

BOARD OF COUNTY COMMISSIONERS

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MANATEE COUNTY, FLORIDA

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Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
8:00 AM - September 17, 2026

Planning Commission Agenda and Notice of Public Meeting Thursday, September 17, 2026

This meeting can be viewed live on <https://www.mymanatee.org/services-and-amenities/service-listing/service-details/watch-live-county-meetings> and on Manatee Government Access (MGA) Spectrum Channel 644, Frontier Channel 30, and Comcast Channel 20 (within Manatee County).

Written comments can be submitted at <https://mymanatee.org/services-and-amenities/service-listing/service-details/submit-public-comment>. For non-quasi-judicial items only, the public can offer comments by phone by dialing 1-888-788-0099 or 1-877-853-5247. Enter Meeting ID Number: **851 7342 9930** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **851 7342 9930** (followed by #)
- There are no participant IDs, please press (#)
- You will be placed into the call on mute
- (*) 9 to raise hand
- (*) 6 to unmute

Walk-in comments are welcome during the meeting in the Honorable Patricia M. Glass Chambers at the Manatee County Administration Building located at 1112 Manatee Avenue West, Bradenton, for individuals who did not sign-up to speak prior to the meeting. The request form displays upcoming meetings 24 hours before the meeting date and will close 10 minutes prior to the meeting start time. To sign in to speak prior to the meeting go to: [Public Speaker Sign-Up Form](#).

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

August 13, 2026- Minutes for approval

**9:00 A.M. TIME CERTAIN OR AS SOON THEREAFTER AS MAY BE HEARD Ordinance
No. 26-42 - Data Center Moratorium - PLN2609-0022 - Legislative - Jay Stearman,
Planner I - Countywide**

D. WORK SESSION

**Discussion on Stormwater, Thomas R. Gerstenberger, P.E. Stormwater Engineering
Division Manager- Countywide**

E. ADVERTISED PUBLIC HEARINGS (AFFORDABLE HOUSING) - QUASI-JUDICIAL**Presentations Scheduled**

1. **PDR-25-04(G)(R) – 5TH Street Elmington – Westerman Investments, LLC (Owner) – PLN2603-0016- Quasi-Judicial- Lindsey Craig, Planner I- District 2**
Amendment to Ordinance No. 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 one hundred (100%) percent of the units remaining designated as “Affordable Housing” in accordance with a Land Use Restriction Agreement (LURA); the property being 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 (unincorporated Manatee County). **Soto**

F. ADVERTISED PUBLIC HEARINGS - LEGISLATIVE**Presentations Scheduled**

2. **9:00 A.M. TIME CERTAIN OR AS SOON THEREAFTER AS MAY BE HEARD Ordinance No. 26-42 - Data Center Moratorium - PLN2609-0022 - Legislative - Jay Stearman, Planner I - Countywide**
An Ordinance 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 within unincorporated Manatee County; providing for authority; legislative findings of fact; temporary moratorium imposed; duration of temporary moratorium; providing for severability; and an effective date. **Schenk**

G. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL**Presentations Upon Request**

3. **PDMU-23-27(G)(R) – Bradenton Crossings JACK 95 ,LLC-ROSY 95, LLC- PETER 74, LLC- TCG, LLC- SCHOLOFHARDKNOCKS, LLC- DSHC TRANSITIONS 006, LLC-DSHC ENTERPRISES, LLC (OWNERS) – PLN2510-0160- Quasi-Judicial- Jay Stearman, Planner I - District 2**
Amending Zoning Ordinance No. PDMU-23-27(Z)(G) by requesting approval of a modification to the previously approved a General Development Plan: 1) adding approximately 192,649 square feet to the maximum allowable intensity of nonresidential uses of approximately 768,389 square feet for the entire proposed development; 2) reducing 100,000 square feet from the previously approved addition of 150,000 square feet in the approximately School area (Area B – approximately 11 acres) and allocating the 100,000 square feet to the Commercial/Retail/Office area (Area A – approximately 4 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/Retail/Office area (Area A) and the rest to Commercial/RV (Area C – approximately 20 acres) should development on overall site not reach the maximum intensity of nonresidential uses; 4) limiting possible maximum 4-story, 125-room hotel, commercial/retail use, and medical and professional office uses to the Commercial/Retail/Office area (Area A);

and 5) limiting possible warehouse and outdoor storage uses to the Commercial/Retail/Office (Area A) and the Commercial/RV areas (Area C), the total property being approximately 35.28 acres and generally located at the southeast quadrant of the intersection of US 301/US41 and 13th Avenue E, and commonly known as 202 13th Avenue E, Bradenton (Manatee County).

Soto

4. **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**

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 No. 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 (Manatee county). **Welch**

5. **ZL-26-02 – Gettel Bradenton Inc. Rezone – Gettel Bradenton Inc. (Owner) – PLN2602-0134 - Quasi-Judicial-Alyssa Grove, Planner I- District 2**

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 SR 64 E, Bradenton (unincorporated Manatee County). **Soto**

Presentations Scheduled

6. **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) – PLN2607-0083- Quasi-Judicial-Jay Stearman, Planner I - District 5**

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 75 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 and 6620 SR 64 East, Bradenton (Manatee County). **Soto**

7. **Ordinance No. 26-15 – Parrish Lakes DRI #28 – PLN2408-0048 - Quasi-Judicial - CJ Mills, Planner II - District 1**

Amending and restating Ordinance No. 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 (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 consist 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 (Manatee County).

Schenk

8. PDMU-16-16(G)(R3) – Parrish Lakes GDP Amendment – FLM Inc. – PLN2408-0049- Quasi-Judicial-CJ Mills, Planner II - District 1

Amending Ordinance PDMU-16-16(G)(R2) to approve a land use exchange, a revised General Development Plan, 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 consist 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 (Manatee County).

Schenk

9. PDR-04-39(G)(R4) – Concession Phase VI – PLN2603-0145- Quasi-Judicial- Jay Stearman, Planner I- District 5

Amending Zoning Ordinance No. PDR-04-39(G)(R3), and approving an amended General Development Plan 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 (unincorporated Manatee County) all within a Project known as “The Concession”.

Schenk

H. CITIZEN COMMENTS (Continuation of Consideration for Future Agenda Items, if Needed)

I. COMMISSIONER COMMENTS

J. ADJOURN

The Board of County Commissioners of Manatee County, Florida, does not discriminate on the basis of an 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) 748-4501, ext. 6016 or carmine.demilio@mymanatee.org, at 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.

The Board of County Commissioners of Manatee County and the Manatee County Port Authority may elect not to convene, if no business is scheduled; however, each reserves the right to take action on any matter during its meeting, including items not set forth within this agenda. The Chair of each governing body at his/her option may take business out of order if he/she determines that such a change in the schedule will expedite the business of the governing body.

All public comment on quasi-judicial agenda items is required to be under oath and must occur at a duly noticed public hearing. The Citizens' Comments portion of the agenda is not an advertised public hearing, and no comments on quasi-judicial agenda items are authorized during the Citizens' Comments portion of the agenda.

PUBLIC NOTICE: According to Florida Statutes, Section 286.0105, any person desiring to appeal any decision made by the Board of County Commissioners (or the other entities that are meeting) with respect to any matter considered at said public hearing/meeting 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.