

BOARD OF COUNTY COMMISSIONERS

Tal Siddique, District 3 – Chair
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MANATEE COUNTY, FLORIDA

Charlie Bishop, County Administrator
Pamela D'Agostino, County Attorney

Manatee County Administration Building
Honorable Patricia M. Glass Chambers, First Floor
1112 Manatee Avenue West, Bradenton
9:00 AM - October 15, 2026

Planning Commission **Revised** Agenda and Notice of Public Meeting Thursday, October 15, 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: **818 9913 9619** (followed by #).

Dial-in Instructions:

- Dial one of the zoom numbers and enter the Meeting ID number: **818 9913 9619** (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

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A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

September 17, 2026, Minutes for approval

Updates to Agenda - October 14, 2026

D. CITIZEN COMMENTS (Consideration for Future Agenda Items - 30 Minute Time Limit)

Each person will be limited to three (3) minutes. If the thirty (30) minute time period has been exhausted, the Board will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.

E. ADVERTISED PUBLIC HEARINGS - QUASI-JUDICIAL

Presentations Upon Request

1. **PDC-14-26(P)(R) – Parrish Storage 2 – Reed Properties LLC (Owner) – PLN2604-0036 - Quasi-Judicial- Jay Stearman, Planner I - District 1**
Amending and restating Ordinance PDC-14-26(Z)(P) and approving an amended Preliminary Site Plan for contemporaneous signage regulation within the Parrish Commercial Village (PCV) Overlay District on approximately 11.16 acres currently zoned PDC/PCV (Planned Development Commercial/Parrish Commercial Village) zoning district; generally located East side of US 301 one quarter mile south of the intersection of Rutland Road and US 301 (Manatee County); the existing development remains the same, retaining 75,990 square feet of non-residential uses consisting of 16,680 square feet of commercial services uses (14,000 square feet personal service establishment and 2,680 square feet self-service carwash), and 59,310 square feet of mini-warehouse with accessory outdoor storage. **Soto**
2. **PDI-25-18(Z)(P) – Amcor – Phase 1A, 1B, 2 & 3 – Sun Coast Industries, LLC (Owner) – PLN2508-0082- Quasi-Judicial - CJ Mills, Planner II - District 4**
A rezone of approximately 8.88 acres from Light Manufacturing (LM) to Planned Development Industrial (PDI) Zoning District; approving a Preliminary Site Plan (PSP) for an additional 28,492 square feet of industrial/warehouse uses on site containing an existing 73,328 square feet of industrial/warehouse uses for a total of 101,820 square feet; generally located 0.37 miles north of Tallevast Road and 0.5 miles south of Whitfield Avenue on the east side of US 301, and commonly known as 7350 26th Court East, Sarasota, FL 34243 (Manatee County). **Schenk**
3. **Z-24-16 – Lockwood Ridge Road Rezone – Cedo Spasovski (Owner) – PLN2407-0131 - Quasi-Judicial - Loretta Merrill, Planning Section Manager - District 4**
A rezone of approximately 0.38 acres from Suburban Agriculture District (A-1) to Residential Single Family-4.5 (RSF-4.5) Zoning District; generally located along Lockwood Ridge Road between Whitfield Avenue and Tallevast Road, just north of 74th Avenue East in Sarasota (unincorporated Manatee County). **Soto**
4. **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) – 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 768,398 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/RV (Area C – approximately 20 acres); 3) allocating the additional 192,649 square feet of increased intensity of nonresidential uses to the Commercial/RV (Area C – approximately 20 acres) for a maximum of 624,899 square feet 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**

Presentations Scheduled

5. **PDO-25-33(Z)(P) – Baycare Medical Office Center – Rezone with PSP – Baycare Properties LLC (Owner) – PLN2510-0073 - Quasi-Judicial - Alyssa Grove, Planner I - District 1**

A rezone of approximately 9.67 acres of a 10.80 acre parcel from 0.57 acres of General Agriculture (A) and 10.23 acres Residential Single Family – 1 (RSF-1) to 9.67 acres of Planned Development Office (PDO) Zoning District, leaving 1.13 acres of RSF-1; approving a Preliminary Site Plan for up to 90,000 square feet of medical office use; generally located on the western corner of US 301 and Red Rooster Road, Parrish (unincorporated Manatee County). **Schenk**

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

G. COMMISSIONER COMMENTS

H. ADJOURN

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