



MANATEE COUNTY GOVERNMENT
DEVELOPMENT SERVICES
1112 Manatee Ave West
Bradenton, FL 34205

UPCOMING HEARINGS

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2308-0162 Project No.: PDR-23-45(Z)(P)

Project Name: Bus Barn Rezone and Preliminary Site Plan/RANCHLAND INVESTORS LLC

Address: 18126 MEANDERING PALMS XING BRADENTON, FL 34212

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: Preliminary Site Plan with Rezone (Public Hearing)

Planning Commission Date: 12-11-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Record ID: PLN2309-0137 Project No.: PDR-23-48(Z)(P)

Project Name: Yort - 2351

Address: 1921 NORTH RYE RD PARRISH, FL 34219

Case Manager: Laura Gonzalez

Status: Report sent to CAO

Application Type: Preliminary Site Plan with Rezone (Public Hearing)

Planning Commission Date: 01-15-2026

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Record ID: PLN2402-0079 Project No.: PDR-24-03(Z)(P)

Project Name: ERIE ROAD RESIDENTIAL

Address: 8915 ERIE RD PARRISH, FL 34219

Case Manager: CJ Mills

Status: Sufficiency Review Version 1

Application Type: Preliminary Site Plan with Rezone (Public Hearing)

Planning Commission Date: 08-14-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2404-0056 Project No.: PDR-24-08(Z)(P)

Project Name: ZIPPERER RD

Address: 16922 WATERLINE RD BRADENTON, FL 34212

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: Preliminary Site Plan with Rezone (Public Hearing)

Planning Commission Date: 12-11-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Record ID: PLN2405-0126 Project No.: PDMU-19-05(G)(R)

Project Name: Springs at Ellenton GDP Modification

Address: 2507 60TH AVE E ELLENTON, FL 34222

Case Manager: Laura Gonzalez

Status: Report sent to CAO

Application Type: Changes to Approved Site Plan (Public Hearing)

Planning Commission Date: 12-11-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Record ID: PLN2406-0056 Project No.: LDA-24-03

Project Name: Lazy C. Ranch LDA

Address: CR 675 PARRISH, FL 34219

Case Manager: Rachel Layton

Status: Hearing Scheduled

Application Type: Local Development Agreement

Planning Commission Date: N/A

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Record ID: PLN2406-0126 Project No.: PDR-24-18(Z)(P)

Project Name: Penler Lorraine

Address: 4973 LORRAINE RD BRADENTON, FL 34211

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: Preliminary Site Plan with Rezone (Public Hearing)

Planning Commission Date: 09-11-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2406-0144 **Project No.:** PA-24-10/ORD-25-38

Project Name: Penler Lorraine CPA

Address: 4973 LORRAINE RD BRADENTON, FL 34211

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: Comprehensive Plan Map Amendment

Planning Commission Date: 09-11-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Record ID: PLN2407-0031 **Project No.:** PDC-24-17(Z)(G)

Project Name: S.R. 64/Uihlein Road Commercial

Address: SR 64 E BRADENTON, FL 34212

Case Manager: Laura Gonzalez

Status: Hearing Complete

Application Type: General Development Plan with Rezone (Public Hearing)

Planning Commission Date: 07-10-2025

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Record ID: PLN2407-0167 **Project No.:** PDMU-14-22(P)(R4)

Project Name: Trevesta

Address: 5245 69TH ST E PALMETTO, FL 34221

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: Changes to Approved Site Plan (Public Hearing)

Planning Commission Date: 08-14-2025

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Record ID: PLN2408-0070 **Project No.:** PDR-24-32(Z)(G)

Project Name: Lone Valley - GDP

Address: BUCKEYE RD PARRISH, FL 34219

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: General Development Plan with Rezone (Public Hearing)

Planning Commission Date: 11-13-2025

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2409-0023 **Project No.: PDR-24-29(P)**

Project Name: Willow Bend Phase V

Address: 61ST ST E PARRISH, FL 34219

Case Manager: CJ Mills

Status: Staff Rpt sent to Mgmt

Application Type: Preliminary Site Plan (Public Hearing)

Planning Commission Date: 12-11-2025

Hearing Officer:

BOCC Meeting Date(s): 03-05-2026

Record ID: PLN2410-0079 **Project No.: DRI #5**

Project Name: Four Corners Mine DRI Close Out

Address: 13355 SR 37 PARRISH, FL 34219

Case Manager: Elizabeth Shulman

Status: Case Manager Assigned

Application Type: Development of Regional Impact

Planning Commission Date: 01-15-2026

Hearing Officer:

BOCC Meeting Date(s): 02-18-2026

02-19-2026

Record ID: PLN2410-0096 **Project No.: LDA-26-01**

Project Name: Four Corners Mine LDA Application

Address: 13355 SR 37 PARRISH, FL 34219

Case Manager: Elizabeth Shulman

Status: Case Manager Assigned

Application Type: Local Development Agreement

Planning Commission Date: 01-15-2026

Hearing Officer:

BOCC Meeting Date(s): 02-18-2026

02-19-2026

Record ID: PLN2411-0125 **Project No.: PDC-24-35(Z)(G)**

Project Name: SR 64 & Bourneside Blvd PDC Rezone

Address: 2560 GEORGINA CIR LAKEWOOD RANCH, FL 34211

Case Manager: Laura Gonzalez

Status: Sufficiency Review Version 1

Application Type: General Development Plan with Rezone (Public Hearing)

Planning Commission Date: 08-14-2025

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2412-0202 Project No.: PDC-25-01(Z)(G)

Project Name: Bradenton White Eagle East Commercial

Address: LORRAINE RD BRADENTON, FL 34211

Case Manager: James McDevitt

Status: Hearing Scheduled

Application Type: General Development Plan with Rezone (Public Hearing)

Planning Commission Date: 10-16-2025

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Record ID: PLN2503-0123 Project No.: PDR-25-07(Z)(G)

Project Name: **RR - AH** SOKO SR 64 Towns

Address: 11411 SR 64 E BRADENTON, FL 34212

Case Manager: Lindsey Craig

Status: Report sent to CAO

Application Type: General Development Plan with Rezone (Public Hearing)

Planning Commission Date: 02-05-2026

Hearing Officer:

BOCC Meeting Date(s): 03-05-2026

Record ID: PLN2503-0171 Project No.: SP-25-03

Project Name: BCS - Parrish Campus

Address: ERIE RD PALMETTO, FL 34221

Case Manager: Brandon Tirado

Status: Staff Report in Progress

Application Type: Special Permit (Public Hearing)

Planning Commission Date: N/A

Hearing Officer: 02-23-2026

BOCC Meeting Date(s):

Record ID: PLN2504-0186 Project No.: PDR-25-08(Z)(G)

Project Name: BRADENTON ESTATES II

Address: 5904 18TH AVE E BRADENTON, FL 34208

Case Manager: Allecia Henry

Status: Staff Report in Progress

Application Type: General Development Plan with Rezone (Public Hearing)

Planning Commission Date: 01-15-2026

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2505-0180 Project No.: PDC-25-13(Z)(P)

Project Name: ER At Lakewood North

Address: 10106 SR 64 E BRADENTON, FL 34212

Case Manager: Laura Gonzalez

Status: Report sent to CAO

Application Type: Preliminary Site Plan with Rezone (Public Hearing)

Planning Commission Date: 02-05-2026

Hearing Officer:

BOCC Meeting Date(s): 03-05-2026

Record ID: PLN2506-0012 Project No.: LDCT-25-06/ORD-26-05

Project Name: County Initiated Land Development Code Text Amendment – RVs in Mobile Home Parks

Address: FL

Case Manager: Elizabeth Shulman

Status: Sufficiency Review Version 3

Application Type: LDC Text Amendment

Planning Commission Date: 12-11-2025

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026
01-28-2026

Record ID: PLN2506-0208 Project No.: PDRV-19-06(P)(R)

Project Name: The Surf Preliminary Site Plan Amendment

Address: 2318 LONG BOARD WAY PALMETTO, FL 34221

Case Manager: CJ Mills

Status: Staff Report in Progress

Application Type: Preliminary Site Plan (Public Hearing)

Planning Commission Date: 03-12-2026

Hearing Officer:

BOCC Meeting Date(s): 04-23-2026

Record ID: PLN2507-0042 Project No.: CDD-25-03

Project Name: Petition to Amend the Newport Isles Community Development District

Address: GRASS FARM RD PALMETTO, FL 34221

Case Manager: Loretta Merrill

Status: Awaiting Sufficiency Documents

Application Type: Community Development District

Planning Commission Date: N/A

Hearing Officer:

BOCC Meeting Date(s): 01-28-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2507-0097 Project No.: HBP/COA-25-04

Project Name: 4432 124Th St W

Address: 4432 124TH ST W CORTEZ, FL 34215

Case Manager: Barney Salmon

Status: Sufficiency Documents Received

Application Type: COA Public Hearing

Planning Commission Date: N/A

Hearing Officer:

BOCC Meeting Date(s): 02-20-2026

Record ID: PLN2507-0252 Project No.: LDCT-25-09/ORD-26-02 & ORD-26-03

Project Name: County Initiated Land Development Code Text Amendment – Chapter 2 Definitions and Chapter 5 Specific Use Standards for FARR certification process.

Address: FL

Case Manager: Allecia Henry

Status: Report sent to CAO

Application Type: LDC Text Amendment

Planning Commission Date: 12-11-2025

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026
01-28-2026

Record ID: PLN2509-0153 Project No.: PA-25-11/ORD-26-04

Project Name: County Initiated Comprehensive Plan Amendment (CPA) – FLUC revision

Address: 3210 LAKEWOOD RANCH BLVD BRADENTON, FL 34211

Case Manager: Haley Vetter

Status: Staff Report in Progress

Application Type: Comprehensive Plan Map Amendment

Planning Commission Date: 01-15-2026

Hearing Officer:

BOCC Meeting Date(s): 02-12-2026

Record ID: PLN2510-0080 Project No.: PA-25-13/ORD-26-01

Project Name: 5-1 Series - County Initiated Comprehensive Plan Amendment

Address: FL

Case Manager: Elizabeth Shulman

Status: Completeness Review Version 1

Application Type: Comprehensive Plan Text Amendment

Planning Commission Date: 02-05-2026

Hearing Officer:

BOCC Meeting Date(s): 03-05-2026
04-23-2026

Please note that the below dates are tentative and subject to change. Please visit MyManatee.org to view published agendas and supporting documents.

Record ID: PLN2510-0115

Project No.: VA-25-07

Project Name: North River Self Storage

Address: 2765 FT HAMER RD PARRISH, FL 34219

Case Manager: Chase Gause

Status: Report sent to CAO

Application Type: Variance

Planning Commission Date: N/A

Hearing Officer: 01-26-2026

BOCC Meeting Date(s):