

**MANATEE COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
April 16, 2026**

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

Present were Members:


John DeLesline, Chairman
Lorraine Prosser, Second Vice-Chairman
Robert Brown, Third Vice-Chairman
Anthony Sciuillo
Scott Ziegler, (via Zoom)

Absent were:

Matt Bower, First Vice-Chairman
Bruce Stamm
Michael Pendley (non-voting member representing the School Board)

Present were:

Denise Greer, Deputy Director, Development Services
Marcy Krum-Tinsley, Public Hearing Section Manager
Sarah Schenk, Chief Assistant County Attorney
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court

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

All witnesses and staff giving testimony were duly sworn.

PLEDGE OF ALLEGIANCE

Chairman DeLesline led the Pledge of Allegiance.

AGENDA ANNOUNCEMENTS

PC20260416DOC001

 Agenda Update Memorandum (Dated 4/16/2026):


PC20260416DOC002

- March 12, 2026, Minutes for approval – Added to agenda
- Generic Public Comment – Added to agenda
- Item 2, 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) – Added additional amended LDAs for Villages Of Amazon South and public comment
- Item 3, Ordinance PDR-25-20(Z)(G)/Cheyanne Preserve Phase II/Kyle S And Julianne B Giella (Owner)/AMH Development, LLC (Contract Purchaser) – Added public comment

 Denise Greer, Deputy Director, Development Services, stated general public comments and additional public comments were received for Item 2.

PC20260416DOC003

MINUTES

 A motion was made by Member Brown, seconded by Member Sciuillo, and carried 5-0, with Member Ziegler attending via Zoom, and Members Bower and Stamm absent, to approve the minutes of March 12, 2026.

PC MB FY 25-26/51


CITIZEN COMMENTS (Future Agenda Items)

PC20260416DOC004

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

ADVERTISED PUBLIC HEARINGS – QUASI - JUDICIAL (Presentations Upon Request)


1. **ORDINANCE/ZONING**

 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 Application has been withdrawn.


PC20260416DOC005


ADVERTISED PUBLIC HEARINGS – QUASI - JUDICIAL (Presentations Scheduled)


2. **ORDINANCE/ZONING**


 A duly advertised public hearing was held to consider recommending adoption of proposed Zoning Ordinance PDMU-18-06(Z)(G)(R2)/Rezone with Amended General Development Plan (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).


No ex-parte communications were disclosed.


 John Neal, Neal Communities, utilized a slide presentation to review amending and restating Ordinance PDMU-18-06(G)(R) to 1.) add 35.53 acres to a 1,032.23 acre-site zoned Planned Development Mixed Use (PDMU); 2.) provide for the rezoning of the added portion of 35.53 acres from General Agriculture (A) and Suburban Agriculture (A-1) to Planned Development Mixed Use (PDMU), consolidating the Planned Development Mixed Use (PDMU) Zoning District for the entire site totaling 1,067.76 acres; 3.) revise approved entitlements adding 313 multifamily units, 18,000 square feet to retail/commercial use and 30,000 square feet to office use; 4.) approve a revised GDP for the entire 1,067.76 acre site for a mixed use project consisting of 3,158 residential units, including 627 multifamily units resulting from the exchange of 279 single-family detached units based on the Land Use Equivalency Matrix (LUEM); 247,000 square feet of medical offices, 50,000 square feet of office, 220,000 square feet of retail/commercial uses, 150 hospital beds and 326 assisted living facility (ALF) beds, inclusive of the previously approved development; and 5.) remove condition 17; no changes to the approved Schedule of Uses, attached as Exhibit B are proposed; site is located northwest of the intersection of Moccasin Wallow Road and U.S. 301 North, at 12420 U.S. 301 North, Parrish, project team, North River Ranch, displayed photos of the proposed project, project area, location, area wide data, and highlighted North River history.


 Katie LaBarr, Stantec, continued the slide presentation to review the request, existing future land use, rezone, revised GDP, Phase 2 conceptual districts, specific approval, and Comprehensive Plan consistency.


 Alec Hoffner, Environmental Scientist, Kimley Horn, continued the slide presentation to review environmental considerations, inactive eagle nest on the property, photos of the property, Wetland 37, proposed mitigation plan and location, and off-site mitigation area.


 Rob Engel, Engineer, Stantec, continued the slide presentation to review stormwater, location, canal and Frog Creek Basin water study, stipulation, the peak rate runoff, floodplain impacts, transportation, access, and parking and types of streets.


 Ed Vogler, Vogler Ashton PLLC, continued the slide presentation to summarize the proposed project, the agreements between the County and the Developer for the infrastructure surrounding the project, permitting, funding, the project will have no wetland impacts, and the owner has the rights to the mitigated land.


 Discussion ensued regarding the history and ownership of the property, environmental studies and wetlands, interpretation of Uniform Mitigation Assessment Method (UMAM) scores and wetland protection measures, Hospital Corporation of America (HCA) near the proposed project, no ambulances dispatched on site, the neighborhood workshop report, the adjacent project, surrounding Homeowners Association (HOA) concerns, neighbor notification requirements, infrastructure, added units, and anticipated traffic impacts.

 Ms. LaBarr, Mr. Neal, Mr. Ingle, and Mr. Vogler addressed wetlands on the property, noting there will be no impacts to the surrounding area, UMAM scores, the nearby HCA hospital, neighborhood meeting report, concerns raised by surrounding HOAs, clarified applicant requirements for notifying adjacent residents, and noted that commercial development typically follows residential projects to support the surrounding area.


 Frank Domingo, Transportation Engineer, Stantec, clarified the number of units being added to the project and discussed peak-hour trips, mixed-use development, and roadway interconnectivity.


 Alyssa Grove, Planner I, utilized a slide presentation to review site location, request, site plan, entitlements, density, access, schedule of uses, specific approval request, site map, GDP, Future Land Use Category (FLUC), zoning district, neighborhood workshop, history, public facilities, floodplain, stormwater, transportation link capacity analysis, positive and negative aspects, mitigating measures, conditions of approval, consistency with the Comprehensive Plan, and compliance with the Land Development Code (LDC).


 Discussion ensued regarding existing site conditions, the staff report, phased submittal plans for the project, proposed flow reduction measures, the Southwest Florida Water Management District (SFWMD) plan, public facilities, water conservation strategies, emergency services, environmental analysis, GDP, and access points on Moccasin Wallow Road.


 Kathleen Davis, Environmental Principal Planner, clarified qualifications for reviewing applications related to the environmental component.

 Sarah Schenk, Chief Assistant County Attorney, reviewed the standards for large projects and staff requirements for reviewing project applications.


 Prony Fils Bonnaire, Transportation Planning Section Manager, reviewed the GDP and access points on Moccasin Wallow Road.


 Mr. Vogler clarified there is one access point on Moccasin Wallow Road.


 Ms. LaBarr stated an existing access point is currently in place and an additional access point will be provided as part of the Moccasin Wallow Road expansion. She further noted the site operational plan is required at Final Site Plan (FSP) submittal.

 Margarie Struck addressed surrounding neighbors being notified of the proposed project and expressed concern regarding water shortages.

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

 Discussion ensued regarding multi-family housing, rental versus ownership options for the project, and the cost of homes.


 Mr. Vogler stated these types of uses are needed in the area, noted the discontinuation of wells on the project site, confirmed the sewer capacity has been reserved, and indicated that he can submit the qualifications of the project's environmental staff.

 Based upon the staff report, evidence presented, comments made at the Public Hearing, 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, Member Ziegler moved to recommend denial of Manatee County Zoning Ordinance PDMU-18-06(Z)(G)(R2); denial of the General Development Plan; denial of the Findings for Specific Approval; and denial of Specific Approval for an alternative to the following Land Development Code Sections: 1) 701.3.A.7, relocating the vegetation required for the vehicle use area in another area of the site, and 2) 701.4.B.3, relocating the vegetation required for the screening buffers between the Village Center and Residential Neighborhood in another area of the site. The motion was seconded by Member Sciallo, and carried 4-1, with Chairman DeLesline voting nay, Member Ziegler attending via Zoom, and First Vice-Chairman Bower and Member Stamm absent.


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RECESS/RECONVENE: 10:44 a.m. to 10:59 a.m. – All Members were present, with Member Ziegler via zoom, and Members Bower and Stamm absent.


3. **ORDINANCE/ZONING**


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


No ex-parte communications were 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, from General Agriculture (A) to Planned Development Residential (PDR); approving a GDP for up to 24 single-family detached dwelling units, location map, zoning, future land use, open space, wetlands, buffers, specific approval, existing conditions, site plan, building types, house plan elevation examples, residential developments, neighborhood workshop, school concurrency, and public utilities.


Matt Morris, Morris Engineering, continued the slide presentation to review stormwater analysis report, and flow chart comparison.

 Kerri MacNutt, Monarch Ecology Group, continued the slide presentation to review environmental, wetlands, listed species, existing native plant communities for open space, and onsite wetlands.


 Michael Yates, Palm Traffic, continued the slide presentation to review traffic, peak hour trips, access, right-of-way, multi-modal transportation, and offsite improvements.


 Ms. Stewart acknowledged the project is compatible with the Comprehensive Plan.

 Discussion ensued regarding transportation link capacity analysis report, Capital Improvement Plan (CIP), stormwater design and associated impacts, gopher tortoise considerations, the existing pond on the property, specific approval request, neighborhood workshop, notification requirements for surrounding property owners, open space requirements, and site elevation.


 Mr. Yates stated there is currently no CIP funding allocated for the four-lane road and the applicant has reviewed existing traffic volumes in the surrounding area.


Mr. Morris stated the applicant will ensure the existing stormwater conditions are included in the report, and site elevation requirements are based on stormwater conditions.

 Scott Rudacille, Blalock Walters, explained the specific approval is required for the project to be approved.

 Ms. Stewart noted the neighborhood workshop was held on January 23, 2025, and that notification and signage requirements for neighborhood workshops, have changed since the workshop was conducted.


 Denise Greer, Deputy Director, Development Services, displayed photos of existing stormwater conditions on the property.

 Lindsey Craig, Planner I, utilized a slide presentation to review site location, request, FLUC and zoning district, development standards, specific approval request, neighborhood workshop, location map, public facilities, floodplain, stormwater, transportation link capacity analysis, positive and negative aspects, mitigating measures, consistency with the Comprehensive Plan, and compliance with the LDC.

 Discussion ensued regarding current access to the property, stormwater volume, and the green buffer requirements, and doing what can be done to improve flooding.

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

Motion - Withdrawn

 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 in compliance with the applicable review standards in the Manatee County Land Development Code, Member Sciallo moved to recommend adoption of Manatee County Zoning Ordinance PDR-25-20(Z)(G); approval of the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1, adoption of Findings from Specific Approval; and granting Specific Approval for alternative to the Land Development Code 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.

Denise Greer explained they will add the NOAA Atlas 14 conditions will be added when this goes before the Board, and staff supports the specific approval as this project and the one to the north are the same developer.

Motion

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 in compliance with the applicable review standards in the Manatee County Land Development Code, Member Sciallo moved to recommend adoption of Manatee County Zoning Ordinance PDR-25-20(Z)(G); approval of the General Development Plan with Stipulations as Conditions of Approval A.1-A.7; B.1-B.8; C.1; and D.1, adoption of Findings from Specific Approval; and granting Specific Approval for alternative to the Land Development Code 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 Member Prosser and carried 5-0, with Member Ziegler attending via Zoom, and Membes Bower and Stamm absent.

PC20260416DOC007

ADJOURN

There being no further business, Chairman DeLesline adjourned the meeting at 11:56 a.m.

Minutes Approved: May 14, 2026