

**MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
September 3, 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, (Via Zoom)
Mike Rahn, District 4

District 1 seat is vacant.

Also present were:

Nicole Knapp, Director Development Services
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



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

All witnesses and staff giving testimony were duly sworn.

INVOCATION

Pastor David Cooper, Bayside Community Church, delivered the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Rahn led the Pledge of Allegiance.

AGENDA

BC20260828DOC001



Agenda Update Memorandum 1 (Dated 8/28/2026):

BC20260828DOC002

- Item 2, Ordinance 26-34 Establishment of West Manatee District Community Development District – Added public comment
- Item 10, PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC/Craig Walter Purcell/James C. Drao and Heather D. Drao (Owners) – Moved to Presentations Upon Request, Applicant request for continuance to November 19, 2026, and added public comment
- Item 6, PDMU-07-07(Z)(P)(R2)/Crosswind Point F.K.A. Parrish Plantation/Belleair Capital Group Parrish Plantation LLC (Owner) – Added public comment, and revised staff report in strikethrough underline format, and Preliminary Site Plan
- Item 7, Ordinance 26-29/PA-25-08/Vineyard Creek CPA/Small-Scale Comprehensive Plan Map Amendment – Updated title to reflect correct planner title and added public comment
- Item 8, PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC, and Manatee County, (Owners) – Added public comment
- Item 11, Ordinance 26-10/LDCT-26-01 County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes within the Urban Service Area – Added public comment

Agenda Update Memorandum 2 (Dated 9/2/2026):

BC20260828DOC003

- Generic Public Comments – Added to agenda
- Item 10, PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC/Craig Walter Purcell/James C. Drao and Heather D. Drao (Owners) – Updated continuance motion on coversheet, and added ex parte communication and public comment
- Item 7, Ordinance 26-29/PA-25-08/Vineyard Creek CPA/Small-Scale Comprehensive Plan Map Amendment – Moved to Presentations Upon Request, and added request for continuance and public comment
- Item 8, PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC, and Manatee County, (Owners) – Moved to Presentations Upon Request, and added request for continuance and public comment
- Item 9, 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, and added request for continuance
- Item 4, PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida, Inc. (Owner) – Revised conditions on staff report and Ordinance in strikethrough underline format
- Item 6, PDMU-07-07(Z)(P)(R2)/Crosswind Point F.K.A. Parrish Plantation/Belleair Capital Group Parrish Plantation LLC (Owner) – Updated Ordinance and added public comment



Nicole Knapp, Development Services Director, announced additional public comment was received for Item 10 and revised staff report and Ordinance condition 5 to read: Prior to any Certificate of Occupancy (CO) issuance Prior to FSP approval, a non-vehicular ingress/egress easement shall be recorded with the Manatee County Clerk of Courts, prohibiting cross access to 3rd Avenue West, as well as limiting ingress/egress from US 19 to the approved access point.

BC20260828DOC004

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

BC20260828DOC005



Heidi Minihkeim addressed concerns regarding Project Wolf that were raised during the Board meeting on September 1, 2026.



Mark VanDeRee spoke regarding public-private partnerships, requested a future work session on Amendment 3, and discussed House Bill (HB) 927, which addresses streamlining local land planning and development reviews, reducing bureaucratic delays, and enforcing statutory timelines for municipal and county permitting.



Elizabeth Dow addressed the impacts of the Legacy Trails development on the surrounding area.



Cynthia Keow spoke regarding Project Grace, which was discussed at the September 1, 2026, Board meeting.



Glen Gibellina stated that all projects within District 1 should be placed on hold until the vacant seat is filled and public records requests. There being no further citizen comments, Chairman Siddique closed citizen comments.

 Discussion ensued regarding the vote for Project Grace, Amendment 3 work session, District 1 vacancy, future budget work session, and hiring freeze for the County.

CONSENT AGENDA

CITIZEN COMMENTS (Consent Agenda Only)

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

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

1. **DEVELOPMENT SERVICES/ORDINANCE**

Approved to hold the second public hearing to adopt proposed Ordinance 26-42 on October 6, 2026, at 9:00 a.m., or as soon thereafter as same may be heard (in lieu of after 5:00 p.m.), pursuant to Section 125.66(4)(b)1, Florida Statutes. BC20260903DOC006

PUBLIC HEARINGS – LEGISLATIVE (Presentations upon Request)

2. **DEVELOPMENT SERVICES/ORDINANCE**

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

 Andrew Cohen, Representing the applicant, utilized a slide presentation to review establishing the West Manatee District Community Development District; providing legislative findings; specifying authority; specifying intent and purpose; creating Section 2-8-95 of the Manatee County Code of Ordinances, entitled "West Manatee District Community Development District; establishing the West Manatee District Community Development District pursuant to Chapter 190, Florida Statutes, describing the boundaries of the District; providing for future expansion with sufficiently contiguous lands via a subsequent application and its own process; naming the initial members of the Board of Supervisors for the District; and consenting to certain special powers by the District's Board of Supervisors pursuant to Subsection 190.012(2), Florida Statutes.

 Discussion ensued regarding the establishment and purpose of a CDD, and a previous CDD in the area had been dissolved.

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

 Based on the record of the public hearing, public testimony provided there in, and having evaluated the criteria for the establishment of a Community Development District in Chapter 190, Florida Statutes, Commissioner Kruse moved to approve the petition establishing the West Manatee District Community Development District; to adopt Ordinance 26-34, and consent to the exercise of special powers for parks and recreation and security. The motion was seconded by Chairman Siddique and carried 5-1, with Commissioner McCann voting nay. BC20260903DOC007

PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations upon Request)

3. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance ZL-26-02/Gettel Bradenton, Inc., Rezone/Gettel Bradenton, Inc., (Owner). The Planning Commission continued the public hearing to September 17, 2026.

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 hearing for ZL-26-02 to October 8, 2026, and to be readvertised.

BC20260903DOC008

10. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was opened to consider adoption of proposed Ordinance 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 recommended denial.

There were no ex parte communications.

 A motion was made by Commissioner McCann, and seconded by Chairman Siddique, to continue the public hearing for PDR-25-06(Z)(P) to November 19, 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.

 Greg Marino, Mark VanDeRee, Elizabeth Arnold, and John Simon, addressed concerns regarding allowing the continuance, the delay and reason, and the Planning Commission denied the project.

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

 Caleb Grimes explained the continuance is to allow additional time to continue working with Public Works on the proposed intersection improvements for Waterline Road and Rye Road, and the additional time will allow for all information to be prepared in full prior to the Board meeting.

The motion carried 6-0.

BC20260903DOC009

7. **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.

and

8. **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, and Manatee County, (Owners).

The Planning Commission recommended denial.
There were no ex parte communications.

Ordinance 26-29

 A motion was made by Commissioner McCann, seconded by Commissioner Kruse, and carried 6-0, to continue the public hearing for Ordinance 26-29/PA-25-08, to no date set and to be readvertised.

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

BC20260903DOC010

PDR-25-16(Z)(G)

 A motion was made by Commissioner McCann, seconded by Commissioner Ballard, and carried 6-0, to continue the public hearing for PDR-25-16(Z)(G), to no date set and to be readvertised.

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

BC20260903DOC011

9. **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.

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 hearing for PDMU-18-06(Z)(G)(R2), to no date set and to be readvertised.

BC20260903DOC012

PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Scheduled)

4. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDR-25-25(Z)(P)/Guardian Angels US 19/Guardian Angels of SW Florida, Inc, (Owner). The Planning Commission recommended approval.

There were no ex parte communications.

 Discussion ensued regarding the item being under presentations scheduled versus presentations upon request.

 Rachel Layton, Division Manager and Impact Fee Administrator, stated there were two speakers during the Planning Commission.

Paige Estigarribia, ZNS Engineering, was available for questions.

 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, subject to conditions of approval voluntarily proffered by the Applicant, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance Number PDR-25-25(Z)(P); and approve the Preliminary Site Plan with Conditions A.1 – A.8, B.1 – B.6, , C.1 – C.2, and D.1 - D.3 as recommended by the Planning Commission. The motion was seconded by Chairman Siddique, and carried 6-0.

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

BC20260903DOC013

5. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDC-25-23(Z)(P)/Baycare Free-Standing Emergency Department/PSP with rezone/Core Suncoast III LLC, (Owner)/Baycare Health System, Inc., (Contract Purchaser). The Planning Commission recommended approval.

There were no ex parte communications.

 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, Commissioner Rahn moved to adopt Manatee County Zoning Ordinance Number PDC-25-23(Z)(P); approve the Preliminary Site Plan with Conditions of Approval A.1-A.3, B.1-B.5, and C.1; adopt the Findings for Specific Approval; and grant Specific Approval for alternative to Section 900.6.A.2, Land Development Code to reduce the required roadway buffer in the Entranceway along State Road 64 East from 20-feet to 18-feet and to modify the planning requirements, as recommended by the Planning Commission. The motion was seconded by Commissioner Ballard and carried 6-0.

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

BC20260903DOC014

6. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance PDMU-07-07(Z)(P)(R2)/Crosswind Point fka Parrish Plantation/Belleair Capital Group Parrish Plantation LLC, (Owner). The Planning Commission recommended denial.

There were no ex parte communications.

 Kyle Grimes, Grimes Galvano, utilized a slide presentation to review a rezone of approximately 9.65 acres from Village (VIL) to Planned Development Mixed Use (PDMU) Zoning District for a total of approximately 274.71 acres of a project site; amending Zoning Ordinance PDMU-07-07(P)(R); approving an amendment to the Preliminary Site Plan to 1) remove 83,000 square feet of Office, 2) increase Commercial from 116,100 to 174,000 square feet, 3) add a Personal Wireless Service Facility (PWSF), 4) maintain the maximum of up to 488 single-family residential units, and 5) modify certain conditions consistent with current departmental practices and other amendments for internal consistency and obligations; generally located at the southeast corner of State Road 62

and U.S. 301, Parrish, project team, location, changes since Planning Commission, history, current approval, infrastructure with the project, summary of request, zoning, added lands, previously approved Preliminary Site Plan (PSP), commercial portion, land to be rezoned, commercial buffers, revised PSP, open space, wetlands, intensity, and density.



Discussion ensued regarding an understanding of the approval, expansion and changes to the project, the overlay, Planning Commission vote, purpose of the additional acreage, zoning, and the potential removal of development rights.

Mr. Grimes clarified the changes to the approval, the overlay, the Planning Commission vote, and the additional acreage associated with the project.



James McDevitt III, Development Services Team Leader, utilized a slide presentation to review site location, request, PSP, proposed changes, history, specific approval requests, Future Land Use Category (FLUC), overlays and special areas, public facilities, floodplain, stormwater, transportation analysis, consistency with Comprehensive Plan, compliance with the Land Development Code (LDC), positive and negative aspects, mitigating measures, remaining issue of concern, and Planning Commission.



Discussion ensued regarding village standards, building size, overlays and special areas, requirements and proposed changes for internal parcels, current entitlements, stipulations, Parrish Commercial Village overlay, requested square footage for the parcels, buffers, build out of the parcels, proposed 55,000 square-foot building size, and establish a stipulation regarding the square footage permitted for each building on each parcel.



Mr. Grimes clarified the maximum square footage permitted for each parcel and market demand for the parcels. He requested time to confer with the applicant regarding the square footage of the building.

RECESS/RECONVENE: 10:38 a.m. – 10:55 a.m. – All Commissioners were present except Commissioner Bearden



Mr. Grimes stated commercial parcels K, L, and M, shall have a maximum of 55,000 square-feet per building, and the cumulative square footage will be capped at 100,000 square feet.



Discussion ensued regarding the change of square feet.



Mark VanDeRee questioned the cell tower removal from the project.

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



Mr. McDevitt reported a pre-application meeting had been requested and the removal of the Personal Wireless Service Facility (PWSF) is addressed in the Ordinance.

Sarah Schenk, Chief Assistant County Attorney, stated Stipulation E.16 would be modified to reflect the changes.

 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, Commissioner Kruse moved to adopt Manatee County Zoning Ordinance Number PDMU-07-07(Z)(P)(R2); and approve the amended Preliminary Site Plan with Conditions A.1-A.8, B.1-B.5, C.1-C.5, D.1-D.6, E.1-E.21, F.1-F.8, G.1, and H.1, with the modification of stipulation E.16, Commercial Parcels K, L, and M shall have a maximum building size of 55,000 square-feet per building, provided however, the cumulative building size for Parcels K, L and M, shall not exceed 100,000 square-feet. The motion was seconded by Commissioner Rahn, and carried 5-0, with Commissioner Bearden absent. BC20260903DOC015

(Enter Commissioner Bearden)

PUBLIC HEARINGS – LEGISLATIVE (Presentations Scheduled)

11. DEVELOPMENT SERVICES/ORDINANCE

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-10/LDCT-26-01/County Initiated Land Development Code Text Amendment: Exemption from Minimum Lot Sizes Within the Urban Service Area. The Planning Commission recommended approval.

 Haley Vetter, Planner I, utilized a slide presentation to review amending the Land Development Code (LDC) (As Amended, the "Code"); Amending Chapter 1. General Provisions Section 107.8, Nonconforming Lots, Chapter 4. Zoning Section 401.3 Bulk and Dimensional Regulations, Section 401.4, Area, Height, Bulk and Placement Regulations, Table 4-5. Bulk and Dimensional Standards for Agricultural and Single-Family Districts, Table 4-6, Schedule of Bulk and Dimensional Standards for Duplex and Multi-Family Residential Districts, Table 4-7, Schedule of Bulk and Dimensional Standards for Mobile Home Districts, Table 4-8, Schedule of Bulk and Dimensional Standards for Office, Commercial and Mixed-Use Districts, Table 4-9, Schedule of Bulk and Dimensional Standards for Industrial, Extraction and Institutional Districts, adding a new Section: Section 401.6, Minimum Lot Size Exemption within the urban service area hereinafter the "Minimum Lot Size Exemption"; providing for other amendments as may be necessary for internal consistency; providing for a limited period of time within which applicants may submit applications for the Minimum Lot Size Exemption, history, text amendment, proposed changes, summary of the proposed additions, ineligible parcels within USA, proposed text, pre-existing, nonconforming lots, lot size requirements, schedule of area, height, bulk, and placement regulations, and the Planning Commission.

 Discussion ensued regarding unforeseen outcomes, applicable standards, prohibited exemptions, size requirements, affordable housing, removal of minimum lot size, parking, experiences of other Counties that have removed minimum lot size requirements, success rates, urban corridor locations, timeline and process, constraints for developers, program intent, single lots, use of the program by cities versus counties, providing updates on the program and obtaining community feedback, restrictions, impacts of existing zoning, lot-split considerations, program terms and requirements, adding Accessory Dwelling Units (ADU's) pursuant to code, design standards and requirements, and overlays.

 Rachel Layton, Division Manager and Impact Fee Administrator, explained the updated standards regarding density and intensity, as well as building separation and Section

401.4, schedule of area, height, bulk, and placement regulations, and addressed concerns that the review of Minimum Lot Sizes Within the Urban Service Area could affect density. She stated that an administrative manual is continually updated for all Development Services staff, the three-year evaluation is a pilot program, and further explained due to the constraints of Senate Bill (SB) 180, if an item is adopted at this time, it could not be repealed at a later date.

 Nicole Knapp, Director Development Services, noted to date, there are 89 ADU applications, including 68 new applications.

No action necessary. This is the first of two required public hearings; the second public hearing is scheduled for October 8, 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.

 Mark VanDeRee and Cynthia Keow questioned the neighborhood workshops throughout the County, height restrictions, constraints under SB 180, and addressed concerns regarding parking requirements and minimum lot sizes.

 Glen Gibellina supports the program.

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

 Discussion ensued regarding the positive and negative aspects of the program, specific areas eligible for the program pursuant to the Ordinance, lot splits, rental allowance under the program, and short-and long-term rentals. BC20260903DOC016

13. **DEVELOPMENT SERVICES/ORDINANCE**

 A motion was made by Commissioner Kruse, seconded by Commissioner Rahn, and carried 5-1, with Commissioner McCann voting nay, to hold the second public hearing to adopt proposed Ordinance 26-10 on October 8, 2026, at 9:00 a.m., or as soon thereafter as same may be heard (in lieu of after 5:00 p.m.), pursuant to Section 125.66(4)(b)1. Florida Statutes.

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

BC20260903DOC017

RECESS/RECONVENE: 11:58 a.m. – 12:09 p.m. – All Commissioners were present.

12. **DEVELOPMENT SERVICES/ORDINANCE**

 A duly advertised public hearing was held to consider adoption of proposed Ordinance 26-21/LDCT-26-03/Parking Minimums County-Initiated Land Development Code Text Amendment. The Planning Commission recommended to table until Senate Bill (SB) 180 is resolved.

 Rachel Layton, Division Manager and Impact Fee Administrator, utilized a slide presentation to review amending the LDC Chapter 10, Transportation Management, Section 1005, Off-Street Parking, Subsection 1005.4, Expansion or Reduction in Number of Required Parking Spaces, Amending Design Standards for Parking Spaces, revising standards in this subsection related to required parking spaces, and amending design

standards for parking spaces, existing parking requirements, parking flexibility proposed, reduction in need, proximity to transit, proximity to dwelling units for neighborhood serving commercial, expansion of parking needs, positive and negative aspects, and mitigating measures.

 Discussion ensued regarding changes to Ordinance 26-21 since consideration by the Planning Commission, transit, housing, existing parking issues, transit routes, parking reduction standards, removal of affordable housing provisions from the Ordinance, reduction of the Urban Service Area, and parking ratios.

 Ms. Layton stated affordable housing should be addressed as a separate component from transit.

No action is necessary. This is the first of two required public hearings; the second public hearing is scheduled for October 8, 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.

 Rodney Kwiatkowski reviewed the County's Fire Code access requirements.

 Glen Gibellina opposed minimum parking requirements in the County.

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

BC20260903DOC018

14. **DEVELOPMENT SERVICES/ORDINANCE**

 A motion was made by Commissioner Kruse, and seconded by Commissioner Rahn, to hold the second public hearing to adopt proposed Ordinance 26-21 on October 8, 2026, at 9:00 a.m., or as soon thereafter as same may be heard (in lieu of after 5:00 p.m.), pursuant to Section 125.66(4)(b)1. Florida Statutes. The motion failed 4-2, due to the need of a super majority (five yes votes).

BC20260903DOC019

ADJOURN

There being no further business, Chairman Siddique adjourned the meeting at 12:57 p.m.

Minutes Approved: September 22, 2026