

**MANATEE COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
June 11, 2026**

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

Present were Members:

Matt Bower, First Vice-Chairman
Lorraine Prosser, Second Vice-Chairman
Robert Brown, Third Vice-Chairman
Anthony Sciallo
Bruce Stamm

Absent was:

John DeLesline, Chairman
Scott Ziegler

Also present were:

Rachel Layton, Division Manager and Impact Fee Coordinator
Sarah Schenk, Chief Assistant County Attorney
Denise Greer, Deputy Director, Development Services
Vicki Tessmer, Board Records Supervisor, Deputy Clerk, Clerk of the Circuit Court

First Vice-Chairman Bower called the meeting to order at 9:00 a.m.

All witnesses and staff giving testimony were duly sworn.

PLEDGE OF ALLEGIANCE

First Vice-Chairman Bower, led the Pledge of Allegiance.

AGENDA

PC20260611DOC001

Agenda Update Memorandum:

PC20260611DOC002

- Item 1, 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) – Added Public comment and Updated staff report to revise a Utility Condition.
- Item 2, Ordinance 26-29 / PA-25-08/Vineyard Creek CPA/Small-Scale Comprehensive Plan Map Amendment – Added public comment
- Item 3, PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC, and Manatee County (Owners) – Added Public comment and updated staff report to revise stormwater conditions
- Item 4, PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC; Craig Walter Purcell; James C. Drao and Heather D. Drao (Owners) – Updated staff report to include added stormwater condition and June 4, 2026 Land Use Action, revised motion to include new stormwater condition, and revised cover sheet

Rachel Layton, Division Manager and Impact Fee Coordinator, announced additional public comment was received for Item 4, Ivy Run.

MINUTES

 A motion was made by Member Prosser, seconded by Member Sciallo, and carried 5-0, with Chairman DeLesline and Member Ziegler absent to approve the minutes of May 14, 2026, with one minor grammatical change regarding Citizen Comments, and naming First Vice-Chairman Bower not Chairman DeLesline.

 Member Sciallo noted he sent an email to Rachel Layton, Division Manager and Impact Fee Coordinator, regarding Comprehensive Plan and Land Development Code (LDC) amendments regarding policy elements related to flooding, basins, and stormwater.

Ms. Layton suggested setting up a work session to discuss Member Sciallo's items.

CITIZEN COMMENTS (Future Agenda Items)

 Glen Gibellina addressed concerns including the Comprehensive Plan amendment, using Kimley-Horn as the consultant, since his opinion is that the changes are beneficial to developers, and the absence of evacuation routes, and questioned the added value of rezones.

There being no further citizen comment, First Vice-Chairman Bower 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 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).

There were no ex parte communications.

 Scott Rudacille, representing the applicant, withdrew the application, and noted they will work within the confines of the original approval. PC20260611DOC003

2. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance 26-29/PA-25-08/Vineyard Creek CPA – Small-Scale Comprehensive Plan Map Amendment.

and

3. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-25-16(Z)(G)/Vineyard Creek/Almena Properties LLC, and Manatee County, (Owners).

 Jack Weber and Philip DiMaria, representing Simply Dwell, used a slide presentation to review the request by Simply Dwell focusing on attainable budget conscious housing for working professionals, their mission, building quality homes with warranties, single family homes, amending the Manatee County Comprehensive Plan providing purpose and intent, providing findings, providing for a Privately-Initiated, Small-Scale Map Amendment to the Future Land Use Map of the Future Land Use Element of four parcels, approximately 29.83 acres of real property generally located on the Southwest of the intersection of 28th

Street Court East and 24th Avenue East, Palmetto (Manatee County) from Residential – 3 (RES-3) to Residential – 9 (RES-9) Future Land Use Category, Rezone of approximately 16 acres on one parcel generally located south of 28th Street, Court East on the westernmost parcel of a four parcel project site between 16th Avenue East and 24th Avenue East, Palmetto, Florida, from Suburban Agriculture (A-1) and Residential Single Family – 1 (RSF-1) to Planned Development Residential (PDR) Zoning District; approving a General Development Plan for up to 204 single-family residential units (attached and semi-attached) on the four parcel subject area, approximately 29.83 acres, summary of request, form of attainable housing, community context, this is for a General Development Plan (GDP), improving existing sidewalks, adhere to wetland buffers, no specific approvals, wetlands not being affected, and access to the site.

 Becca Bond, traffic engineer for the applicant, continued the slides to address project access, traffic analysis, Levels of Service (LOS), County Adopted LOS Standard for D (stable flow, but nearing capacity), 28th Street Court East will operate at LOC C, future total rezone and GDP roadway analysis P.M. Peak Hour traffic, and scheduled improvements for Canal Road in the Capital Improvement Plan (CIP).

 Matt Morris, representing the applicant, continued the slides to address stormwater and continuing the current flows, part of the site has an existing stormwater plan, and the applicant is meeting staff's stipulations regarding stormwater.

Mr. DiMaria continued the slides to review a neighborhood workshop was held, general level of excitement from the workshop, Comprehensive Plan consistency, promoting in-fill development and supporting contiguous expansion, providing a variety of housing types to support a range of income levels, and there were no negative aspects for the project in the staff analysis. Mr. DiMaria responded that all the townhomes will be for sale.

Mr. Webber confirmed the project consists of for sale products only.

 Mr. DiMaria responded to questions regarding wetland buffers.

 Chris Kennedy, Kimley-Horn, noted the wetland buffer setbacks are an average of 30 feet, and the word average is used due to compensation, and there is a 15-foot wetland buffer.

Discussion ensued regarding large horse farms near the project, and there are adequate buffers between the subject property.

 Mr. DiMaria explained this is a transition development, there are historic uses, but there have also been infrastructure improvements in the area, proximity to incorporated areas of the County, and the previous plan for the site. Land use options were evaluated, and the infrastructure lends itself to the proposed density, RES-3 allows for a density bonus, there is RES-6, which would permit up to 12 units per acre, this GDP offers a cap on the number of units, and RES-9 works best for their plan.

Mr. Morris noted the flood zone for the center portion is X across the entire property, but there is a flood zone A for the wetlands, which are small, isolated areas. The eastern

portion has already been partially developed, but on the western portion there will be two to three feet of elevation added.

Mr. DiMaria explained the homes would be built around the entire site, this is an undefined type of affordable housing, which is at an appropriate price for first time home buyers, and there is no rent control in the project.



Mr. Morris addressed flooding in the area, evaluating the site due to geographic information and ensuring the existing storage maintains the historical discharge, and will not adversely impact surrounding properties. Permits from the Southwest Florida Water Management District (SWFWMD) must be obtained.



Mr. Weber stated Simply Dwell's existence is to provide attainable housing, there are increased prices for materials, but they are focused on the first-time home buyer and commit to this model. They look to satisfy market's needs.

Mr. DiMaria described the difference between RES-6 and RES-9, including density bonuses, and commercial uses. The maximum density is 6.3 units per acre. He could not speak to the turnaround portion of the site, regarding school buses, and they included a bus stop waiting area near the main entrance.

Ms. Bond noted the CIP information is included in the plan, but they did not include any of the planned improvements when doing the traffic analysis.

Elizabeth Shulman, Senior Planner, used a slide presentation to review the site location, private ownership and Manatee County ownership, surrounding RES-9 and Industrial zoning nearby, GDP request, public facilities, Federal Emergency Management Agency (FEMA) map, Transportation Link Capacity Analysis shows no changes due to the project, the developer will demolish the current buildings, there were 228 units approved for the eastern most parcel alone, exceeding open space requirements, not wetland impacts, notable conditions of approval, capped at the number on the GDP, and consistency with the Comprehensive Plan and LDC, and residential compatibility.



Prony Bonnaire Fils, Transportation, explained there are two CIP projects planned for the area, which will be completed by 2028 and 2032 for the unfunded project. Projects in the CIP can be changed.

Ms. Shulman responded that Parcels 2, 3, and 4 were approved for 228 dwelling units, but the previous approvals are no longer valid. The FLU is RES-3. The previous project was an affordable housing project. The County owned parcels were escheated to the County due to unpaid taxes.



Glen Gibellina addressed the previous approval, LOS D is not acceptable, requested denial of the project, and expressed concern with water capacity, the previous Land Use Restriction Agreement (LURA), and evacuation routes.

There being no further public comment, First Vice-Chairman Bower closed public comment.

Mr. DiMaria addressed the maximum dwelling units per acre, the difference between a GDP and a Preliminary Site Plan (PSP), this is a GDP, and the School District suggestions will be taken under consideration; however, they have incorporated a bus stop on 28th

Street Court East for school buses.



Ms. Shulman responded to questions and noted Simply Dwell is required to pay off the improvement bonds from the previous owner, Parcel 1 had Community Development Block Grant (CDGB) and HOME funds attached to them, and the property was obtained for use as an affordable housing project. Parcel 3 cannot be used for affordable housing since there were construction bonds, and the proceeds from Parcel 1 will be used to pay the debt on Parcel 3. There was an invitation to negotiate for Parcel 1, and Simply Dwell was the winning bidder.



Ed Vogler, attorney representing the applicant, stated the parcels were under different ownership, and the bonds total over \$3 million. Simply Dwell would not take on the investment if they were not committed. The previous project failed, and acquired large debt, which Simply Dwell must pay. A LOS D is acceptable, and the regulatory framework requires the applicant to meet all standards. There were no negative aspects found by staff.



Discussion continued regarding questions surrounding the layout of the project, how well the parcels will work together, how many dwellings can be put in with RES-6 (178 dwelling units per acre), and concurrency.

Members expressed concern regarding the density of the proposed project.

Ordinance 26-29 - Denied

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 the applicable portions of Chapter 163, Part II, Florida Statutes, Member Stamm moved to recommend denial of Plan Amendment PA-25-08 / Ordinance 26-29. The motion was seconded by Member Sciullo, and carried 5-0, with Chairman DeLesline and Member Ziegler absent.

PC20260611DOC004

PDR-25-16(Z)(G)

A motion is not required for Item 3, due to the denial of Ordinance 26-29. PC20260611DOC005

RECESS/RECONVENE: 10:45 a.m. to 10:30 a.m. All Members present except for Chairman DeLesline and Member Ziegler absent.

4. **ORDINANCE/ZONING**



A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-25-06(Z)(P)/Ivy Run/16TH Drive Associates LLC/Craig Walter Purcell/James C. Drao and Heather D. Drao (Owners).

There were no ex parte communications. Member Sciullo noted he received public comments on a different matter, and he forwarded the emails to staff.

Caleb Grimes, attorney representing the applicant, appreciated the continuance last month, allowing the applicant to make improvements and meet with citizens regarding their concerns.

 Philip DiMaria, Kimley-Horn, used a slide presentation to review a rezone of eight parcels, approximately 51.67 acres from General Agriculture (A) to Planned Development Residential (PDR) Zoning District; generally located approximately 1,600 feet east of Rye Road and South of Waterline Road and commonly known as No Number Assigned, 14857, 14957, 15007, and 15057 16th Drive East, and 15016, 15026, and 15108 Waterline Road in Bradenton (Manatee County) and approving a Preliminary Site Plan (PSP) for up to 131 single-family detached residential units, the multi-use trail entering the property connecting to Rye Road, eight-foot privacy fence on the southern edge of property, , both access points are on Waterline Road, removed one parcel from the application reducing the acreage, community context, surrounding uses, FLU Urban Fringe-3 in entire area with no change proposed, surrounding zoning, application history and key changes, feedback and resulting changes, 10-foot multiuse trail from Rye Road allows multimodal transportation, PSP, developer agreement, proposed intersection re-alignment and signalization, traffic study, Waterline Road Link Analysis, and stormwater considerations.

Mr. Grimes elaborated on the trail system and explained to the east is the major trail system that goes from north to south, and this trail system allows everyone to the west to travel over a mile to join the rest of the system, and there is a site for a shelter or whatever the County wishes to install. The developer will provide paving for the trail. He explained the trail is 10 feet wide and is intended for bicycles and walking. The County is installing the multiuse trails, and the County will have easements over it. Golfcarts could possibly use the trail.

Michael Yates, Palm Traffic, addressed comments regarding school access, and the intersection of Waterline Road and Rye Road. They have worked with staff to development a realigning of the intersection to develop a "T", increasing site distance, and the signalization. There will also be a northbound left turn lane and exclusive west bound turn lanes.

Mr. Grimes noted intersection improvements will be completed prior to Certificate of Occupancy.

 Chris Kennedy, representing the applicant, explained the wetlands impacted are moderate quality and have poor zonation with a high degree of nuisance species in them. The mitigation credits are in the Manatee Mitigation Bank. The entirety of the site has been used for Agriculture. There is no native understory or native habitat. There is no policy to mitigate uplands. There is no eagle nest site, and no listed species observed on the site.

 Mr. Grimes explained the trail will be a hard path built by KB Homes for the County, while also working with the County to install pedestrian crossways. They are working on the intersection to make it safer and doing what they can to assist with the road system in the area.

 Lindsey Craig, Planner I, used a slide presentation to review the request including site location, access off Waterline Road, no specific approvals, PSP, FLU and zoning district of General Agriculture, neighborhood workshop concerns regarding traffic, existing public facilities, Floodplain Overlay, Mill Creek Water Management Plan, public drainage easement provided to Manatee County, Transportation Link Capacity Analysis, Future LOS will be C, traffic light location, positive and negative aspects and mitigating measures,

environmental, traffic, and stormwater conditions for approval, National Oceanic and Atmospheric Administration (NOAA) Atlas 14 model will be used, and consistency with the Comprehensive Plan and LDC.

 Prony Bonnaire Fils, Traffic, stated staff will ensure safety measures will be taken with the trailheads. The intersection will be signalized at the access on Waterline Road. He addressed positive aspects with traffic signals in the area. There are no improvements planned for Rye Road north of Waterline Road.

Discussion ensued regarding needed improvements to Rye Road, wetlands, how does this project comply with the Comprehensive Plan regarding the watershed plan, Objective 414 and habitat master plans, public benefits, want to see how everything works and fits with the entire watershed, and compliance with Policy 3.3.1.1.

 Denise Greer, Development Services Deputy Director, explained the floodplain in the Mill Creek Water Management Plan, requires addressing floodplain compensation, and the required 50 percent reduction in predevelopment flow. Staff can address what the new Water Management Plan entails, and FEMA approves the management plans. There should be no impacts to upstream or downstream flow.

Discussion continued regarding severe water quality issues, SWFWMD oversees water quality, how public interest is addressed related to wetlands, and wetland impacts.

Ms. Greer clarified East Wind does not have a proposed traffic signal, and there is a crossing at the intersection of Mill Creek north of the roundabout. There is a crosswalk on Rye Road at Coddington.

 Mark VanDeRee submitted permission to speak for 10 minutes, a floodplain map, and photographs to oppose the project, pointed out oversights, the surrounding agricultural uses, trail connection, traffic, loss of wetlands, conveyance, flooding, and Rye Road.

RECESS/RECONVENE: 12:29 p.m. to 1:30 p.m. All Members present except for Chairman DeLesline and Member Ziegler absent.

 Kathy McKinnon submitted permission to speak for 10 minutes and used a slide presentation to oppose the item due to infrastructure needs and traffic.

 Greg Marino submitted permission to speak for 10 minutes and used a slide presentation to oppose the project due to surrounding property uses, life/safety response times, traffic, and offered possible use options for the land.

Tim Almeter reiterated comments regarding flooding in the area and opposed the project.

 Larry Lau expressed concern regarding flooding and traffic and opposed the project.

There being no further public comment, First Vice-Chairman Bower closed public comment.

 Ms. Craig clarified two of the neighborhood meetings were coordinated with staff.

 Mr. Bonnaire Fils elaborated on traffic.

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(Continued)

 Kathleen Davis, Environmental Planning, referred to Florida Statute and noted the applicant cannot be made to get their environmental permits prior to the application process.

Discussion ensued regarding the Southwest Florida Water Management District (SWFWMD) is responsible for protecting the watershed, sometimes the State does not have the same requirements as the County, and Ordinance 23-66 created limitations for protecting wetlands.

 Ms. Craig explained these parcels were brought forward in the past, but this is the first application by this developer.

 Mr. Grimes explained a previous applicant brought a project forward that included some of the parcels and the one access was on Rye Road. The parcels were different. This project has never been before the Board before.

 Mr. Yates clarified the advantage of the signalization and improvements being made. The roundabouts have design issues, and certain ones are used for traffic calming, or provide an alternative to signalization. Florida Department of Transportation has found roundabouts decrease the severity of crashes. They worked with the County engineer, and there are no current engineering plans for Rye Road. If Rye Road is widened to four-lanes, this is a scenario that would be acceptable. There are right-of-way constraints and a northbound right turn lane will assist traffic.

Mr. Grimes agreed they must build the improvements a certain way. It is inherent that a T-intersection is safer.

 Mr. Kennedy clarified Mill Creek is part of the Manatee River, the mitigation will take place within the Manatee Mitigation Bank, and they provided the basis of review but SWFWMD will review as well.

 Mr. Grimes stated the applicant is providing the trail, but Manatee County can choose if they want to make it public or not, and they will comply with the County's wishes. The applicant is using the latest model by the County and the NOAA Atlas 14 which provides more compensation. The amount of stormwater runoff will be reduced by 50 percent. Manatee County no longer has concurrency for transportation, but applicants will mitigate impacts to the road system, by paying transportation fees. Florida Statute specifies a project cannot be denied due to traffic impacts. They are trying to address safety at the intersection of Rye Road and Waterline Road. The project is consistent with the Comprehensive Plan and the LDC. There is a long stretch of road improvements when entrances are being built, and additional right-of-way will be given to the County for further improvements. Stormwater will flow in the same way, but at a reduced rate.

Dean Picquet, Kimley-Horn, responded to questions regarding the site elevation being raised, but they need to maintain the flow. They will not change historic patterns, but they may need to add a culvert to meet requirements.

 Ms. Greer clarified there is no four-lane design for Rye Road.

Discussion continued regarding mitigating various issues, the trail component is adequate, recognize continuing dialogue with residents, residents in the immediate area are opposed to the project, and concern with Rye Road traffic and flooding on Waterline Road.

Members expressed concern with road conditions, flooding, loss of wetlands, timing, and compatibility with lot sizes.

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 review standards in the Manatee County Land Development Code, Member Prosser moved to recommend denial of Manatee County Zoning Ordinance PDR-25-06(Z)(P); and denial of the Preliminary Site Plan. The motion was seconded by Member Brown, and carried 6-0, with Chairman DeLesline and Member Ziegler absent.

PC20260611DOC006

ADJOURN

There being no further business, First Vice-Chairman Bower adjourned the meeting at 2:40 p.m.

Minutes Approved: August 13, 2026