

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
May 21, 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
Jason Bearden, District 6
Mike Rahn, District 4

District 1 seat is vacant.

Absent was:

Dr. Bob McCann, District 5

Also present were:

Nicole Knapp, Director Development Services
Rachel Layton, Division Manager and Impact Fee Administrator
Marcy Krum Tinsley, Public Hearing Section Manager, Development Services
Sarah Schenk, Chief Assistant County Attorney
Vicki Tessmer, Board Records Supervisor, 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 Luke Stockeland, First Baptist Church of Bradenton, delivered the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Ballard led the Pledge of Allegiance.

AGENDA

-  Agenda Update Memorandum 1 (5/15/2026) BC20260521DOC001
- BC20260521DOC002
- Item 4, PDC-25-01(Z)(G)/Bradenton White Eagle East Commercial/Schroeder-Manatee Ranch Inc (Owner)/Casto Net Lease Properties, LLC (Contract Purchaser) –Revised Ordinance, updated approval motion and removed transportation stipulation in Staff report and corrected coversheet in strikethrough underline format
- Agenda Update Memorandum 2 (5/18/2026) BC20260521DOC003
- Item 2, Ordinance 26-06/Amendment of Newport Isles Community Development District – Updated Ordinance to include Exhibits A and B
 - Item 5, PDMU-18-06(Z)(G)(R2)/Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC/Blackhawk Capital Management LLC/Lasalle Holding Partners LLC/Seneca Real Holdings LLC/WHK Invest LLC; University Park Partners IV LLC (Owners) – Moved to presentations upon request, added the Applicants request for continuance, added Public Comment, added Exhibit C Elevations and Exhibit D Hospital Renderings

Agenda Update Memorandum 3 (5/20/2026)

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- Item 5, PDMU-18-06(Z)(G)(R2)/Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC; Blackhawk Capital Management LLC; Lasalle Holding Partners LLC; Seneca Real Holdings LLC; WHK Invest LLC; University Park Partners IV LLC (Owners) – Updated approval motion and revised Stormwater conditions in Staff report, corrected coversheet in strikethrough underline format and additional Public Comment. Applicant requested a continuance to September 3, 2026
- Item 3, SSP-23-01I/RESOLUTION 26-049/North County Middle School/School Site Plan Revision - Revised Staff report to the watershed basin portion and added Public Comment
- Item 4, PDC-25-01(Z)(G)/Bradenton White Eagle East Commercial/Schroeder-Manatee Ranch Inc (Owner)/Casto Net Lease Properties, LLC (Contract Purchaser) – Revised Ordinance, updated approval motion and revised Stormwater conditions in Staff report, corrected coversheet in strikethrough underline format and additional Public Comment.

Pamela D’Agostino, County Attorney, introduced Intern Alyssa Zern. The County Attorney’s office filed for a grant for an intern, and the grant was received. The Board granted permission for the County Attorney to apply for the grant.

COMMISSIONER REQUESTS

There were no Commissioner requests.

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

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Heidi Minihkiem stressed the need for public input regarding land use items and the Comprehensive Plan.



Sloan McAllister opposed development in Myakka, due to the rural lifestyle.



Matthew Nadu, Bring Back Eden, addressed the unique aspects of Manatee County, stressed the need for food forests, and stated development should stop.



Mark VanDeRee addressed the Comprehensive Plan and wetland buffers.

Glen Gibellina expressed concern regarding wetlands and the Comprehensive Plan.

Discussion ensued regarding not generalizing people due to perception, the Board has the final say on the Comprehensive Plan, which policies are the citizens concerned with, there is road network planned for beyond C.R. 675, and there are food forests at Mixon Farms and Gamble Creek Farms.

CONSENT AGENDA

Citizen Comments (Consent Agenda Items)

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

A motion was made by Commissioner Kruse, seconded by Chairman Siddique, and carried 5-0, with Commissioner McCann absent, to approve the Consent Agenda, with the changes incorporated in the Agenda Update Memorandum.


1. **DEVELOPMENT SERVICES/RESOLUTION**

Adopted Resolution R-26-055 providing the Notice of Denial for Ordinance PDR-23-48(Z)(P)/Yort- 2351
(End Consent Agenda)

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PUBLIC HEARINGS - LEGISLATIVE (Presentations upon Request)

2. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-06-Amendment of Newport Isles Community Development District.


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

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 in Chapter 190, Florida Statutes, Commissioner Kruse moved to approve the petition amending the Newport Isles Community Development District; to adopt Ordinance 26-06. The motion was seconded by Commissioner Rahn and carried 5-0, with Commissioner McCann absent.

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PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Upon Request)

5. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance PDMU-18-06(Z)(G)(R2)/Rezone with Amended GDP for Villages of Amazon South/Woolridge Investments LLC/Blackhawk Capital Management LLC/ Lasalle Holding Partners LLC/Seneca Real Holdings LLC/WHK Invest LLC/University Park Partners IV LLC (Owners). The Planning Commission recommended denial. The applicant requested a continuance to September 3, 2026.


There were no ex parte communications.

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

A motion was made by Commissioner Kruse, seconded by Commissioner Rahn, and carried 5-0, with Commissioner McCann absent, to continue the public hearing for PDMU-18-06(Z)(G)(R2) to September 3, 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.

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3. **DEVELOPMENT SERVICES/SCHOOL SITE PLAN**

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

There were no ex parte communications.

Discussion ensued regarding the School District must receive Board approval if the plan exceeds certain thresholds, and the School District is moving forward to expand capacity at existing schools to meet needs.


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

Based upon the staff report, evidence presented, comments made at the Public Hearing, and finding the request to be consistent with the Manatee County Comprehensive Plan and the applicable standards for review in the Land Development Code, as conditioned herein, Commissioner Kruse moved to adopt Manatee County Resolution 26-049/School Site Plan (SSP-23-01(R)); approval of a School Site Plan which includes the addition of a 35,296 square-foot classroom building to the previously approved School Site Plan. The motion was seconded by Commissioner Ballard and carried 5-0, with Commissioner McCann absent.

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PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Scheduled)

4. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDC-25-01(Z)(G)/Bradenton White Eagle East Commercial/Schroeder-Manatee Ranch Inc (Owner)/Casto Net Lease Properties, LLC (Contract Purchaser). The Planning Commission recommended approval.


There were no ex parte communications.


Rhea Hunter, representing the applicant, used a slide presentation to review rezone of approximately 3.95 acres from A (General Agriculture) to PDC (Planned Development Commercial) Zoning District; generally located at the southeast corner of the intersection of S.R. 64 E and White Eagle Boulevard with no address assigned, Bradenton (Manatee County); approving a General Development Plan for up to 45,000 square feet of commercial and office use; and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant, surrounding growth, near Savannah, transportation, Future Level of Service is C, allowing commercial in closer proximity to residential areas, past concerns with the site, access on White Eagle is right-in only, and right-in/-out onto S.R. 64, potential actions, Homeowner’s Association for Savannah declined the use of Prairie View Drive for the project, schedule of uses no long has gas station listed, GDP exceeds requirements of the Comprehensive Plan and the LDC, and the Planning Commission recommended approval.

Discussion ensued regarding most residents were opposed to the gas station use, and the adjustments are positive.

James McDevitt, Development Services Team Leader, used a slide presentation to review the request and stressed the uses. Stacking and drive lanes will be addressed at the Final Site Plan approval.


Discussion continued regarding the roundabout will help with traffic flow.


 Mark VanDeRee displayed documentation and expressed concern with traffic flow, entitlements, drainage, and wetlands.

 Matthew Nadu, Bring Back Eden, addressed the environment, wetlands, and protecting the Florida way of life.

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

Denise Greer, Development Service, Deputy Director, explained the NOAA Atlas 14 was removed, since the adjacent parcel was already designed.

 Kyle Grimes, attorney representing the applicant, stated an early analysis was completed regarding White Eagle access, this is a developing commercial area, providing this commercial is a benefit to the area, they made changes to traffic circulation, potential for a smaller grocery, and requested approval.

 Discussion ensued regarding the schedule of uses, service businesses do not exist in a short distance from the project, S.R 64, project is in compliance with the LDC, rough size of the possible building, roundabout design, have to seek a balance, there is no perfect environment for providing services, infrastructure is in, low quality wetland, not putting in a gas station, and stormwater will be taken care of on the adjacent property.

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 of the Manatee County Land Development Code, as stipulated herein, Kruse move to adopt Manatee County Zoning Ordinance PDC-25-01(Z)(G); and approve of the General Development Plan with Stipulations A.1- A.6, B.1-B.4, C.1, and D.1-D.8, as recommended by the Planning Commission. The motion carried 5-0, with Commissioner McCann absent.

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ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 10:15 a.m.

Minutes Approved: June 16, 2026