



August 13, 2026- Planning Commission

Subject

ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) – PLN2602-0134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2 - TO BE CONTINUED AND READVERTISED TO SEPTEMBER 17, 2026

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 no date set and to be readvertised.

Enabling/Regulating Authority

Manatee County Comprehensive Plan
Manatee County Land Development Code

Applicable Advisory Board

N/A

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 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

**GETTEL BRADENTON, INC. – SR64 REZONE
PLN2602-0134
REQUEST FOR CONTINUANCE**

Re: Continuance

ATTORNEYS

Caleb J. Grimes
Bill Galvano
Derin Parks
Kyle W. Grimes
Jack Hawkins
Neil G. Taylor
William Clague
Mitchell O. Palmer
Chad Manausa
William S. Galvano

Of Counsel

Leslie Horton Gladfelter

Ms. Grove,

Please accept this formal request to continue PLN2602-0134 from the August 13, 2026 Planning Commission to the September 17, 2026 Planning Commission. We request this continuance based on conversations with staff as it relates to other previous applications approved such as the right of way vacation and the lot consolidation approval. The continuance provides additional time to ensure all documentation and/or information for PLN2602-0134 is provided.

Thank you for your time and consideration on this matter. Please do not hesitate to reach out should you have any questions or need additional information.

Sincerely,
Marshall Robinson

MANATEE COUNTY GOVERNMENT

STATE OF FLORIDA

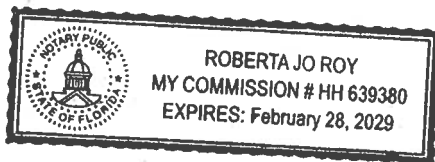
COUNTY OF MANATEE

Before the undersigned authority personally appeared **Quantana Acevedo**, who on oath says that she is a **County Employee of Manatee County Government, Manatee County, Florida**; that the attached copy of advertisement, being a public notice in the matters of **Notice of Public Hearing for Zoning Changes in Unincorporated Manatee County** for the **Manatee County Planning Commission Public Hearing on August 13, 2026**, in Manatee County Florida, was published on the publicly accessible website of Manatee County Government, Manatee County, Florida, of www.mymanatee.org on **July 29, 2026**.

Affiant further says that the website complies with all legal requirements for publication in Chapter 50, Florida Statutes.

By: 
Quantana Acevedo, Planning and Zoning Tech III

Sworn to and subscribed before me this 29th day of July, 2026, by Quantana Acevedo, who is personally known to me or who has produced (type of identification) as identification.




(Signature of Notary Public)
Roberta Jo Roy
(Print Name of Notary Public)
Notary Public
(Title)

My Commission Expires: 2/28/2029
Commission Number: HH 639380

NOTICE OF PUBLIC HEARING

NOTICE OF ZONING CHANGES IN UNINCORPORATED MANATEE COUNTY

NOTICE IS HEREBY GIVEN, that the **Planning Commission of Manatee County** will conduct a Public Hearing on **August 13, 2026, at 9:00 a.m. or as soon thereafter as same may be heard at the Manatee County Government Administrative Center, 1st Floor, Patricia M. Glass Chambers, 1112 Manatee Avenue West, Bradenton Florida** to consider, act upon, and forward a recommendation to the Board of County Commissioners on the following matters:

PDC-25-23(Z)(P) – Baycare Free-Standing Emergency Department – PSP with rezone – Core Suncoast III, LLC (Owner) – Baycare Health System Inc. (Contract Purchaser) – PLN2511-0135

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for 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 (Manatee County); approving a Preliminary Site Plan for up to 12,800 square feet for a Free Standing Emergency Department (FSED); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDMU-07-07(Z)(P)(R2) – Crosswind Point F.K.A. Parrish Plantation – Belleair Capital Group Parrish Plantation LLC (Owner) – PLN2406-0119

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for 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 of a project site; amending Zoning Ordinance No. 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 US 301, Parrish (unincorporated Manatee County); subject to conditions of approval; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

PDR-25-25(Z)(P) - Guardian Angels US 19 - Guardian Angels of SW Florida Inc. (Owner) – PLN2511-0044

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area, providing for 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 US 19, and commonly known as 4150 3rd Avenue West, Palmetto, FL (Manatee County) from Neighborhood Commercial-Medium (NC-M) to Planned Development Residential (PDR) Zoning District; approving a Preliminary Site Plan for eight single-family semi-detached dwelling units; subject to conditions of approval voluntarily proffered by the applicant; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton, Inc. (Owner) – [PLN2602-0134](#)

An Ordinance of the Board of County Commissioners of Manatee County, Florida, regarding land development, amending the Official Zoning Atlas (Ordinance 15-17, as amended, the Manatee County Land Development Code), relating to zoning within the unincorporated area; providing for 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 (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 SR 64 E, Bradenton (unincorporated Manatee County); approving a Schedule of Permitted and Prohibited Uses and conditions of approval, as voluntarily proffered by the applicant limiting use to outdoor storage and attached as Exhibit B; setting forth findings; providing a legal description; providing for severability; and providing an effective date.

All interested parties may appear and be heard at the meeting with respect to the proposed Ordinances, subject to proper rules of conduct. Additionally, any written comments filed with the Director of the Development Services Department will be heard and considered by the Planning Commission.

It is important that all parties present their concerns to the Planning Commission in as much detail as possible. The issues identified at the Planning Commission hearing will be the primary basis for the final decision by the Board of County Commissioners.

Interested parties may examine the Official Zoning Atlas, Ordinances, the applications, related documents, and may obtain assistance regarding these matters from the Manatee County Development Services Department, 9000 Town Center Parkway, Lakewood Ranch, Florida, telephone number (941) 748-4501 x6878; e-mail to public.comments@mymanatee.org.

Rules of procedure for this public hearing are in effect pursuant to Resolution 25-013. A copy of this Resolution is available for review or purchase from the Development Services Department (see address below).

Please send comments to: Manatee County Development Services Department
Attn: Agenda Coordinator
1112 Manatee Ave. West / P.O. Box 1000, Bradenton, FL 34205
public.comments@mymanatee.org

According to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made with respect to any matters considered at such meetings or hearings, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony or 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.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJOURNMENTS

MANATEE COUNTY PLANNING COMMISSION
Manatee County Development Services Department
Manatee County, Florida
Date Published: July 29, 2026

**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.

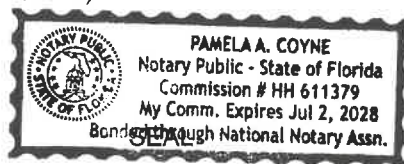
3. That the Affiant has caused the mailing of the required letter of notification to property owners within 500 feet of the project boundary pursuant to Manatee County Ordinance No. 15-17, as amended, by U.S. Mail, on the 31 day of July, 2026, and attaches hereto, as a part of and incorporated herein,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

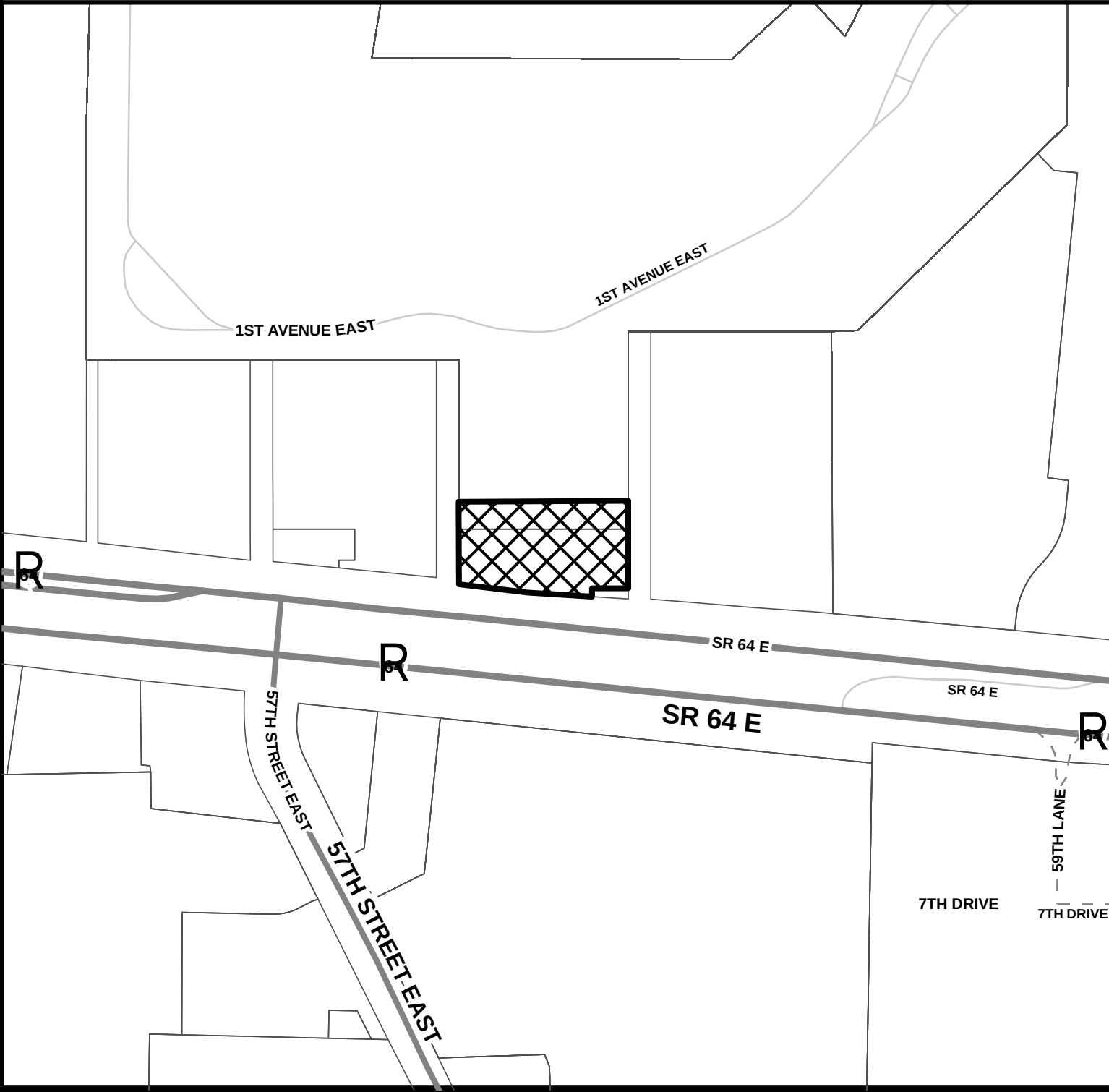
made, which includes the testimony and evidence upon which the appeal is to be based.

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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

Project No. ZL-26-02 /
PLN2602-0134

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MYMANATEE.ORG/NEWPROJECTS

Planning Commission:

August 13, 2026 9:00AM

Board of County Commissioners:

September 3, 2026 9:00AM

Patricia M. Glass Chambers, 1st Floor
Manatee County Government
1112 Manatee Avenue West
Bradenton, Florida 34205
841-748-4501 Ext. 6905

Scan for more
information:

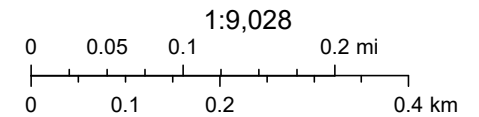


500-ft Advertising Map



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