

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
August 6, 2026**

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

Present was:

Dr. Bob McCann, District 5, (Via Zoom)

Absent 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.

Present were:

Denise Greer, Deputy 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



Denise Greer, Deputy Director, Development Services called the meeting to order at 9:00 a.m.



Sarah Schenk, Chief Assistant County Attorney, stated due to lack of a quorum, no citizen comments on future agenda comments would be heard and no motions would be made. She noted each agenda item would be read into the record, and comments would be limited to the continuance of each item.

INVOCATION

Pastor Jim Stetcher, First Baptist Church of Bradenton, delivered the invocation.

PLEDGE OF ALLEGIANCE

Denise Greer, Deputy Director, Development Services led the Pledge of Allegiance.

AGENDA



Agenda Update Memorandum 1 (7/30/2026):

BC20260806DOC001

BC20260806DOC002

- Item 13, Authorize the Chair of the Board of County Commissioners to execute an Assignment and Assumption of Promissory Note, Mortgage and Land Use Restriction Agreement to facilitate the re-recording of the document with the appropriate County signature authority – Added to Agenda

Agenda Update Memorandum 1 (8/3/2026):

BC20260806DOC003

- Item 13, Authorize the Chair of the Board of County Commissioners to execute an Assignment and Assumption of Promissory Note, Mortgage and Land Use Restriction Agreement to facilitate the re-recording of the document with the appropriate County signature authority – Deferred to August 25, 2026
- Item 1, Ordinance 26- 34 Establishment of West Manatee District Community Development

BC20260806DOC004

District – Revised motion to be continued to September 3, 2026 at 9:00 a.m., or as soon thereafter as same may be heard

- Item 2, Ordinance 26-27 f/k/a Ordinance 18-32/Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries – Revised motion to be continued to August 25, 2026 at 9:00 a.m., or as soon thereafter as same may be heard
- Item 3, Ordinance PA-25-13/Ordinance 26-01 County Initiated Comprehensive Plan Text Amendment 5-1 Series – Revised motion to be continued to no date set and to be readvertised
- Item 4, 9:00 a.m. Time Certain, Ordinance 26-19/PA-25-03/Comprehensive Plan Rewrite County-Initiated Comprehensive Plan Text Amendment
- Item 6, Ordinance 26-29/PA-25-08/Vineyard Creek CPA/Small-Scale Comprehensive Plan Map Amendment – Revised motion to continue to incorporate Ordinance number in motion
- Item 12, Resolution R-26-081/53rd Avenue East, Bradenton – Revised motion to be continued to August 25, 2026, at 9:00 a.m., or as soon thereafter as same may be heard, and moved to Presentation Upon Request

PUBLIC HEARINGS - LEGISLATIVE (Presentations Upon Request)

1. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance 26-34 Establishment of West Manatee District Community Development District

 Denise Greer, Deputy Director Development Services announced the public hearing is continued to September 3, 2026.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC005

2. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance 26-27 f/k/a Ordinance 18-32/Petition to Amend the Boundaries of the Aviary at Rutland Ranch Community Development District Contraction of Boundaries

 Ms. Greer announced the public hearing was continued to August 25, 2026.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC006

3. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened 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.

 Ms. Greer announced the public hearing was continued to no date set and to be readvertised.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC007

4. **9:00 A.M. TIME CERTAIN DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance 26-19/PA-25-03/Comprehensive Plan Rewrite County-Initiated Comprehensive

Plan Text Amendment. The Planning Commission recommend transmittal.



Ms. Greer announced the public hearing was continued to no date set and to be readvertised.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC008

PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Upon Request)

5. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance PDC-18-14(G)(R)/Life Storage & Hotel at Bradenton (fka Wisdom Hotel and Retail Development/I-75-SR 64 Development, Inc.)/Life Storage Largo I LLC (Owner). Applicant has withdrawn the project.



Ms. Greer announced the Applicant has withdrawn the project.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC009

6. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance 26-29/PA-25-08/Vineyard Creek CPA/Small-Scale Comprehensive Plan Map Amendment. The Planning Commission recommended denial.



Ms. Greer announced the public hearing was continued to September 3, 2026.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC010

7. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC/Manatee County (Owners). The Planning Commission recommended denial.



Ms. Greer announced the public hearing was continued to September 3, 2026.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC011

8. **DEVELOPMENT SERVICES/ORDINANCE**



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



Ms. Greer announced the public hearing was continued to no date set and to be readvertised.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC012

9. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed

Ordinance 26-15/Parrish Lakes DRI #28. The Planning Commission recommended denial.



Ms. Greer announced the public hearing was continued to no date set and to be readvertised.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC013

10. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Ordinance PDMU-16-16(G)(R3)/Parrish Lakes GDP Amendment/FLM INC. The Planning Commission recommended denial.



Ms. Greer announced the public hearing was continued to no date set and to be readvertised.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC014

11. **DEVELOPMENT SERVICES/LOCAL DEVELOPMENT AGREEMENT**



A duly advertised public hearing was opened to consider adoption of proposed LDA 15-0 1(R)/Local Development Agreement/Parrish Lakes Development of Regional Impact



Ms. Greer announced the public hearing was continued to no date set and to be readvertised.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC015

12. **DEVELOPMENT SERVICES/ORDINANCE**



A duly advertised public hearing was opened to consider adoption of proposed Resolution R-26-081/53rd Avenue East, Bradenton. The Historic Preservation Board recommended approval.



Ms. Greer announced the public hearing is continued to August 25, 2026.

There being no public comment, Ms. Greer closed public comment.

BC20260806DOC016

CITIZEN COMMENTS (Future Agenda Items Only)

Future agenda comments were submitted into the record.

BC20260806DOC017

ADJOURN

There being no further business, Ms. Greer adjourned the meeting at 9:12 a.m.

Minutes Approved: August 25, 2026