



September 3, 2026 - Land Use Meeting

Subject

**ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) –
PLN26020134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2 - TO BE
CONTINUED TO OCTOBER 8, 2026 DUE TO CONTINUANCE AT PLANNING
COMMISSION**

Category

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Briefings

Briefing Provided Upon Request

Contact and/or Presenter Information

Presenter: Alyssa Grove, Planner I, 941-748-4501 x6836, Alyssa.Grove@mymanatee.org
Contact: Abigail Bonds, Planning and Zoning Tech III, 941-748-4501 x3927,
Abigail.bonds@mymanatee.org

Action Requested

Motion to continue:

I move to continue the public hearing for ZL-26-02 to October 8, 2026 and to be readvertised.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

PLANNING COMMISSION ACTION:

On August 13, 2026, by a vote of 6-0, the Planning Commission continued to September 17, 2026 with Member Ziegler absent.

Background Discussion

N/A

Attorney Review

Other (Requires explanation in field below) Soto

Camilo Soto reviewed and responded by email to Matter #FY25/26-0367 on July 28, 2026.

Instructions to Board Records

N/A

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

**AFFIDAVIT OF POSTING OF PUBLIC NOTICE BANNER, AND
NOTIFICATION BY U.S. MAIL TO CONTIGUOUS PROPERTY OWNERS**

STATE OF

COUNTY OF

BEFORE ME, the undersigned authority, personally appeared Marshall Robinson, who, after having first been duly sworn and put upon oath, says as follows:

1. That he/she is the Agent (owner, agent for owner, attorney in fact for owner, etc.) of the property identified in the application for Gettel Bradenton, Inc. Rezone – Gettel Bradenton, Inc. (Owner) / ZL-26-02 / PLN2602-0134 to be heard before the Manatee County Planning Commission at a public hearing to be held on August 13, 2026 and to be heard before the Board of County Commissioners at a public hearing to be held on September 3, 2026 and as such, is authorized to execute and make this Affidavit and is familiar with the matters set forth herein, and they are true to the best of his/her knowledge, information and belief.

2. That the Affiant has caused the required public notice banner to be posted pursuant to Manatee County Ordinance No. 15-17, on the property identified in the application, and said banner was conspicuously posted 5 feet from the front property line on the 31 day of July, 2026, and attached hereto, is an image of the banner(s) posted and description of the location of banner.

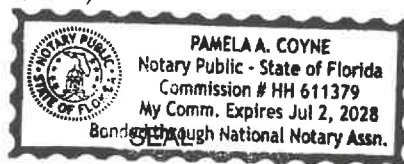
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 31 day of July, 2026, and attaches hereto, as a part of and incorporated herein, a complete list of the names and addresses of the persons entitled to notice.

4. That Affiant is aware of and understands that failure to adhere to the provisions of Manatee County Ordinance No. 15-17, as it relates to the required public notice, may cause the above identified hearing to be postponed and rescheduled only upon compliance with the public notice requirements.

FURTHER YOUR AFFIANT SAITH NOT.

Marshall Robinson
Property Owner/Agent Signature

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 31st day of July, 2026 (date) by Marshall Robinson (name of person acknowledging). He/she is personally known to me or has produced identification _____ (type of identification) as identification and who did take an oath.



Pamela Coyne
Signature of Person Taking Acknowledgment

Pamela Coyne
Type Name

Title or Rank

My Commission Expires:

Serial Number, if any

Commission No.:



Addresses exempt from public disclosure per Chapter 119, Florida Statutes, are excluded.

BRADENTON TIRE LLC
4601 PONCE DELEON BLVD
CORAL GABLES FL 33146

GETTEL BRADENTON, INC
5959 E SR 64
BRADENTON FL 34208

GOLDELM AT BENNETT PARK LLC
C/O HUBBARD, RODERICK R
7000 MAE ANNE AVE OFC
RENO NV 89523

HENDRICK AUTOMOTIVE GROUP LLC
6000 MONROE RD
CHARLOTTE NC 28212

HOME DEPOT USA INC
PO BOX 105842
ATLANTA GA 30348-5842

ROGERS FAMILY LIMITED
PARTNERSHIP LTD THE
10 SARASOTA CENTER BLVD
SARASOTA FL 34240

SIMS, SEPH C
12700 ROME RD
MANITOU BEACH MI 49253

STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION
PO BOX 1249
BARTOW FL 33831-1249

TB& J RE HOLDINGS LLC
PO BOX 1567
FORT MYERS FL 33902

TX 64 LLC
2311 N TAMiami TRL
NOKOMIS FL 34275



Date:

Dear Adjacent Property Owner:

Re: Application: **Gettel Bradenton, Inc. - SR 64 Rezone / PLN2602-0134 / ZL-26-02**

Filed by: **Gettel Bradenton, Inc. (Owner)**

Request: **A rezone of approximately 1.09 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 10.28 acres of said parcel retaining the existing Planned Development Mixed Use (PDMU) Zoning District and approving a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the applicant limited use to outdoor storage.**

Location: **North side of SR 64 East, approximately 1,500 feet west of Cypress Creek Boulevard and 300 feet east of Morgan Johnson Road, Bradenton (unincorporated Manatee County).**

For more information please call:

CASE PLANNER: Alyssa Grove, Planner I

PHONE # (941)748-4501 ext. 6836

EMAIL: alyssa.grove@mymanatee.org

The **Manatee County Planning Commission** will hold a public hearing to consider this request and forward a recommendation to the Board of County Commissioners:

Date: **August 13, 2026**
Time: **9:00 A.M. (or as soon thereafter)**
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

The **Manatee County Board of County Commissioners** will hold a public hearing to consider and act upon the application:

Date: September 3, 2026
Time: 9:00 A.M. (or as soon thereafter)
Location: Patricia M. Glass Chambers
Manatee County Administrative Center, 1st Floor
1112 Manatee Avenue West
Bradenton, Florida 34205

HEARINGS MAY BE CONTINUED FROM TIME TO TIME

You and any other interested parties are invited to appear at these hearings and express your opinions, subject to proper rules of conduct. You may provide your comments in written form through submission of public comment, or in verbal form through registration as a Public Speaker.

You may send in a public comment by filling out the public comment form in advance at <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. Be sure to include your name and submit your remarks by the specified deadline. The Planning Commission and Board of County Commissioners may not receive your comments before the meeting if the form is submitted after the deadline. Also, if you would like to register as a Public Speaker, you may do so up to 24 hours before the start of the meeting at https://manatee.hosted.civicleve.com/government/board_of_county_commissioners/bcc_meetings_and_agendas/public_speaker_sign_up.



Please present your concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission public hearing serve as a primary basis for the final decision by the Board of County Commissioners.

Rules of Procedure for these public hearings [R-22-051] is available for review or purchase, at cost, from the Building and Development Services Department.

Public Hearing Procedures can be obtained at www.mymanatee.org / Development Services / Board Committees and Agendas / Public Hearing Procedures, or by calling Bobbi Roy at 748-4501 x 6878.

You may examine the Official Zoning Atlas, the application, and related documents and may obtain assistance regarding this matter from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida; telephone number (941) 748-4501 Ext. 6878; fax number (941) 749-3071. Questions and comments can also be sent by e-mail to: Public.comments@mymanatee.org.

According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the Public Hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is

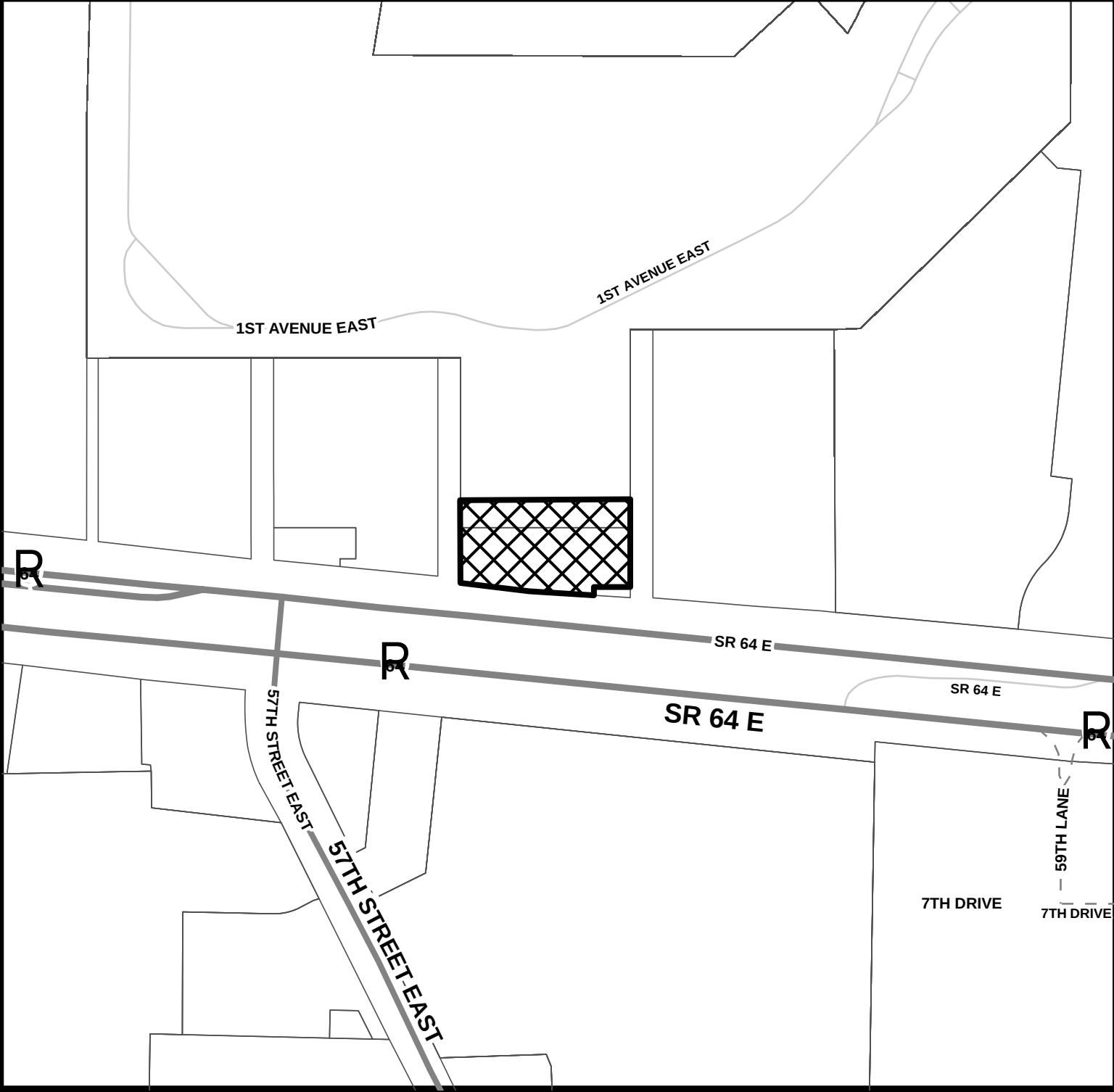
made, which includes the testimony and evidence upon which the appeal is to be based.

Americans with Disabilities: The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine Demilio, ADA Compliance Coordinator, at (941)792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

MANATEE COUNTY PLANNING COMMISSION
MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS
Development Services Department
Manatee County, Florida

THIS NOTICE IS GIVEN PURSUANT TO MANATEE COUNTY ORDINANCE NO. 15-17, THE MANATEE COUNTY LAND DEVELOPMENT CODE, SECTION 312.7. THIS IS A NOTICE OF ESTABLISHMENT OR CHANGE OF A REGULATION AFFECTING THE USE OF LAND IN UNINCORPORATED MANATEE COUNTY.

Gettel Bradenton Inc - SR 64 Rezone



Parcel ID #(s) Multiple

Project Name: Gettel Bradenton Inc - SR 64 Rezone
Project #: ZL-26-02
Accela #: PLN2602-0134



PROJECT SITE

S/T/R: 33 34S 18E
Acreage: 1.07
Existing Zoning: A-1
Existing FLU: RES-6
Overlays: CEA, CHH, CPA
Special Areas: NONE

CHH: N
Watershed: NONE
Drainage Basin: MANATEE RIVER BL DAM
Commissioner: Amanda Ballard

NOTICE OF PUBLIC HEARING

Project No. ZL-26-02 /

PLN2602-0134

Gettel Bradenton Inc. Rezone

Rezone of approximately 1.09 acres of an approximately 11.37 acre parcel from Suburban Agriculture (A-1) to General Commercial/Limited (GC/L) Zoning District with remaining 10.28 acres being zoned PDMU; and a Schedule of Permitted and Prohibited Uses as voluntarily proffered by the Applicant limiting use to outdoor storage.

MYMANATEE.ORG/NEWPROJECTS

Planning Commission:

August 13, 2026 9:00AM

Board of County Commissioners: information:

September 3, 2026 9:00AM

Patricia M. Glass Chambers, 1st Floor

Manatee County Government

1112 Manatee Avenue West

Bradenton, Florida 34205

941-748-4501 Ext. 6905



NOTICE OF PUBLIC HEARING

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PLN2602-0134

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1112 Manatee Avenue West
Bradenton, Florida 34205
841-748-4501 Ext. 6905

Scan for more
information:

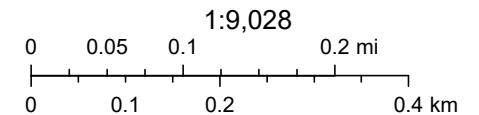


500-ft Advertising Map



7/27/2026

- featureLayer-hideinlist 2026
- Parcel Search
- Parcel Lines
- Easement Lines
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Manatee County Property