

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
June 4, 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 (attended via Zoom)
Jason Bearden, District 6
Mike Rahn, District 4

District 1 seat is vacant.

Also present were:

Nicole Knapp, Director Development Services
Rachel Layton, Division Manager and Impact Fee Administrator
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.

 **RECESS/RECONVENE:** 9:00 a.m. – 9:30 a.m. All Commissioners present with Commissioner McCann via Zoom.

All witnesses and staff giving testimony were duly sworn.

INVOCATION

 Chaplain Jeff Holton, Anchor House, delivered the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Kruse led the Pledge of Allegiance.

AGENDA

Agenda Update Memorandum (6/3/2026)

BC20260604DOC001

BC20260604DOC002

- Citizen Comments – Generic Public Comments added
- Item 4, PA-25-13/Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series - Updated Staff report to include May 6 work session, revised Ordinance and updated maps to reflect changes added
- Item 7, Ordinance 26-16/PA-24-11/Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment - Updated title from Quasi-Judicial to Legislative, Additional public comment, Updated Staff report and new attachment number 10. Utility Impact analysis added
- Item 8, Ordinance 26-15 – Parrish Lakes DRI #28 –Additional Public comment
- Item 9, PDMU-16-16(G)(R3)/Parrish Lakes GDP Amendment/FLM, IN. – Additional Public comment
- Item 10, First Public Hearing for LDA 15-01(R)/Local Development Agreement/Parrish Lakes
- Development of Regional Impact – Public Comment and updated Anti-Human Trafficking

Affidavits added

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

BC20260604DOC003

 Andrew Stillman commented on the Constitution, freedom of speech, and oaths by public officials.

 Valerie Ellery addressed the difficulty of finding the Comprehensive Plan on the County website and requested less development.

 Cody Lee expressed concern regarding over development.

 Heidi Minihkeim expressed concern with development in Myakka City and requested no over development.

 Sloan McAllister relayed enjoying life in rural areas and urged the Board to stop development in eastern Manatee County.

 Glen Gibellina addressed citizen comments and questioned the need for District Commissioners.

Ed Ferrance relayed information regarding Piney Point and stated County staff can run the well, and suggested stopping the contract with CIP.

 John Dunn expressed concern regarding Comprehensive Plan changes.

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

Discussion ensued regarding difficulty changing the Comprehensive Plan, and mis-interruption of comments.

CONSENT AGENDA

BC20260604DOC003

Citizen Comments (Consent Agenda Items)

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

1. **COUNTY ATTORNEY/LAWSUIT**

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

Sarah Schenk, Assistant County Attorney, stated these are documents that must be filed related to Statutory requirements regarding the Live Local Act. There is no current Live Local project.

Discussion ensued regarding this item is not a settlement offer, but a list of what can be done with the current zoning on the land. The applicant has a choice of uses on the property.

A motion was made by Commissioner Kruse, seconded by Commissioner Ballard, and carried 6-0, to approve the attached Statement of Allowable Uses and authorized the

County Administrator, or his or her designee, to execute same as modified by the County Attorney regarding the Live Local Act.



A motion was made by Commissioner Kruse, seconded by Commissioner Siddique, and carried 6-0, to approve the attached Settlement Offer and authorized the County Attorney, or her designee, to execute same and transmit same along with the executed Statement of Allowable Uses to RFT Holdings, LLC, and Canal Road Investments, LLC, and their counsel on behalf of the County as modified by the County Attorney regarding the Live Local Act. 6-0.

BC20260604DOC004

(End Consent Agenda)

PUBLIC HEARINGS/QUASI-JUDICIAL (Presentations upon Request)

5. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was opened relating to PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC/Craig Walter Purcell/James C. Drao and Heather D. Drao (Owners). The Planning Commission continued the hearing to September 3, 2026.

There were no ex parte communications.

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



Commissioner Kruse moved to continue the public hearing for PDR-25-06(Z)(P) to September 3, 2026, at 9:00 a.m., or as soon thereafter as same may be heard at the Manatee County Government Administration Building, 1112 Manatee Avenue West, 1st Floor, Patricia M. Glass Chambers. The motion was seconded by Commissioner Rahn and carried 6-0.

BC20260604DOC005

7. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was opened to consider transmitting proposed Ordinance 26-16/PA-24-11/Parrish Lakes CPA Large-Scale Comprehensive Plan Map and Text Amendment. The Planning Commission recommended denial.

BC20260604DOC006

and

8. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was opened on Ordinance 26-15, Parrish Lakes DRI 28. The Planning Commission recommended denial. This is a presentation only, no action is required.

BC20260604DOC007

and

9. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was opened on Ordinance PDMU_16-16(G)(R3)/Parrish Lakes GDP Amendment/FLM, Inc. The Planning Commission recommended denial. This is a presentation only, no action is required.

BC20260604DOC008

10. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was opened to consider adoption of proposed LDA 15-01(R) – Local Development Agreement / Parrish Lakes Development of Regional Impact. No action is required at this public hearing. This was the first of two public hearings; the second public hearing is scheduled for August 6, 2026.

BC20260604DOC009

There were no ex parte communications.

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

A motion was made by Commissioner McCann, seconded by Commissioner Kruse, and carried 6-0, to continue the public hearings for Item 7, 8, 9 and 10, related to Parrish Lakes DRI to August 6, 2026.

PUBLIC HEARINGS/LEGISLATIVE (Presentations Scheduled)

11. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was held to consider transmittal of proposed Ordinance 26-19/PA-25-03 Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment. The Planning Commission recommended transmittal of Manatee County Ordinance 26-19/PA-25-03 and further recommended the transmittal public hearing be held after July 17, 2026, to allow for public time to comment.

There were no ex parte communications.



Rachel Layton, Division Manager and Impact Fee Coordinator, introduced the item and provided a history of the Comprehensive Plan amendment and noted there have been challenges due to the Legislative actions. She addressed citizen concerns with Kimley-Horn working on the Comprehensive Plan, and explained she has never worked for Kimley-Horn, relayed challenges faced by County staff, and explained staff will continue to work on further updates for the Comprehensive Plan. The proposed amendment does not include any map changes. This is a large-scale update, and she recognized the system should not say "re-write" but is an update. There will be another process next year. There were 15 public outreach meetings, and the County met all State requirements for Comprehensive Plan amendments. There are minor updates to meet Florida Statutes. The focus is to navigate the Comprehensive Plan changes.



Trevor Poole, Kimley-Horn, used a slide presentation to review the definition of a Comprehensive Plan, the process for updates, Comprehensive and zoning regulations are different, Florida Community Planning Act, Florida Statute, public participation, existing elements, list of elements, goals, policies, and a full summary of all the changes.

Nicole Knapp, Development Services Director, noted some public comments are on hold due to the need for more changes.

Mr. Poole, continued the slides and reviewed general updates to align with the Metropolitan Planning Organization and Statutes, Chapter 1 definitions, Chapter 2 Future Land Use key updates, focus on urban core, Policy 2.1.1.4 promotes redevelopment, infill development is where public facilities currently exist and keeping development inside the Future Development Area Boundary (FDAB), 2026 income and rent limits as well as Annual Median Income (AMI), incentives for affordable housing at or below 80 percent, new zoning category for MU-C/CS Z(Mixed Use – Community/Community Serving), range of potential density, new Policy 2.5.1.7 to preserve agricultural areas, and Chapter 3 Conservation.



Shelby Owen, Kimley-Horn, continued the slides to review Chapter 4, Coastal Management, living shorelines, Policy 4.1.2.3.

Adam Kerr, Kimley-Horn, continued the slides to address Chapter 5, Transportation Key Updates, Goal 5.0 was substantially rewritten, new safety approach objective, complete

streets emphasizes the use of streets for all users including non-vehicular traffic, and Objective 5.0.4 to reduce traffic crashes and traffic related fatalities and serious injuries.

 Mr. Poole continues the presentation with Chapter 6, Housing Key Updates, Chapter 7 was renamed to Historical, Cultural and Library, Chapter 8, Recreation and Open Space, new language regarding accessibility, blue parkway, Chapter 9 Public Facilities, the engagement overview, in-person and virtual engagement opportunities, key items from citizen comments, and they are now in Phase 3 of the process.

 Mr. Poole responded that draft language for 2.1.2.8 is written and waiting until Senate Bill (SB) 180 sunsets.

 Discussion ensued regarding SB 180 and restrictions, changes were voted on by the Board, but the State will not allow certain changes at this time, and added additional incentives for 80 percent AMI, because the County cannot get rid of the 120 percent AMI.

 Ms. Layton explained Livable Manatee and the AMI requirements, which are separate from the State's Live Local Act, the State can pre-empt the County, single family housing is not a category for Livable Manatee, attainable housing is a marketing term, there are provisions for work-force housing, there are no County initiated map changes, cannot down zone with SB 180, FDAB has not changed, the Board instructed that wetland changes are not to be made, Future Land Use (FLU) categories, FLU maps give guidance, private property owners were involved in the 1989 writing of the Comprehensive Plan, and no large scale changes for entitlements other than density bonus for 80 percent AMI.

 Ms. Layton explained the double underline text was not re-worded, but moved from one element to another, red language was removed, and blue text is new.

Discussion continued regarding not being ready to proceed with this if certain changes were not made, not ready to move forward with this, this is not the State Mandated seven-year review, the County can initiate changes to the Comprehensive Plan at any time, FLU map, and the Burt Harris Act related to property rights.

Sarah Schenk, Assistant County Attorney, noted Burt Harris Act claims can occur at any time.

 Ms. Layton stated the Board can decide next year if they want to make any further changes which are sent to the State, and the State then gives permission to make those changes. This hearing is for Transmittal to the State, which is a 60-day review period. Ordinance 23-66 removed requirements regarding wetland buffers, but the State issued a null and void regarding the Ordinance. Several State agencies are involved in the review process.

Ms. Schenk noted the State review was limited regarding Ordinance 23-66. If the State follows the 60-day review, and they look at the impacts, they provide objections and provide options for the policy.

 Mr. Poole confirmed if one item is flagged during the transmittal process, the State will consider the change null and void. There is a waiting period prior to resubmitting the changes to the State after they have deemed changes null and void.

 Ms. Layton explained there is no option to make changes throughout the review process. The changes today do not add or remove entitlements. There are no elements changing private property rights.

Discussion ensued regarding this is a transmittal, and a complete rewrite would occur in the future.

RECESS/RECONVENE: 9:15 a.m. - 11:25 p.m. All Commissioners present with Commissioner McCann via Zoom.

 Ashley Bowling expressed concern regarding language in the amendment, adding Terra Ceia as a community, reducing public notices, transparency, taking tools away from the public, and feels the changes were not made in the spirit of Carol Ann Felts' intentions.

 Cynthia Keogh addressed issues with using the Manatee County website, missing language on activity nodes, and having property rights taken away.

 Ken Piper addressed the difference between rewrite and update, Chapter 2, public comments, and future development.

 Michael Harrison opposed the amendment, government overreach, local rule, encouraged the Board to consider what citizens want, questioned the definition of affordable housing, and suggested postponing the vote until after the election.

 Tamara Hart opposed the amendment and encouraged smart growth.

RECESS/RECONVENE: 11:47 a.m. – 1:00 p.m. All Commissioners present with Commissioner McCann via Zoom.

 Glen Gibellina expressed concern with the Planning Commission vote, rushing this item, affordable housing, form-based code, Kimley-Horn working on the amendment, and opposed approving the amendment.

 John Dunn opposed the amendment and cited Florida Statute regarding changes to the Comprehensive Plan.

 Heidi Minihkeim opposed voting on this due to no representation for District 1, disagrees with Kimley-Horn working on the amendment, and adding roads east of the FDAB.

 Sloan McAllister opposed new roads east of the FDAB, cluster houses, and destroying the way of life in Myakka City.

 Eddie Speir addressed the need for townhalls with Commissioners, the rights of citizens to speak, the need for more information, and opposed Kimley-Horn being involved in writing the amendment.

 Mark VanDeRee opposed the transmittal and urged getting rid of policy 2.1.2.8, future changes, potable water supply, and requested independent planners and attorneys work on the Plan.

 Kevin McPherson urged protecting Myakka City and postponing the vote on the Comprehensive Plan.

 Norman Baillie opposed 15-minute cities and walkable communities, and requested a section regarding potable water supplies.

 Tim Mays requested not transmitting the amendment and discussed the Planning Commission vote and SB 180.

 Elizabeth Arnold addressed the difficulty of finding the Comprehensive Plan on the website, not finding the hard copy and at the libraries, opposed suburban growth, urban sprawl, redevelopment, Policy 2.1.2.4, questioned the boundaries of Terra Ceia and Myakka City, no representation for District 1, SB 180, and growth in northern Manatee County.

 Elaine Johnson urged rebuilding trust in the community, information provided at the workshops was not informative, and the need for townhalls with the Commissioners.

 Larry Arnold discussed no representation in District 1, red flags in the amendment, nodes, activity centers, overlays, neighborhood action plans need to be addressed, and urged the Board to not approve the transmittal.

 Pamela Plant requested transmittal be delayed until District 1 has representation.

Dena Sabou addressed the length of time it takes to get a public record request filled, and delaying the vote until District 1 has representation.

 Charlene Kow requested the vote be delayed until next year, or until SB 180 sunsets.

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

 Discussion ensued regarding delaying the vote until everyone has a chance to read the entire amendment, Policy 2.1.2.4 is vague and promotes infill development, the new language regarding Terra Ceia, Oneco, and Myakka is to establish neighborhood action plans so the areas can improve their communities, redevelopment in Terra Ceia has to do with hardening homes to make them more resilient, the communities are aware of their own Community Action Plans, can do better with activity nodes since this is an older model, blocking commercial development can create issues, notices and signage, this amendment has been out there for three years, not blocking the Comprehensive Plan from residents, agriculture centers were incorporated in the amendment, affordable

housing, local definitions are better than the State definitions, zoning remains the same, form-based code, Orange County completely rewrote their Comprehensive Plan to make urban redevelopment easier, the next step for Manatee is a re-write, Overlays do not set the look of the area, no substantial changes to potable water, there is a gap in services in north County, may not be able to provide services if the property taxes change, Terra Ceia being mentioned is a good thing and allowing the community to have an Action Plan which is citizen driven, the Comprehensive Plan is supposed to be broad, the Land Development Code is more detailed, multiple townhalls have been held, at some point you need to move forward, new Boards occur every two years, this is a clean-up, nothing destructive is in the amendment, and disagree with delaying this.

Ordinance 26-19 – Transmittal

Based upon the staff report, evidence presented, comments made at the Public Hearing, the technical support documents, 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 Kruse moved to transmit Manatee County Ordinance 26-19/PA-25-03. The motion was seconded by Chairman Siddique.



Discussion continued regarding not having the time to read this, this was first published in April, and public deserves more time to review.

Ms. Layton explained if the transmittal did not occur now; the Board would not be able to meet until August 6, 2026, to vote.

Discussion ensued to make sure this comes back to the Board on August 6, 2026.

Motion - Died

Chairman Siddique rescinded his second to the motion, and the motion died.

Ms. Schenk suggested a motion to continue the public hearing to August 6, 2026.

A motion was made by Commissioner McCann to continue the public hearing for transmittal for Ordinance 26-19/PA-25-03 to August 6, 2026. The motion was seconded by Commissioner Ballard and carried 5-1, with Chairman Siddique voting nay.

BC20260604DOC010

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 transmittal.

A motion was made by Commissioner McCann and seconded by Commissioner Bearden to continue the transmittal public hearing for Ordinance PA-25-13/Ordinance 26-01 to August 6, 2026, for Manatee County Ordinance 26-01/PA-25-13.



Discussion ensued regarding the amendment to submit to Florida Department of Transportation (FDOT) to review the map and how roads are designated, from collectors to arterials, this map has been out for a sufficient amount of time, and the map being discussed had roads that were to be removed, but they still show on the map.

Ms. Knapp noted this item was heard in March, and the plan was to vote today for transmittal.

The motion to continue failed 2-4, with Chairman Siddique, and Commissioners Ballard, Kruse and Rahn voting nay.

Based upon the staff report, evidence presented, comments made at the Public Hearing, the technical support documents, 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 Kruse moved to transmit Manatee County Ordinance 26-01/PA-25-13, as recommended by the Planning Commission. The motion was seconded by Commissioner Siddique and carried 4-2 with Commissioners Bearden and McCann voting nay. BC20260604DOC011

PUBLIC HEARINGS/LEGISLATIVE (Presentations upon Request)

2. **DEVELOPMENT SERVICES/ORDINANCE**

A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-26 fka Ordinance 16-43 Petition for the Dissolution of Aqua by the Bay Community Development District (CDD).

There were no ex parte communications.

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

 Based on the record of the public hearing and having evaluated the criteria for the dissolution of a community development district in Chapter 190, Florida Statutes, Commissioner Kruse moved to grant the petition requesting to dissolve Aqua by the Bay Community Development District and to approve the adoption of Ordinance 26-26 fka Ordinance 16-43. The motion was seconded by Commissioner Bearden.

Andrew Cohen, representing the CDD, stated there is an affidavit stating there are no expenditures for the County

The motion carried 6-0.

BC20260604DOC012

3. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-18/Petition to Amend the Boundaries of the Curiosity Creek Community Development District by Contraction.

There were no ex parte communications.

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

 Kerry Webster, attorney for the applicant, noted the parcels are privately owned, and there will be no obligation to the CDD.

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 the boundaries of the Curiosity Creek Community Development District; and adopting Ordinance 26-18. The motion was seconded by Commissioner Rahn and carried 6-0.

BC20260604DOC013

PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Scheduled)

6. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDC-25-21(Z)(P)/Palmetto Grocery/Carol Gore and Charles J Elmore; Michael Gardner; and James and Rebecca Hester (Owners). The Planning Commission recommended adoption.

There were no ex parte communications.

 Scott Rudacille, representing the applicant, used a slide presentation to review the request 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 and 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, aerial of the site, FLU, existing zoning, development trends in the area, site plan, two access points on Bud Rhoden Road, and one on Moccasin Wallow Road, project details, lower quality wetland on site that will be impacted, need for a grocery store in the area, and the project will generate \$1.6 million in impact fees.

 Lindsey Craig, Planner I, used a slide presentation to review the request including location, the site plan, FLU and zoning district, specific approval request regarding the drive aisle, neighborhood workshop, existing public facilities, floodplain, stormwater conditions, transportation link capacity analysis, Future LOS is F, due to planned trips in the area and will change to D with road improvements, surrounded by residential, positive and negative aspects, and mitigating measures, the applicant will abide with State requirement regarding the wetland impacts, conditions of approval, and consistency with the Comprehensive Plan and Land Development Code.

 Elizabeth Arnold opposed the project and expressed concern regarding the wetlands and traffic.

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

Discussion ensued regarding the road is going to have an LOS of F with or without this project, anyone east of I-75 will go to the other Publix, a grocery store is needed in this area, there are different scores for wetlands and this one is compromised, and cattle grazing effects the quality of the wetland.

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 PDC-25-21(Z)(P), approve of the Preliminary Site Plan with Conditions A.1-A.4; B.1-B.4; C.1; D.1-

D.3; and, E.1-E.6, adopt the Findings for Specific Approval and grant Specific Approval for an alternative to Land Development Code Section 1005.3.A. Table 10-2, Note 10., eliminating the 6-foot-wide drive aisles for grocery stores over 20,000 square feet directly adjacent to the commercial buildings, as recommended by the Planning Commission. The motion was seconded by Chairman Siddique and carried 5-1 with Commissioner McCann voting nay.

BC20260604DOC014

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



Martin Hyde submitted a Constitution Handbook and addressed the First Amendment and free speech.

BC20260604DOC015

Discussion ensued regarding decorum during meetings, and the citizens have the right to criticize elected officials.

ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 3:24 p.m.

Minutes Approved: September 22, 2026