

**MANATEE COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
August 13, 2026**

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

Present were Members:

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

Absent were:

Scott Ziegler
Non-voting member representing the School Board vacant seat

Also present were:

Rachel Layton, Division Manager and Impact Fee Coordinator
Kate Welch, Assistant County Attorney
Sarah Schenk, Chief Assistant County Attorney
Denise Greer, Deputy Director, Development Services
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

PC20260813DOC001

 Agenda Update Memorandum (Dated 8/12/2026):

PC20260813DOC002

- Minutes for Approval – Added to agenda
- Future Agenda Items – Added public comment
- Item 3, PDC-25-23(Z)(P)/Baycare Free-Standing Emergency Department/PSP with rezoned/Core Suncoast III, LLC (Owner)/Baycare Health System Inc. (Contract Purchaser) – Corrected a typographical error in Planner name on agenda, revised Positive/Negative Aspects and Mitigating Measures (Section 6) and Condition of Approval D.1 (Section 8), and attached, and Staff Report in strikethrough/underline format
- Item 4, PDMU-07-07(Z)(P)(R2)/Crosswind Point F.K.A. Parrish Plantation/Belleair Capital Group Parrish Plantation LLC (Owner) – Revised Alternative Motion for approval, added Additional Conditions of Approval B.5 and F.8., deleted #2 of Remaining Issues of Concern, revised Staff Report and Update, and added public comments
- Item 6, Ordinance 26-21/LDCT-26-03 Parking Minimums County-Initiated Land Development Code Text Amendment – Updated reviewing Attorney to Sarah Schenk and added public comments

 Rachel Layton, Division Manager and Impact Fee Coordinator, announced additional

public comment was received for Items 4 (Crosswind Point), 5 (Minimum Lot Sizes), and 6 (Parking Minimums).

PC20260813DOC003

MINUTES

 A motion was made by Member Stamm, seconded by Member Bower, and carried 6-0, with Member Ziegler absent, to approve the minutes of June 11, 2026.

CITIZEN COMMENTS (Future Agenda Items)

PC20260813DOC004

 Glen Gibellina addressed considerations related to text amendments, the role of the Planning Commission, concerns regarding the draft Comprehensive Plan rewrite deficiency report, and requested a Planning Commission member be present at all Board of County Commissioners Land Use meetings.

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

 Discussion ensued regarding the role of the Board.

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 ZL-26-02/Gettel Bradenton, Inc., Rezone/Gettel Bradenton, Inc., (Owner).

No ex parte communications were disclosed.

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

 A motion was made by Member Bower, seconded by Member Prosser, and carried 6-0, with Member Ziegler absent, to continue the public hearing for ZL-26-02 to no date set and to be readvertised.

PC20260813DOC005

2. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-25-25(Z)(P)/Guardian Angels US 19/Guardian Angels of SW Florida, Inc., (Owner).

No ex parte communications were disclosed.

 Paige Estigarribia, ZNS Engineering, utilized a slide presentation to review a rezone of approximately 2.73 acres generally located 0.21 miles south of 45th Street Court West, 0.5 miles north of 33rd Street West, on the west side of U.S. 19, and commonly known as 4150 3rd Avenue West, Palmetto, from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District and approving a Preliminary Site Plan (PSP) for eight single-family semi-detached dwelling units, the team, and mission.

 Tim Boyd, Director Guardian Angels, continued the slide presentation to review the mission of the organization. Guardian Angels is a nonprofit, non-denominational organization with a ministry dedicated to providing safe and loving Christian homes for children who have been placed in, or who are eligible for, the foster care system

throughout Manatee, Sarasota, and Desoto Counties, the program offers a nine to 12 month, live-in program for single mothers who have custody of at least one child through One More Child, which program aims to avoid placing children in a foster care situation, and the proposed campus.

 Ms. Estigarribia continued the slide presentation reviewing the mission, aerial, future land use and zoning, nearby developments, rezone request, preliminary site diagram, neighborhood workshop, traffic and stormwater, environmental, low density, proposed homes, traffic impacts, access, open space, and compatibility with existing neighborhood and developments.

 Discussion ensued regarding access points, communication with Florida Department of Transportation (FDOT) regarding the project's access location, site design, the Preliminary Site Plan (PSP), stormwater and the final drainage plan, ditch on the property, understanding of the rezone and project, traffic, public transportation, school bus access to the site, security and safety procedures, and an understanding of the program.

 Nathan Kragt, ZNS Engineering, stated a pre-application meeting with FDOT had been held regarding the access location and a permit would be required once the project reached that phase, and addressed the size of the proposed stormwater pond.

 Ms. Estigarribia and Mr. Boyd stated the reason for the rezone was the proposed use of the project, and the program requires applicants to undergo a screening process, meet rigorous requirements, including background checks, work at least 30 hours per week, and complete the required family plan of service.

 Glen Gibellina questioned the program requirements and the coastal evacuation timeline.

 Andra Griffin addressed traffic conditions in the surrounding area.

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

 CJ Mills, Planner II, stated an evacuation plan is required with the Final Site Plan (FSP).

 Ms. Estigarribia and Mr. Boyd stated the evacuation plan will be submitted with the FSP, a traffic study was not required due to the size of the project, and no one over the age of 18, other than the single mother and individuals approved by One More Child staff, is permitted on the campus.

 Discussion ensued regarding the project's access points, page 17 of the staff report, the proposed use and zoning, operational model, and potential uses of the property if it were sold in the future.

 Mark Barnebey, Blalock Walters, addressed the project's access points, and traffic conditions in the surrounding area.

 Mr. Mills addressed the requested use for the project and stated a new application would be required to come before the Board if the property were sold in the future.

 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, subject to conditions of approval voluntarily proffered by the Applicant, Member Bower moved to recommend adoption of Manatee County Zoning Ordinance PDR-25-25(Z)(P); and approval of the Preliminary Site Plan with Stipulations A.1 – A.8, B.1 – B.6, , C.1 – C.2, and D.1 - D.3. The motion was seconded by Member Prosser, and carried 6-0, with Member Ziegler absent.

PC20260813DOC006

(Depart Kate Welch, Assistant County Attorney, and enter Sarah Schenk, Chief Assistant County Attorney)

ADVERTISED PUBLIC HEARINGS – QUASI – JUDICIAL (Presentations Scheduled)

3. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning 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).

No ex parte communications were disclosed.

 Scott Rudacille Blalock Walters, representing the applicant, utilized a slide presentation to review a rezone of approximately 2.81 acres from General Commercial (GC) to Planned Development Commercial (PDC) Zoning District; generally located southwest of the intersection of State Road 64 and Lena Road, Bradenton; and approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED), request, location map, aerial, the code requires a zoning change, and zoning map.

 Kathleen Keen, Vanasse Hangen Brustlin, Inc., (VHB), continued the slides to review the Preliminary Site Plan (PSP), stormwater, drainage and ponds, renderings, photos of the proposed project, and State Road 64 buffers.

 Discussion ensued regarding the Lena Road access point, improvements, and traffic conditions.

 Ms. Keen addressed the proposed improvements to Lena Road and stated that a helipad will not be located on the site, due to the services and uses of the project. She also noted that a traffic study has been completed.

 Alyssa Grove, Planner I, utilized a slide presentation to review site location, request, zoning district, Future Land Use Category (FLUC), history, specific approval request, neighborhood workshop, overlays and special areas, public facilities, floodplain,

stormwater, transportation link capacity analysis, consistency with the Comprehensive Plan, compliance with the Land Development Code (LDC), positive and negative aspects, and proposed mitigating measures.

 Discussion ensued regarding traffic, stormwater, retention ponds, the engineer's report, and clarification of the specific approval being requested.

 Prony Bonnaire Fils, Transportation Plan and Traffic Engineer Division Manager, addressed access to Lena Road and stated that the intersection is included in the Capital Improvement Plan (CIP), with a roundabout scheduled to be constructed by 2030.

 Denise Greer, Deputy Director Development Services, stated the stormwater calculations are not required at this phase of the project, site conditions will be required at the FSP stage, and reviewed the phases of development surrounding the proposed project.

 Ms. Grove addressed the specific approval request requirements and provided a history of surrounding development and projects.

 Glen Gibellina supported the project.

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

 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 of the Manatee County Land Development Code, as stipulated herein, Member Brown moved to recommend adoption of Manatee County Zoning Ordinance PDMU-07-07(Z)(P)(R2); and approval of the amended Preliminary Site Plan with Conditions A.1-A.8, B.1-B.45, C.1-C.5, D.1-D.6, E.1-E.21, F.1-F.78, G.1, and H.1. The motion was seconded by Member Prosser, and carried 6-0, with Member Ziegler absent.

PC20260813DOC007

RECESS/RECONVENE: 10:06 a.m. to 10:16 a.m. – All Members present except for Member Ziegler absent.

4. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDMU-07-07(Z)(P)(R2)/Crosswind Point F.K.A. Parrish Plantation/Belleair Capital Group Parrish Plantation LLC (Owner).

No ex parte communications were disclosed.

 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; 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, history, current approval, infrastructure, summary of request, zoning, added lands, previously approved Preliminary Site Plan (PSP) commercial portion, land to be rezoned, open space, commercial buffers, cell tower location, and revised PSP.

 Discussion ensued regarding the proposed cell tower, health concerns, radiation, tower height, locations of surrounding towers, and an understanding of the FDOT parcel.

 Mr. Grimes addressed concerns regarding the cell tower and explained the requirements for the FDOT parcel associated with the project.

 John Adams, R.J. Whidden and Associates, Inc., addressed the Federal Communications Commission (FCC) standards applicable to the proposed cell tower.

 James McDevitt III, Development Services Team Leader, utilized a slide presentation to review site location, request, proposed changes, history, specific approval request, neighborhood workshop, FLUC and zoning district, overlays and special areas, public facilities, floodplain, stormwater, transportation analysis, consistency with the Comprehensive Plan, compliance with the LDC, positive and negative aspects, proposed mitigating measures, notable conditions of approval, and remaining issues of concern.

 Discussion ensued regarding missing documents, the FDOT letter, issues of concern, the Parrish District Overlay, lack of information, interpretation of code standards, infrastructure, the County monitoring the need for cell towers, errors in the staff report, environmental narrative, proposed zoning changes, tables of uses, stormwater, PSP, the pond on the property and its ownership, lands proposed for rezoning, current site conditions, and existing cell tower locations.

 Sarah Schenk, Chief Assistant County Attorney, addressed concerns regarding the missing documents and the letter provided by FDOT.

 Mr. McDevitt addressed the previous and current approval changes, and explained the different uses permitted under each zoning classification.

 Rachel Layton, Division Manager and Impact Fee Coordinator addressed the table of uses for the requested zoning classification.

 Mr. Grimes addressed the range of uses and restrictions associated with the proposal, as well as the pond on the property, and explained FDOT has legal easement rights and the applicant is required to coordinate with FDOT throughout the entire process. Due to the easement, pursuant to the agreements, FDOT would not be responsible for maintenance of the pond. The total square footage would be limited strictly to commercial use.

 William Compton, representing the applicant, addressed the locations of existing cell towers, and stated a survey will be conducted to identify coverage or capacity needs and to model where a new tower would provide the greatest improvement.

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



Discussion ensued regarding the uses proposed for the project, the location of the cell tower, FCC requirements related to coverage, stormwater, stipulations, surrounding cell towers, the FDOT letter, and future capability.



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 of the Manatee County LDC, Member Bower moved to recommend denial of Manatee County Zoning Ordinance PDMU-07-07(Z)(P)(R2); and denial of the amended Preliminary Site Plan. The motion was seconded by Member Prosser, and carried 5-1, with Member Stamm voting nay and Member Ziegler absent.

PC20260813DOC008

ADVERTISED PUBLIC HEARINGS – LEGISLATIVE (Presentations Scheduled)

5. ORDINANCE/ZONING



A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance 26-10/ LDCT-26-01/County Initiated Land Development Code Text Amendment/Exemption from Minimum Lot Sizes Within The Urban Service Area.

Motion Failed



A motion was made by Member Stamm, to continue Ordinance 26-10 and Ordinance 26-21, to no date set and to readvertise.



Discussion ensued regarding continuing the items, potential new Board in November, District 1 seat vacancy, and location of the item under discussion.



Rachel Layton, Division Manager and Impact Fee Coordinator, stated the Comprehensive Plan does not currently have a date scheduled to be heard by the Board, and addressed the differences between the County-initiated LDC Text Amendment, the Exemption from Minimum Lot Sizes Within the Urban Service Area, and Parking Minimums.

The motion failed due to a lack of a second.



Haley Vetter, GIS Systems Analyst III, utilized a slide presentation to review amending the Manatee County 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, new LDC section created, proposed changes, summary of the proposed additions, ineligible

parcels with Urban Service Area (USA), purpose and intent, applicability, standards, prohibited exemptions, expiration, pre-existing sections impacted, nonconforming lots, lot size requirements, schedule of area, height, bulk and placement regulations, and consistency.

 Discussion ensued regarding City of Bradenton, lot sizes, consistency, setbacks, interpretation of the new Section 401.6 of the LDC, Section 107.8 regarding nonconforming lots, measures to prevent future litigation, compatibility, coastal high-water areas, staff reservations, utilities, notice requirements, staff manual, and the review process and timeline.

 Ms. Layton 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.

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

 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 accordance with the criteria for the Text Amendments in LDC Section 341, Member Bower moved to recommend adoption of Manatee County Ordinance 26-10/LDCT-26-01, amending the LDC as detailed herein. The motion was seconded by Member Sciullo, and carried 5-1, with Member Stamm voting nay, and Member Ziegler absent.

PC20260813DOC009

6. **ORDINANCE/ZONING**

 A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance 26-21/LDCT-26-03 Parking Minimums County-Initiated LDC Text Amendment.

 Elizabeth Shulman, Senior Planner, utilized a slide presentation to review amending 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, background, City of Bradenton, Form Based Code, parking regulations, existing flexibility, Institute of Transportation Engineers (ITE) average, reductions, transit, affordable housing, Manatee County Area Transit (MCAT) routes, Manatee County Fire Marshall committee, increases, and considerations.

 Rodney Kwiatkowski, West Manatee Fire Marshal, addressed fire and life safety requirements related to parking minimums in the LDC, and reviewed Chapter 633.202 of the Florida Fire Prevention Code (FFPC), and discussed the access points required for Fire Marshals.

 Discussion ensued regarding administrative adjustment for FSP, potentially increasing administrative flexibility, reductions for specific uses, response times, potential conflicts, requirements for Fire and Public Safety review of projects, unsafe parking throughout the County, SB 180 restrictions, parking studies, increasing versus decreasing parking requirements, incentives for the public, and demographic data for citizens utilizing MCAT.

 Denise Greer, Deputy Director Development Services, stated parking plans are reviewed by the appropriate fire department for every application under review.

 Rachel Layton, Division Manager and Impact Fee Coordinator, stated the Board requested staff remove parking minimums.

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

 A motion was made by Member Bower, and seconded by Member Stamm, to recommend the Board of County Commissioners table Ordinance 26-21 until Senate Bill (SB) 180 is resolved.

 Discussion ensued regarding continuing this due to SB 180 restrictions.

The motion carried 6-0, with Member Ziegler absent.

PC20260813DOC010

COMMISSIONER COMMENTS

 Member Prosser noted public concerns regarding calls made to address issues and the lack of response received.

ADJOURN

There being no further business, Chairman DeLesline adjourned the meeting at 1:00 p.m.

Minutes Approved: September 17, 2026