October 8, 2026 - Land Use Meeting

Subject
Motion to direct staff to reduce the size of both Public Notice and Neighborhood Meeting Signs to the original size of 24” x 24” instead of the current 36” x 36”, and to bring back a revised Development Review Fee Schedule reducing the fee for the signs according to the direct cost associated with the smaller sign size.

Category
COMMISSIONER AGENDA/COMMENTS

Briefings
Briefing Provided Upon Request

Contact and/or Presenter Information
Mike Rahn, Manatee County Commissioner, Extension 3713

Action Requested
Motion to direct staff to reduce the size of both Public Notice and Neighborhood Meeting Signs to the original size of 24” x 24” instead of the current 36” x 36”, and to bring back a revised Development Review Fee Schedule reducing the fee for the signs according to the direct cost associated with the smaller sign size.

Enabling/Regulating Authority

Applicable Advisory Board
N/A

Background Discussion
On May 8, 2025, the Board directed staff to increase the size of the Public Notice Signs and to bring the necessary revisions to the fee schedule back to the Board.

Board approved the new fee schedule on August 7, 2025, with an effective date of September 8, 2025.
o Signs were increased from $20 to $50 each sign

After a year of using the new larger 36” x 36” signs, we have learned that the current material (banner-like) does not hold up to the elements; however, the banner-like material was the only way to keep cost increases to a minimum.
o If we keep the signs the same size (36x36) and change to corrugated plastic, the cost will have to be increased again from $50 to $65.

o If we return to a 24x24 corrugated plastic sign (like we had previously), the cost will decrease from $50 to $45.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
None

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 6, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates(dated 10/06/2026) for the meeting of10/8/2026 9:00 AM - October 8, 2026 - Land Use Meeting

E. AWARDS/PRESENTATIONS/PROCLAMATIONS

Proclamations

Item 1. Dr. Carlo Barbieri Day- TO BE DEFERRED TO OCTOBER 20, 2026.

G. CONSENT AGENDA

Development Services

Item 7. Approval of the 2027 Board of County Commissioners Meeting Calendar, Nicole Knapp, Development Services Director-This agenda item was updated to revise the 2027 draft calendar to correct the conference information for the FAC Conferences in June and September 2027 (in strikethrough/underline).

J. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE

Presentations Upon Request

Item 25. Adoption of Ordinance 26-42, Data Center Moratorium - PLN2609-0022 - Legislative - Countywide - Jay Stearman, Planner I - Added to agenda from continuation on October 6, 2026 and added attachments 1-5.

K. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Scheduled

Item 19. Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1 - Revised Map H attached to agenda item and Ordinance and revised staff report.

Item 20. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – Hawk Parrish Lakes, LLC., CNL Parrish Lakes East, LLC., CNL Parrish Lakes West, LLC., and FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1- Revised General Development Plan attached and revised staff report.

Q. COMMISSIONER AGENDA ITEMS

Commissioner Agenda Items
Item 24. Motion to direct staff to reduce the size of both Public Notice and Neighborhood Meeting Signs to the original size of 24” x 24” instead of the current 36” x 36”, and to bring back a revised Development Review Fee Schedule reducing the fee for the signs according to the direct cost associated with the smaller sign size. - Deferred to December 16, 2026 and added public comment.

Item 26. Administrator Contract - Added to agenda from continuation on October 6, 2026 and public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

October 8, 2026 - Land Use Meeting

Subject
Updates to Agenda - October 2, 2026

Category
ANNOUNCEMENTS

Briefings
None

Contact and/or Presenter Information
Bobbi Roy, Agenda Division Supervisor, ext 6878

Action Requested
Updates incorporated appropriately

Enabling/Regulating Authority
N/A

Applicable Advisory Board
N/A

Background Discussion
Below are agenda updates (10/2/26) for the meeting of October 8, 2026:

CONSENT AGENDA
Attorney
Item 4, Annual Report of County Attorney for Fiscal Year 2024/2025

- This agenda item was updated with a revised Annual Report due to typographical errors.

Development Services
Item 8, Authorization for staff to record Satisfactions of Multiple Code Enforcement Liens, Stephanie Charles, Development Services Deputy Director - Countywide

- This agenda item was updated to correct the Instructions to Board Records Section to delete Tom Wooten, Code Enforcement Chief, and replace with Stephanie Charles, Development Services Deputy Director; and include revised Certificate for Satisfaction of Lien for all attached CE cases.

Financial Management
Item 9, Adoption of Budget Amendment Resolution B-26-117 and Budget Amendment Resolution B-26-120 for Infrastructure Sales Tax, Claudia Campos, Chief Financial Officer

- Corrected coversheet in strikethrough underline format to revise instructions to Board Records.

ADVERTISED PUBLIC HEARINGS- QUASI-JUDICIAL
Presentations Upon Request
Item 17, PDC-18-21(Z)(P)(R) – Sawgrass Storage –PSI Atlantic Parrish FL 2 LLC (Owners) – PLN2511-0132-Quasi-Judicial - Lindsey Craig, Planner I -District 1 - Added request for continuance and moved to upon request.

Regular
Item 22, Planning Commission Appointment- Choose two - Nicole Knapp, Director

- Revised PC Matrix candidate uploaded.

COMMISSIONER AGENDA ITEMS
Item 24, Public Notice and Neighborhood Meeting Signs

- This agenda item has added public comment.

Attorney Review
Not Reviewed (No apparent legal issues)

Instructions to Board Records
N/A

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Public Comment

Manatee County Government

Submitted On:
Oct 1, 2026, 04:33PM EDT

Full Name	**First Name:** Brenda **Last Name:** Glasbrenner
Email	smdbrenda@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	24, Reduce Size of Public Notice Signs
Comment	Once again, why are you siding with the builders? Aren't there bigger problems you need to tend to? The cost is minimal to stay with the 36"x36". Putting these signs up helps citizens know when the county is considering making use of land. These signs aid citizens as another way to be Transparent with the issues going on in their community. In 2025, Manatee County increased Public Notice and Neighborhood Meeting signs from 24" × 24" to 36" × 36" (Carol Felts made them larger)to help residents actually see when something was happening in their neighborhood. Now there is a proposal to shrink them back to 24" × 24", reducing the sign area by about 56%, reportedly to save just $5 per sign. This will not save the taxpayers money as the applicant pays for the signs! People already struggle to know when development and land-use decisions are coming before the BOCC. And right now, District 1 doesn't even have a commissioner sitting at the dais representing its residents. If anything, we should be looking for MORE ways to make sure residents know what is happening before decisions are made. Not making the signs smaller. Transparency shouldn't get smaller. Neither should the signs!!

Public Comment

Manatee County Government

Submitted On:
Sep 29, 2026, 05:41AM EDT

Full Name	**First Name:** Glen **Last Name:** Gibellina
Email	glenfede@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 06, 2026
Topic/Agenda Item	Reduction of sign dimensions
Comment	Glen Gibellina Manatee County, Florida October 8, 2026 Board of County Commissioners Manatee County, Florida Subject: Opposition to Motion to Reduce Public Notice and Neighborhood Meeting Sign Sizes Dear Commissioners, I am writing in strong opposition to the motion sponsored by Commissioner Mike Rahn for the October 8, 2026, Land Use Meeting, which proposes reducing the size of Public Notice and Neighborhood Meeting signs from 36 inches by 36 inches back to 24 inches by 24 inches. This proposal moves in exactly the wrong direction when it comes to community transparency, accessibility, and public notification. First and foremost, developers pay for these signs as part of the development review process. Notice requirements should prioritize the public's ability to see and understand what is being proposed in their neighborhoods. These signs should be kept as large as possible—36 inches by 36 inches—to ensure maximum visibility for everyday residents who deserve clear, readable information about nearby developments. Shrinking them only serves to make important notices harder to spot for passing motorists and local residents. Furthermore, increasing public sign visibility was a vital initiative championed by the late local civic advocate Carol Felts. Pushing to roll back these standards undermines the very efforts she fought for to ensure that communities are properly informed. Reducing transparency feels entirely developer-driven, showing a lack of genuine concern for the neighborhoods and residents who live around these proposed developments. I urge the Board to reject this motion, keep the 36 inch by 36 inch sign standard in place, and continue prioritizing community awareness over developer convenience. Sincerely, Glen Gibellina

Public Comment

Manatee County Government

Submitted On:
Oct 4, 2026, 07:58PM EDT

Full Name	**First Name:** Jane **Last Name:** Fedorczyk
Email	MJF34243@gmail.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	Public Notice and Neighborhood Meeting Signs
Comment	Dear Commissioners, I am writing to oppose reducing the size of public notice and neighborhood meeting signs from 36x36 inches to 24x24 inches. The county should be doing more—not less—to notify citizens of development projects that directly impact their property values and quality of life. While some residents may receive official notices via mail, these letters often come from unrecognized agents or developers. Without the highly visible posted signs to prime them, citizens will likely mistake these critical letters for junk mail. A 36-inch sign commands attention, giving passing motorists the visual cue they need to look out for their mail or safely return to gather details. A 24-inch sign will simply be missed. As elected officials who utilize large campaign signs, you know firsthand that visibility matters. The county only recently increased the sign size, and there is no evidence that citizens complained they were too large. The additional cost for the sign is nominal compared to the value of citizen awareness. Public notices are vital to our community. In my short time living here, I have already seen six notice signs due to controversial, high-density infill housing proposals. Unfortunately, the current notification process is poorly executed. Beyond being too few in number, signs are often structurally unsustainable or improperly placed parallel to the road, making them impossible for motorists to read. Furthermore, developers consistently fail to manage these signs safely. I have had to personally clear signs from the street right of way twice due to negligence: 1. During Hurricane Helene: I removed a developer's sign to prevent it from becoming a dangerous flying projectile in high winds, receiving no acknowledgement from the county or the developer for mitigating this

safety risk.
2. Last Week: I had to remove signs myself because Robert Freeman of Kittle Properties failed to coordinate a timely removal after a neighborhood meeting.

Instead of shrinking these signs, the county should focus on enforcing stricter standards. We need enough signs to alert all impacted residents, mandatory perpendicular placement for maximum visibility, and strict developer accountability for severe weather safety and post-event cleanup.

Respectfully submitted,

Jane Fedorczyk, Manatee County Resident

From: Jane Fedorczyk <mjf34243@gmail.com>
Sent: Sunday, October 4, 2026 1:30 AM
To: Annmari Catania <amc.riomarbod@gmail.com>; Barbara Vennera <Barbarav@akdco.net>; Bob Webb <webb4250@gmail.com>; Debbie Mulley <debbiemulley@outlook.com>; Doug Leib <Dleib325@gmail.com>; Helen Frassmann <helenfrassmann@gmail.com>; Jennifer Villarreal <jlvillarreal2011@gmail.com>; Rachel Sprague <sarapalmshoaboard@gmail.com>; Susan Nadhand <snachand6927@aol.com>; Tim Bales <Tbales65@gmail.com>; Tim Slicis <tslicis@icloud.com>; Kathy Matheson <president@cascades-sarasota-hoa.com>
Cc: Remi Szymanski <remiski04@gmail.com>; Donald Ewert <idujewert@aol.com>; Tyler Lummis <tyler.j.lummis@gmail.com>; Lars Ericsson <lbericsson@gmail.com>; Rick Robideau <treasurer@magnoliapointsrq.com>; Melinda Slicis <mks68@verizon.net>; Nathaniel Weaver <pastornate@crosspointe.life>; Jack Spence <jackspence@verizon.net>; Michael Davidson <Captmiked62@gmail.com>; Bridget Spence <BSpence@caseymanagement.com>; Robert Terry <footstepfollower@gmail.com>; Jack Rankins <jtrankins1991@gmail.com>; Jeff Weaver <pastorjeff@crosspointe.life>; Rachel Henneberry <rachel.trails11@gmail.com>; Penny Sijatz <psijatz@tampabay.rr.com>; Robin Tosch <robtosch@outlook.com>; Mary Brochu <pbrochu@verizon.net>; Nathaniel Weaver <pmpohludka@yahoo.com>; Loren Lysen <llysen@pcmfla.com>; Peter Powell <recreationsky@gmail.com>; Phil <sec21atlanta@gmail.com>; Ray Taylor <raytaylor549@gmail.com>; Joy Irwin Schtakleff <joyschtakleff@aol.com>
Subject: October 8 County Commissioners Land Use Meeting

> You don't often get email from mjf34243@gmail.com. Learn why this is important

CAUTION:This email originated from an external source.
Be suspicious of Attachments, Links and Request for Login Information and utilize the REPORT MESSAGE Button in Outlook if you feel this is a Phishing email.

Hi Everyone -

The last agenda item is on the size of the signs for public meeting notice. They want to reduce the size of the signs. This is a commissioner agenda item that looks like a slam dunk. You might think why does this matter? For the neighborhood meeting related to the horse farm high density development, very few communities received written notice of the

meeting and most probably threw it out as it is disguised as junk mail. The county wants to reduce the size of the sign to save $5. Smaller sign means smaller font or less information on the sign. In addition, to opposing this decrease, you should make it known, that a sufficient number of signs are posted and accurate information is included on the signs. The sign requirements should be enforced, accurate, and plentiful within the impacted communities. Below is the link to the agenda (signs is near end og agenda) and the place to write public comments. Currently, only one public comment is posted.

https://agendaonline.mymanatee.org/OnBaseAgendaOnline/Meetings/ViewMeeting?id=808&doctype=1

https://www.mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment

Jane Fedorczyk

President, Magnolia Point Neighborhood Association

MJF34243@gmail.com

215-962-4084

On Sat, Oct 3, 2026 at 4:14 PM Jane Fedorczyk <mjf34243@gmail.com> wrote:

Good Afternoon Everyone - ***In order to get organized, we need to start a fresh email chain from this one. If you do not want to be in this email chain, DO NOT reply all, just send me a reply and I will remove you. If you know someone that wants to be added, just send that information to me. If the presidents need a sidebar, you are all listed in TO, and everyone else is listed in the CC.***

I have created 2 email groups:

HOA Presidents, Communities Located Near Horse Farm (names listed in TO)

Neighbors (Not Identified as HOA Presidents) Also Concerned About the Horse Farm Development (names listed in CC)

There have been many emails since the neighborhood meeting held on Set. 24th, and some several have emailed Manatee County Commissioners, Manatee County Development Services staff, and shared different information. To date we have no strategy on how to move forward with the knowledge we have and information collected. This is the first email that contains all of the HOA Presidents that will be able to disseminate information within their communities.

I have attached a word document prepared by Joy Schtakleff from Rio Mar. She collected names at CrossPointe. **On this paper is some information she gathered from some HOA Presidents and some of the information mentioned by the Presidents. Please review and if your name is on that list and you can elaborate further on Joy's comments please do so.**

1. What absolutely needs to happen, is that this group needs to get organized and collaborate together. We need to develop one strategic plan that we are all working through to try to stop this project.

2. Many on this email have reached out to the Manatee County Development Services staff. Some of received answers, but not helpful answers and clearly not open to giving us advice on how to advocate against this development.

3. Many have emailed Mike Rahn, District 4 County Commissioner, (we all live in District 4), and those that have received replies have heard, while "I do not support the application of the Live Local Act on county development, there is nothing I can do," even including a response from Development Services staff that does not correlate with what some of us have ready about applying Live Local Act to 4 parcels zoned as agricultural (Ag-1), including loopholes for overcoming the agricultural pathway.

4. Some have emailed all current county commissioners and many have submitted public comments opposing the development. I am not aware of any responses other than from Mike Rahn.

5. There has been mention of hiring an attorney. This is not our HOA attorneys that assist with HOA matters. We need an attorney that specializes in Land Use, Municipal Code, and

has had success opposing Live Local Act fast tracking to development. I do not know that any one knows who this is, but they do not work that the law firms associated with HOA concerns.

6. Magnolia Point HOA has a signed agreement from 2014 (signed by the developer) since the HOA was not turned over to the owners until 2019, that gives the HOA the authority or requirement to maintain the medians on Tuttle between the roundabout and the start of the Trails. This includes assets in the street right of way between the Autumn Fern Terrace entrance to Magnolia Point to the southern boundary of the horse farm. We are investigating what this means with using our own legal services. Our primary reason is to protect our community assets; however, if this agreement can halt the development progress, I wanted you all to know. We have no idea, but we are addressing this currently.

I have attached some documents that might be worth looking at. I will set up files in Google Drive once the strategy is developed. ***My recommendation is that we unify into a Task Force (4-6 people) to organize the strategy, and then try to put groups together to address all pillars of the strategy.*** We have passion and some have important skills to contribute. Please step up! This is a safe space; no of us have this expertise. Time is not our friend, and most of us have much to do. I know many of you will have great ideas to contribute, so let's go!

--

Jane Fedorczyk

President, Magnolia Point Neighborhood Association

MJF34243@gmail.com

215-962-4084

--

Jane Fedorczyk, PT, PhD, CHT, FAPTA

MJF34243@gmail.com

215-962-4084

Public Comment

Manatee County Government

Submitted On:
Oct 2, 2026, 02:18PM EDT

Full Name	**First Name:** Brenda **Last Name:** Glasbrenner
Email	smdbrenda@yahoo.com
Which meeting is this public comment for? (Please select date of meeting)	October 08, 2026
Topic/Agenda Item	#22, Planning Commission
Comment	I highly recommend Glen Gibellina for a position on this board. He has the years of experience and training to fulfill a position. He has been an advocate for positive change for this county and will add a huge benefit to the planning board.