for a maximum of 195,000 square feet of commercial uses, distributed in three commercial areas, identified in the GDP as Project Areas 1, 2 and 3, and approving


Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant attached as Exhibit B, the site information, Mixed-Use project, there are no wetlands on site, request summary, project area details for a grocery store, commercial uses and self-storage, the classification of uses including a small grocery store (not Publix), child care center, restaurant, or self-storage, and response to demands of the public and use restrictions.


Kyle Grimes, attorney representing the applicant, continued the slides to address traffic mitigation, Certificate Level of Service (CLOS) C, commercial reduces vehicle miles traveled since service will be available closer to residences, and a detailed Final Site Plan (FSP).


 Matt Morris, representing the applicant, continued the slides to address stormwater management.

 Ms. Hunter continued the slides and noted the project is in an activity node, and is presented timely. She requested approval.


 Discussion ensued regarding vested rights for commercial development were cut from the area to the south, and the applicant will not ask for more residences in the area where the commercial was cut.

 CJ Mills, Planner II, utilized a slide presentation to review the FLUC, zoning district, the request, GDP, one access from S.R. 64, and two from Palm Drive, specific project area uses, two neighborhood workshops and results, potable and reclaimed water, stormwater management for the project, Transportation Link Capacity Analysis, consistency with the Comprehensive Plan, positive and negative aspects, and mitigating measures.

 Mark Bruce urged approval of the project to provide services to the area.

 Cynthia Keoug opposed the project due to existing commercial in the area.


 Glen Gibellina opposed the project.

 Dr. Roger Clough, Discover Point Twelve Oaks, childcare facility owner, requested approval of the project, as they intend to build a new facility for 250 children.

 Mark VanDeRee opposed the project due to stormwater, timing, and traffic.

Elizabeth Arnold opposed the project and addressed the condition of ditches in the area, stormwater, traffic, and lack of infrastructure.


John Spicer opposed the project due to traffic and stormwater, and questioned why there is a second hearing, when this project was previously denied. He requested any hearings on projects in District 1 be delayed until the District 1 Commissioner seat is filled.


 Julie Spicer displayed photographs and opposed the project due to a lack of infrastructure and stormwater issues.


Marjorie Struck opposed the project.


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


 Mr. Mills reviewed the proper zoning.

 Mr. Grimes noted the client has not performed site work on the property, the project will have a stormwater pond, that will perform at a 50 percent flow rate to the current conditions, Uihlein Road will have a roundabout which is a traffic calming device, and access will be to other areas, as an alternative to S.R. 64, the childcare center will have access from Travelers Palm. He summarized the request and noted the project timing is appropriate for the area.

 Discussion ensued regarding this Board listens to the residents, this is a good project, the timing is appropriate, and the best time to rezone commercial is prior to homes being built.

 Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance Number PDC-24-17(Z)(g); and approve the General Development Plan with Stipulations A.1-A.7, B.1-B.6, C.1-C.2, and D.1, as recommended by the Planning Commission. The motion was seconded by Chairman Siddique.


 Discussion continued regarding the traffic circulation is appropriate, the changes are positive, this was previously denied, do not have a full Board, current residents are the ones being affected, several homes in that area are empty, it is too expensive to live in Florida, appreciate transfer of entitlements from Northeast quadrant to this site, a daycare will be a positive addition, and the NOAA Atlas 14 is positive.

 The motion carried 4-1, with Commissioner McCann voting nay and Commissioner Bearden absent.

BC20260423DOC013

RECESS/RECONVENE: 10:45 a.m. – 10:55 a.m. All Commissioners were present except Commissioner Bearden.

8. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PA-25-05/Ordinance 25-44/SRQLAC Florida LLC/ Comprehensive Plan Text Amendment. The Planning Commission recommended approval.


and

9. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was held to consider adoption of proposed Ordinance

PDC-18-19(G)(R)/SRQ Autoport/SRQLAC-Florida LLC (Owner). The Planning Commission recommended approval.

Commissioner Rahn disclosed residents contacted him, but he did not respond. No other ex parte communications were disclosed.

 Scott Rudacille, Blalock Walters, utilized a slide presentation to review the request providing a privately initiated Text Amendment to amend Policy 2.14.1.13/D.5.13 (established per Ordinance 19-12 fka 18-35/PA-18-09) to increase the permitted commercial square footage from 66,625 square feet to 134,984 square feet and the removal of the approved twenty-four (24) residential units on approximately 4.38 acres generally located at 7045 North Tamiami Trail Sarasota, in the R/O/R (Retail/Office/Residential) Future Land Use Classification, and approving a revised General Development Plan (GDP) to increase from 66,625 to 134,984 square feet of commercial uses, retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts on approximately 4.38 acres generally located along the east of North Tamiami Trail, approximately 1,000 feet south of 69th Avenue West, and approximately 1,025 feet north of Pearl Avenue, including the project site which is the front half of the property fronting Tamiami Trail, the site is already zoned Commercial, the current request to reduce D.5 limitation on the square footage, private garage units for car enthusiasts, project details, no specific approvals, in the Urban Corridor, trip generation, possible renderings of units, each owner has the right to build-out the units as preferred, Whitfield/Ballentine area supports the project, and wishes to protect the trees, which is now a stipulation, keeping the residential zoning on the back half, and there will be stormwater ponds on site for commercial and residential. He responded to questions that the property stormwater facilities will be in place. Nothing is being replaced on the site. There will be no residential in the commercial area. Vagrancy has been an issue on the site. They anticipate 59 units.

Lindsey Craig, Planner I, utilized a slide presentation to review the site location, overlays and special districts, removing the 24 residential units to add commercial square footage, GDP amendment, reiterated the current approval is for the front portion of the property, neighborhood workshop results, public facilities available, the future CLOS is C, positive aspects, there are no negative aspects, conditions in the staff report, stipulation for no living quarters, and compliance with the LDC and Comprehensive Plan.

 Cynthia Keong stressed the need for jobs.


Glen Gibellina supported the project due to compatibility and the appropriate use.

 Marjorie Struck feels the developer needs to support social services.

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

Discussion ensued regarding the project fits into the Vision 41 Project to improve a blighted area, neighborhood supported, and this is a good infill project.

PA-25-05


 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, in compliance with the applicable provisions of Section 340 of the Land Development Code and the applicable portions of Chapter 163, Part II, Florida Statutes, Community Planning Act, Commissioner Rahn moved to adopt Manatee County Ordinance 25-05/PA-25-44, as recommended by the Planning Commission. The motion was seconded by Chairman Siddique. BC20260423DOC014


Discussion ensued regarding floor to ceiling ratio, there is a limit as to what an applicant needs to do regarding social issues, support form-based code in this area, need nice things to bring successful business to come to the area.

The motion carried 5-0, with Commissioner Bearden absent.

PDC-18-19 (G)(R)

 Based upon the staff report, evidence presented, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, as stipulated herein, Commissioner Rahn moved to adopt Manatee County Zoning Ordinance Number PDC-18-19(G)(R) and approve the General Development Plan with Stipulations A.1-A.12; B.1-B.7; C.1; D.1; and E.1-E.5 subject to Ordinance 26-13 fka 25-44/PA-25-05 being adopted by the Board and becoming effective as recommended by the Planning Commission. The motion was seconded by Commissioner Kruse, and carried 5-0, with Commissioner Bearden absent. BC20260423DOC015


10. **DEVELOPMENT SERVICES/ORDINANCE**


 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDR-25-20(Z)(G)/Cheyanne Preserve Phase II/Kyle S And Julianne B Giella (Owner)/AMH Development, LLC (Contract Purchaser). The Planning Commission recommended approval.

There were no ex-parte communications disclosed.


Linda Stewart, representing the applicant, utilized a slide presentation to review a rezone of approximately 10.37 acres generally located directly south of Lewis Court, approximately 850 feet west of Rye Road, and commonly known as 3125 North Rye Road, Parrish, Florida from General Agriculture (A) to Planned Development Residential (PDR); approving a General Development Plan for up to 24 single-family detached dwelling units, including the location, infill parcel, zoning, surrounding zoning, FLU, no wetland impacts, 2.4 dwelling unit per acres, 55 percent open space, buffers, specific approval for buffers, same developer as the project to the north, site plan, possible outside elevations and building types, neighborhood workshops held, school concurrency, and public utilities available.

Matt Morris, representing the applicant, continued the slides to address stormwater improvements, and 50 percent runoff reduction.

 Carrie McNutt, representing the applicant, continued the slides to review the onsite environmental concerns including gopher tortoises, wetland impacts, exceeding open space, and maintaining the wetlands.


 Michael Yates, representing the applicant, continued the slides to review the traffic including the CLOS C will be maintained, access will be through the existing development to the north, southern access is right-in/-out, and improvements include a left turn lane which is already built and can accommodate the additional units.


Ms. Stewart concluded the presentation and stressed compatibility with the Comprehensive Plan.

 Discussion ensued regarding buffering for the neighborhood to the south, and buffering will be landscaping and a small lake.

Lindsey Craig, Planner I, utilized a slide presentation to review the site location, access, density, one specific approval, FLU and zoning district, development standards, requesting removal of a 15-foot required greenbelt buffer on the north side of the property, one neighborhood workshop, location map of surrounding residential areas, public facilities available, floodplain and stormwater, Transportation Link Capacity Analysis, positive and negative aspects and mitigating measures, applicant required to file for a Gopher Tortoise Relocation Permit with the Florida Fish and Wildlife Commission, conditions for approval, and compliance with the Comprehensive Plan and LDC.

Ms. McNutt stated the gopher tortoises are on the uplands, and there is an existing berm, but the tortoises will be relocated to an offsite preserve.


 Ms. Craig noted mitigating measures are addressed at Final Site Plan, in a GDP, and the applicant must follow the permitting process for gopher tortoises, and since there are no bike lanes or bus routes, multimodal transportation is not encouraged. Applicants have the right to submit a GDP rather than a Preliminary Site Plan (PSP).

 Rachel Layton, noted there is no definition for Urban Sprawl, so they currently rely on the State definition.

 Ms. Stewart noted the closest structure to the south is 150 feet from site.


RECESS/RECONVENE: 11:55 a.m. – 1:00 p.m. All Commissioners present, except for Commissioner Bearden.

Greg Kiseia addressed traffic issues.

 Patrick Bastian stated the project is good, but addressed stormwater flow, and the need to expand Rye Road.


Kyle Giella, Property Owner, encouraged approval of the project.

Cynthia Keogh suggested a contingency to protect mature trees on the site.


 Mark VanDeRee addressed the wetland and requested more specific details regarding the buffers of at least 30 feet and noted 24 homes will not be a big addition, but Rye Road needs improvements.

Greg Marino addressed concerns regarding the condition of Rye Road.

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

 Prony Bonnaire Fils, Traffic, noted there may be some roundabouts, and some of the projects along Rye Road will benefit from Capital Improvement Plan (CIP) projects. The County may need to make some improvements prior to the CIP project.

Ms. McNutt addressed Comprehensive Plan Policy 3.3.2.1, regarding mitigating measures for the gopher tortoises, and permitting takes place closer to construction, which is usually during the building permitting process. There is a minimum fee of \$5,000 to \$6,000 per tortoise to ensure care in perpetuity. She referenced the site plan to identify one area of encroachment along the cul-de-sac.

 Discussion ensued regarding approving the specific approval, doubling open space, 2.4 dwelling units per acre, there is capacity in the school district, traffic calming, and CIP projects.

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be consistent with the Manatee County Comprehensive Plan and in compliance with the applicable review standards in the Manatee County Land Development Code, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance PDR-25-20(Z)(G); approve the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1, adopt Findings from Specific Approval; and grant Specific Approval for alternative to the LDC Section 402.7.D.5. Greenbelts allowing the existing 20-foot greenbelt buffer to remain rather than LDC required 15-foot greenbelt buffer adjacent to Cheyenne Phase I greenbelt buffer separating the two parcels to remain as a sufficient buffer between single-family residential uses. The motion was seconded by Commissioner Chairman Siddique, and carried 4-1, with Commissioner McCann voting nay, and Commissioner Bearden absent.

BC20260423DOC016

11. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was held to consider adoption of proposed Ordinance PDR-23-48(Z)(P)/Yort/2351/2351 Rye Road LLC And Yort, LLC. (Owners). The Planning Commission recommended denial.

and


12. **DEVELOPMENT SERVICES/AGREEMENT**


A duly advertised public hearing was held to consider adoption of proposed Impact Fee Credit Agreement with Yort, LLC and 2351 Rye Road, LLC for Mulholland Road Improvements.


No ex-parte communications were disclosed.

Paige Estigarribia, ZNS Engineering, utilized a slide presentation to review approximately 31.32 acres on the west side of Rye Road and north of the future extension of Mulholland Road, also known as 2351 and 2357 North Rye Road in Parrish (Manatee County), from A (General Agriculture) to PDR (Planned Development Residential) Zoning District; approving a Preliminary Site Plan for a total of 733 single family units on 464.74 acres, which includes the 31.32 acres subject to be rezoned and 433.417 acres immediately adjacent to the south, already zoned PDR (Planned Development Residential), partially located within the CEA/CHH/CPA Overlays (Coastal Evacuation Area, Coastal High Hazard,


and Coastal Planning Area Overlays), commonly known as 1921, 1381, and 1621 North Rye Road in Parrish (Manatee County), and Execution of an Impact Fee Credit Agreement with Yort LLC and 2351 Rye Road LLC for Mulholland Road Improvements, including the site location, zoning, nearby developments, no wetland impacts, project details, and neighborhood workshops.


 Michele Steinbaum, Steinbaum and Associates, continued the slide presentation reviewing environmental conditions, displayed an aerial photo of the proposed project, and reiterated there will be no wetland impacts.

 Adam Lion, ZNS Engineering, continued the slide presentation reviewing stormwater, Gamble Creek Basin, and the existing and proposed floodplain for the surrounding area of the proposed project.


 Steve Henry, Lincks and Associates, continued the slide presentation reviewing the traffic summary.

Kyle Grimes, Grimes Galvano, continued the slide presentation reviewing the traffic summary, credit agreement, summarized the proposed project and the credit agreement for completing the roadways at Mulholland Road from Twin Rivers, and stormwater ponds. Regarding Rye Road, the developer will assist with improvements to the entrance area and provide right-of-way. Rye Road needs to be improved, and the last item on the credit agreement is to pay impact fee credits to go toward the improvements. This is a thoughtful project offering a range of housing options, and there are no specific approvals.

 Discussion ensued regarding this is a rezone of 31 acres, when the 434 acres were previously rezoned, this project should be considered in its entirety, but the rezone is only for the agricultural piece, development patterns in this area, keep up with current surrounding densities, the initial PSP expired, and this is a new plan for approval.

 Mr. Grimes addressed connections and inter-neighborhood ties, southeast corner is for emergency access only, and there will be two full access points on Rye Road.


Mr. Henry provided further details on the balance of traffic.

 Jeb Mullock, ZNS Engineering, clarified wastewater capacity will exceed what is needed for this project, and there are no pressure issues in the area. A bid is out for building a force main.


CJ Mills, Planner II, utilized a slide presentation to review the site location, FLUC and zoning district, the request, site plan, additional open space, 30 foot wetland buffers, development standards, lot sizes, neighborhood workshops concerns with flooding and adequate buffers, existing public facilities, school capacity, Federal Emergency Management Agency (FEMA) Flood Hazard Zones, County maintained drainage systems, stormwater conditions, using NOAA Atlas 14, stormwater conditions, Transportation Link Capacity Analysis, future LOS will be an F, with already approved projects, positive and negative aspects and mitigating measures, Gopher Tortoise Relocation Permit will be obtained, key conditions of approval, and compliance with the Comprehensive Plan and the LDC.


April 23, 2026

(Continued)


 Denise Greer, Deputy Director, Development Services, explained there is capacity for the project regarding the treatment plant, and no capacity will be approved until the FSP is submitted.

Lucy Kisela expressed concern regarding the emergency access to River's Reach.


 Greg Kisela spoke to the access points and expressed concerns regarding traffic.


 Greg Marino used a slide presentation to oppose the project citing traffic concerns, his formal position statement and legal standing, revised staff report, and Rye Road conditions.


 Tyler Jesse expressed concern regarding flooding and traffic impacts.

 Nathan Jesse objected to the project due to public safety.

Zach Jesse opposed the project.


 Stacey Jesse displayed a slide presentation to oppose the project due to lack of infrastructure, the number of projects approved on Rye Road, school capacity, flooding, wetlands, soil type, and density.

 Elizabeth Arnold opposed the project due to traffic, water capacity, and flooding.


 Mark VanDeRee requested denial of the project due to traffic, water, and solid waste capacity.


Patrick Bastian spoke to concerns regarding the project and the agreement.


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


 Kyle Grimes explained the full build out will be in 2036 or 2037.


Mr. Henry responded to questions and confirmed there are 5 trips per day per household and explained trip generation information is implemented using national averages. A trip-end is equal to two trips.


 Prony Bonnaire Fils, Transportation Planning Section Manager, explained Mulholland Road will be a collector road. There are no plans to upgrade collector roads.

 Mr. Mills clarified there is only one spot with a buffer less than 30 feet, but it is made up elsewhere.

 Kyle Grimes noted two small wetlands will have variable widths over a bridge. The connection to River's Reach can be removed as it is not needed, and they cannot touch the River's Reach gate.


 Mr. Henry explained they used every trip from every project on Rye Road from Golf Course Road south for the concurrency reservations, and the added capacity is due to existing and reserved trips. Historical numbers are used to determine the fail-point.

 Mr. Grimes continued to stress there is a need to fund Rye Road, there are no wetland impacts, and the developer must receive Southwest Florida Water Management District permits, requested approval.

 Discussion ensued regarding the number of houses, water shortage, lack of EMS response, and the project is not in the public's best interest.

PDR-23-48(Z)(P)

Based upon the staff report, evidence presented, comments made at the Public Hearing, the action of the Planning Commission, and finding the request to be inconsistent with the Manatee County Comprehensive Plan and not in compliance with the applicable standards for review in the Land Development Code, Commissioner McCann moved to deny Manatee County Zoning Ordinance PDR-23-48(Z)(P), and deny the Preliminary Site Plan, as recommended by the Planning Commission, and direct the County Attorney's Office along with staff to prepare written Findings of Denial and to bring back before the Board of County Commissioners on the 21st day of May, 2026. The motion was seconded by Chairman Siddique.

 Discussion ensued regarding traffic, people need to drive carefully, Rye Road is a problem area, consider traffic lights in some of these areas to slow the traffic flow, and CIP plans.

The motion carried 5-0, with Commissioner Bearden absent.

BC20260423DOC017

Impact Fee Credit Agreement

A motion was not needed due to denial of PDR-23-48(Z)(P)

BC20260423DOC018

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

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

COMMISSIONER COMMENTS

There were no Commissioner Comments.

ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 3:13 p.m.

Minutes Approved: June 2, 2026