MANATEE COUNTY PLANNING COMMISSION
WORK SESSION/REGULAR MEETING
COUNTY ADMINISTRATION CENTER, HONORABLE PATRICIA M. GLASS CHAMBERS
1112 Manatee Avenue West
Bradenton, Florida
September 17, 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 Sciullo
Bruce Stamm, (Entered during meeting)
Scott Ziegler

Absent were:
Matt Bower, First Vice-Chairman
Non-voting member representing the School Board vacant seat

Also present were:
Sarah Schenk, Chief Assistant County Attorney
Denise Greer, Deputy Director, Development Services
Rachel Layton, Division Manager and Impact Fee Coordinator
Loretta Merrill, Planning Section Manager
Hannah Bishop, Deputy Clerk, Clerk of the Circuit Court

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

WORK SESSION - STORMWATER

Thomas Gerstenberger, Stormwater Engineering Division Manager, utilized a slide presentation to review Stormwater Design Manual amendments, regulatory and present standards, most recent storm events, challenges, outdated flood maps, Watershed Management Plans (WMP), total County watersheds, underway watersheds, timeline and status of all WMPs, and the status and anticipated completion dates of stormwater engineering projects.

(Enter Member Stamm)

Discussion ensued regarding an understanding of WMP's, projects utilizing flood maps versus WMPs, Rye Road improvements, timeline and status report of all WMPs, and stormwater engineering project list status and completion date.

Mr. Gerstenberger continued the slide presentation to review the stormwater design manual amendment WMP's draft language, critical design storm modeling parameters, National Oceanic and Atmospheric Administration (NOAA) Atlas 14, coming soon, NOAA Atlas 15, Street Level of Service (LOS), road classification, storm frequency event, annual probability, example, and sole-use/directly-connected floodplain compensation areas.

Discussion ensued regarding the draft language and results, understanding of the NOAA Atlas, local street and road classifications, an understanding of the various road classifications, evacuation routes, outdated flood maps, low impact-development, water

quality criteria, design manual, and review the stormwater plans for all projects.

Sarah Schenk, Chief Assistant County Attorney, stated motions could not be made at this time because the meeting was being conducted as a work session. PC20260917DOC001

Chairman DeLesline adjourned the Work Session at 8:57 a.m. and called the Regular Meeting to order at 9:01 a.m.

All witnesses and staff giving testimony were duly sworn.

PLEDGE OF ALLEGIANCE

Chairman DeLesline led the Pledge of Allegiance.

AGENDA PC20260917DOC002

Agenda Update Memorandum (Date 9/16/2026): PC20260917DOC003

- Item 1, PDR-25-04(G)(R)/5TH Street Elmington/Westerman Investments LLC (Owner) – Typographic error page 5 section 3 Site design details as listed below:
  - Up to 108 multifamily residential dwelling units
  - One access point on 5th Street East
  - One stormwater facility to the west
  - ~~Three~~ Two Specific Approvals requested with this application
  - 100 percent Affordable Housing
- Item 2, 9:00 a.m. Time Certain or as soon thereafter, Ordinance 26-42/Data Center Moratorium – Revised ordinance
- Item 3, PDMU-23-27(G)(R)/Bradenton Crossings Jack 95 LLC/Rosy 95 LLC/Peter 74 LLC/TCG LLC/Schoolofhardknocks LLC/DSHC Transitions 006 LLC/DSHC Enterprises LLC (Owners) – Added public comment and request for continuance
- Item 4, PDC-18-21(Z)(P)(R)/Sawgrass Storage/PSI Atlantic Parrish FL 2 LLC (Owners) – Revised staff report
- Item 5, ZL-26-02/Gettel Bradenton, Inc., Rezone/Gettel Bradenton, Inc, (Owner) – Revised C.1 condition in staff report
- Item 7, Ordinance 26-15/Parrish Lakes DRI #28 – Added public comment
- Item 8, PDMU-16-16(G)(R3)/Parrish Lakes GDP Amendment/FLM, Inc. – Updated motion in strikethrough underline format, and added public comment
- Item 9, PDR-04-39(G)(R4)/concession Phase VI – Added public comment

ADVERTISED PUBLIC HEARINGS – LEGISLATIVE (Presentations Scheduled)

2. **9:00 A.M. TIME CERTAIN OR AS SOON THEREAFTER ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance 26-42/Data Center Moratorium.

Jay Stearman, Planner I, utilized a slide presentation to review an Ordinance of Manatee County, Florida establishing a temporary moratorium on the submission and acceptance of applications for building permits, site plans, development orders, development agreements, special permit uses, rezonings, and comprehensive plan amendments related to data centers, large-scale data centers and other large load customers; duration of temporary moratorium; history, background, proposed changes, positive considerations, consistency with Comprehensive Plan and compliance with the Land Development Code (LDC).

Discussion ensued regarding positive considerations, proposed changes, Senate Bill

(SB) 484, large-scale date center applicants, establishment of the moratorium, changes to the Comprehensive Plan, SB 180, and proposed modifications.

Sarah Schenk, Chief Assistant County Attorney, stated the moratorium will be presented to the Board of County Commissioners for consideration on September 22, 2026.

There being no public comment, Chairman DeLesline closed public 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 applicable provisions of the Land Development Code, Member Brown moved to recommend adoption of Manatee County Ordinance 26-42. The motion was seconded by Member Stamm, and carried 6-0, with Member Bower absent.

PC20260917DOC004

MINUTES

A motion was made by Member Stamm, seconded by Member Scuillo, and carried 6-0, with Member Bower absent, to approve the minutes of August 13, 2026.

ADVERTISED PUBLIC HEARINGS – QUASI-JUDICIAL – AFFORDABLE HOUSING

(Presentations Scheduled)

1. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-25-04(G)(R)/5TH Street Elmington/Westerman Investments LLC (Owner).

There were no ex parte communications.

Brie Kiewath, Senior Development Associate, Elmington, utilized a slide presentation to review an amendment to Ordinance PDR-25-04(Z)(G) and its associated General Development Plan, requesting an increased density for up to 108 multi-family residential units from the previously approved 90 multi-family units, with 100 percent of the units remaining designated as "Affordable Housing" in accordance with a Land Use Restriction Agreement (LURA); the property is located on approximately 3.38 acres, retaining its PDR (Planned Development Residential) zoning, and generally being located 800 feet east of the intersection of 1st Street and 301 Boulevard East, and commonly known as 4010 5th Street East, Bradenton, the team, Elmington property management, union common and ridge road flats, clubhouses, amenities, unit finishes, location, design photos, amenity map, proximity to bus stops, grocery stores, and schools, zoning and future land use, site plan and unit mix, amenities, neighborhood workshop, compatibility, Manatee County facts, and market study.

Discussion ensued regarding project location, site plan, unit mix, total number of units, stormwater and water management plans, proposed density change, tree preservation, market study, and parking.

Lindsey Craig, Planner I, utilized a slide presentation to review site location, request, overlays and special areas, future land use and zoning district, history, neighborhood workshop, public facilities, floodplain and stormwater, transportation link capacity analysis, specific approvals requested, positive and negative aspects with proposed mitigating measures, notable conditions of approval, consistency with Comprehensive

Plan, and compliance with the LDC.

Discussion ensued regarding the language and interpretation of the Land Use Restriction Agreement (LURA) and the proposed school bus pickup location.

Tracy Adams, Deputy Director, Community and Veteran Services, clarified the LURA process.

There being no public comment, Chairman DeLesline closed public 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 in the Manatee County Land Development Code, Member Sciullo moved to recommend adoption of Manatee County Zoning PDR-25-04(G)(R) and approval of the proposed amendment to the General Development Plan with conditions A.1-A.7, B.1-B.3, C.1-C.4, D.1-D.2, and, E.1-E.2, adoption of the Findings for Specific Approval and granting Specific Approval for alternatives to Land Development Code Sections: 1) 1005.3.A., Table 10-2, reducing from 1.8 parking spaces to 1.5 parking spaces per dwelling unit for Multiple Family Dwellings; and 2) 1001.1.C, proposing an alternative design to requirement for a second separate means of access for a development containing more than 100 residential dwelling units. The motion was seconded by Member Prosser, and carried 6-0, with Member Bower absent. PC20260917DOC005

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

3. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDMU-23-27(G)(R)/Bradenton Crossings Jack 95 LLC/Rosy 95 LLC/Peter 74 LLC/TCG LLC/Schoolofhardknocks LLC/DSHC Transitions 006 LLC/DSHC Enterprises LLC (Owners).

There were no ex parte communications.

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

A motion was made by Member Brown, seconded by Member Sciullo, and carried 6-0, with Member Bower absent, to continue the public hearing for PDMU-23-27(G)(R), to the October 15, 2026, Planning Commission. PC20260917DOC006

4. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDC-18-21(Z)(P)(R)/Sawgrass Storage/PSI Atlantic Parrish FL 2 LLC (Owners).

There were no ex parte communications.

N. Macaire King, Icard Merrill, representing the applicant, utilized a slide presentation to review a rezone of approximately 7.71 acres from General Agriculture (A) to Planned Development Commercial (PDC) Zoning District on a total approximate 22.45-acre site; amending Zoning Ordinance PDC-18-21(Z)(P); amending Preliminary Site Plan to add additional spaces for outdoor storage and accessory parking and retaining the 206,645 square feet of mini-warehouse (including RV and boat storage space); generally located on the south side of Moccasin Wallow Road, 0.8 miles east of Carter Road and 0.6 miles west of Sawgrass Road, and commonly known as 9435 Moccasin Wallow Road, the team, aerial, future land use and zoning, preliminary site plan amendment, preliminary site plan (PSP), preliminary site diagram, neighborhood workshop, and key points.

Discussion ensued regarding wetlands, the drainage location and plan, and stormwater runoff.

Kerri MacNutt, Monarch Ecology Group, addressed the wetland buffer review process for development projects.

Alec Ausley, ZNS Engineering, addressed the stormwater retention location for the project, and noted the project has already completed the County's full Final Site Plan (FSP) review.

Ms. King stated the drainage calculations were completed in accordance with NOAA Atlas 14, and the updated drainage standard following the 2024 hurricanes.

Lindsey Craig, Planner I, utilized a slide presentation to review site location, request, site plan, future land use and zoning district, history, previously approved ordinance, public facilities, floodplain and stormwater, transportation link capacity analysis, positive aspects and negative aspects with proposed mitigating measures, notable conditions of approval, consistency with Comprehensive Plan, and compliance with the LDC.

Discussion ensued regarding potential negative impacts and proposed mitigation measures, impacts to mixed hardwoods, revised staff report, mitigation requirements, privacy fence requirements, PSP, and temporary wetland buffer encroachments.

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

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 Ziegler moved to recommend denial of Manatee County Zoning Ordinance PDC-18-21(Z)(P)(R) and denial of the Preliminary Site Plan. The motion was seconded by Member Stamm.

Discussion ensued regarding approval of the stormwater management plan.

Denise Greer, Deputy Director, Development Services, stated the PSP has not been approved at this time, but the project has begun the administrative review process.

The motion carried 5-1, with Chairman DeLesline voting nay and Member Bower absent.

5. **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).

There were no ex parte communications.

Marshall Robinson, and Caleb Grimes, Grimes Galvano, representing the applicant, utilized a slide presentation to review a rezone of approximately 1.14 acres of an approximately 11.37-acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with the remaining approximately 10.23 acres of said parcel retaining the existing Planned Development–Mixed Use (PD-MU) Zoning designation; the property being generally located on the north side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard, and 300 feet east of Morgan Johnson Road, and commonly known as S.R. 64 East, Bradenton, project team, rezone request, application history, site location, aerials, nearby development, entitlement for the rezone, parking, an extension of Genesis Hyundai parking lot, and right-of-way.

Discussion ensued regarding the approval request, site access, proposed paved parking lot, future Genesis site, and the entrance location.

Marc Tolliver, GFT Infrastructure, clarified the location of the primary project entrance and the additional entrances serving the adjoining properties.

Alyssa Grove, Planner I, utilized a slide presentation to review the site location, zoning district, Future Land Use Category (FLUC), history, overlays and special areas, public facilities, floodplain and stormwater, transportation link capacity analysis, consistency with the Comprehensive Plan, compliance with the LDC, positive aspects, negative aspects and proposed mitigating measures, and notable conditions of approval.

Discussion ensued regarding the final ordinance.

There being no public comment, Chairman DeLesline closed public 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 conditioned herein, Member Scuillo moved to recommend adoption of Manatee County Zoning Ordinance ZL-26-02 with Conditions of Approval A.1-A.2, B.1-B.4, and C.1-C.2. The motion was seconded by Member Prosser, and carried 6-0, with Member Bower absent. PC20260917DOC008

RECESS/RECONVENE: 10:31 a.m. to 10:47 a.m. – All Members were present, except Member Bower.

ADVERTISED PUBLIC HEARINGS – QUASI-JUDICIAL (Presentations Scheduled)

6. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDC-18-14(G)(R2)/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, Blalock Walters, representing the applicant, utilized a slide presentation to review amending a previously approved General Development Plan increasing the total maximum permitted Floor Area Ratio to 0.75 from 0.46, removing a 6,500 square foot retail commercial building and reducing the room count by 76 from a 200 room hotel(s) and instead proposing a development consisting of one (1) 124-room hotel and one (1) 132,000 square foot self-storage facility on an approximately 6.20-acre site, comprised of two parcels, Parcel A (3.10 acres) and Parcel B (3.10 acres), retaining the Planned Development Commercial (PDC) Zoning District and the Overlay Districts, generally located at the southeast corner of State Road 64 and 64th Street Court East, and commonly known as 921 64th Street East and 6620 S.R.d 64 East, Bradenton, project team, location map, prior approval, administrative modification, current request, General Development Plan (GDP), project details, and comparison of original versus current request.

Discussion ensued regarding the site plan, retention pond locations, and the project's floodplain.

John Cavoli, Cavoli Engineering, addressed the retention pond locations and the flood plain requirements for the project.

Jay Stearman, Planner I, utilized a slide presentation to review site location, future land use and zoning district, overlays and special areas, history, request, neighborhood workshop, public facilities, stormwater conditions, transportation link capacity analysis, positive aspects, negative aspects and proposed mitigating measures, significant conditions of approval, consistency with the Comprehensive Plan, and compliance with the LDC.

Discussion ensued regarding the neighborhood workshop, lighting concerns, preservation of trees on the property, access points proposed in the previous request versus the current request, access point requirements, entitlements and density, and specific approvals.

Dana Stump addressed concerns regarding the traffic study and flooding in the area surrounding the proposed project.

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

Mr. Rudacille stated a traffic study was not required for the project based on the anticipated traffic trip generation and addressed the lighting and platted right-of-way on the property.

Discussion ensued regarding light pollution, transportation, and roadway improvements.

Prony Bonnaire Fils, Transportation Planning Section Manger, addressed the roadway improvements surrounding the project.

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 standards for review in the Manatee County Land Development Code, as conditioned herein, Member Scuillo moved to recommend adoption of Manatee County Zoning Ordinance PDC-18-14(G)(R2); approval of amended General Development Plan with Conditions of Approval A.1-A.8; B.1; C.1-C.6; D.1-D.2; and E.1. The motion was seconded by Member Prosser, and carried 6-0, with Member Bower absent.

PC20260917DOC009

7. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance 26-15/Parrish Lakes DRI #28.

and

8. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDMU-16-16(G)(R3)/Parrish Lakes GDP Amendment/FLM, Inc.

There were no ex parte communications.

Caleb Grimes, Grimes Galvano representing the applicant, utilized a slide presentation to review amending restating Ordinance 17-36 and rendering an amended and restated development order pursuant to Chapter 380.06, Florida Statutes, for the Parrish Lakes Development of Regional Impact Development of Regional Impact (DRI) #28/TBRPC DRI #269); approving amendments to Map H, Table 1 (Development Totals), and the development order to: 1) reflect a revised development consisting of 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) include a public educational facility as a permitted use; 3) remove affordable housing conditions (fka stipulations) M.1 through M.12; and 4) align Phase I and II buildout dates to 2036; on an application for an amended development approval (ADA).The Parrish Lakes DRI consists of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205 and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish, and amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan (GDP), and a revised Ordinance as follows: 1) Revise the development program to allow 2,444 single-family detached units, 686 single-family attached/townhome units, zero multi-family units, 302,251 square feet of commercial/retail uses, and 43,320 square feet of office uses; 2) acknowledge a public educational facility and commercial/retail uses on Parcel C-7 as permitted uses; 3) eliminate Section 3.p (p1-p12) for affordable housing; 4) allow Phase I and Phase II buildout dates to be completed in 2036; and modify certain conditions consistent with current department practices and other amendments for internal consistency. The Parrish Lakes DRI consists of approximately 1,155 acres, is zoned Planned Development Mixed Use (PDMU), and is generally located on the south side of Moccasin Wallow Road, approximately 0.74 miles east of I-75, and north side of Erie Road, at 7205, and 8505 Moccasin Wallow Road, and 7400, 7205, 7707, and 7800 Sawgrass Road, extending from Moccasin Wallow Road to Erie Road, Palmetto and Parrish, project team, site location, project background, request, and previous approval versus current.

Justin O'Brien, Metro Development Group, continued the slide presentation to review the current approval versus the current proposal, water and sewer, key reductions, commercial area approved versus proposed, commercial expansion, parcel C-7, residential (approved today), school (permitted use), commercial (requested flexibility), layout of the community, Seaire Lagoon, developer constructed infrastructure, environmental standards, and this is a traffic neutral land use exchange.

Discussion ensued regarding commercial area of the project, whether the community would be gated, neighborhood workshops, the proposed multifamily development, rental versus ownership, connectivity throughout the community, electric bicycle paths, multi-use paths, proposed school site, Bradenton Christian School site, persons per household, water and sewer services, and utility easements.

Denise Greer, Deputy Director, Development Services, addressed the potable water and wastewater requirements for the proposed project.

Mr. Grimes addressed the potable water and wastewater calculations per unit, rather than per person or household, and provided an update regarding the utility easements held by Florida Power and Light (FPL).

CJ Mills, Planner I, utilized a slide presentation to review site location, FLUC and zoning district, history, DRI and GDP requests, parcel C-7, neighborhood workshop, maximum allowable development potential, consistency with the comprehensive plan, compliance with the LDC, positive aspects, negative aspects and proposed mitigating measures, and conditions of approval.

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

Ordinance 26-15

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 standards for review in the Land Development Code, Florida Statutes, subject to the conditions of approval established in the Development Order, Member Stamm moved to recommend approval of Ordinance 26-15 (fka 17-36). The motion was seconded by Member Scuillo, and carried 6-0, with Member Bower absent.

PC20260917DOC010

PDMU-16-16(G)(R3)

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, as stipulated herein, Member Stamm moved to recommend adoption of Manatee County Zoning Ordinance PDMU-16-16(G)(R3); and approval of the General Development Plan amendment with conditions of approval; subject to the adoption by the Board of Ordinance 26-16/PA 24-11. The motion was seconded by Member Scuillo, and carried 6-0, with Member Bower absent.

PC20260917DOC011

RECESS/RECONVENE: 12:02 p.m. to 12:15 p.m. – All Members were present, except Member Bower.

9. **ORDINANCE/ZONING**

A duly advertised public hearing was opened to consider recommending adoption of proposed Zoning Ordinance PDR-04-39(G)(R4)/concession Phase VI.

There were no ex parte communications.

Bill Galvano, Grimes Galvano, representing the applicant, utilized a slide presentation to review amending Zoning Ordinance PDR-04-39(G)(R3), and approving an amended General Development Plan (GDP) to a) reallocate two (2) previously approved residential dwelling units to 2.41± acres of an approximate 2.49± acre parcel in the PDR (Planned Development Residential) Zoning District and, b) remove alternate second means of access west of Tract 801; the total number of approved residential units remains unchanged at 255 with the approval of the Amended General Development Plan; located in the Planned Development Residential/Evers Reservoir Watershed Protection/Special Treatment Overlay Zoning District (PDR/WP-E/ST); the subject parcel is on the south side of State Road 70 East, and east of Lindrick Lane, Bradenton, all within a Project known as "The Concession", the team, and request.

Marshall Robinson, Grimes Galvano, representing the applicant, continued the slide presentation reviewing the site location, entitlement history, current approval, development standards, open space and alternate access, and GDP amendment summary.

Discussion ensued regarding flooding, traffic congestion, the capacity of the pond near the proposed project and traffic concurrency and study requirements.

Alec Ausley, ZNS Engineering, and Mr. Galvano addressed flooding and the open space requirements for the proposed project and noted the number of units were already approved, and the current request is to relocate the two lots to an area designated as an open space parcel on the GDP.

Michael Yates, Palm Traffic, noted the traffic study was waived as there is no change in units or trips.

Jay Stearman, Planner I, utilized a slide presentation to review site location, FLUC and zoning district, history, request, public facilities, flood plain, stormwater, transportation link capacity analysis, positive aspects, negative aspects and proposed mitigating measures, significant conditions of approval, consistency with the comprehensive plan, and compliance with the LDC.

Discussion ensued regarding the location of the gopher tortoises.

Christopher Kennedy, Kimley-Horn, addressed the requirements for relocating the gopher tortoises.

There being no public comment, Chairman DeLesline closed public 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 standards for review in the Manatee County Land Development Code, as conditioned herein, Member Scuillo moved to recommend adoption of Manatee County Zoning Ordinance PDR-04-39(G)(R4) and approve the Amended General Development Plan with Conditions of Approval 1-45. The motion was seconded by Member Ziegler, and carried 4-2. Member Brown and Stamm voting nay, and Member Bower absent. PC20260917DOC012

COMMISSIONER COMMENTS

Member Scuillo shared information regarding Land Use Equivalency Matrix. PC20260917DOC013

Member Brown requested the stormwater plan be reviewed and revised by staff.

ADJOURN

There being no further business, Chairman DeLesline adjourned the meeting at 12:49 p.m.

Minutes Approved: October 15, 2026