



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](http://MyManatee.org) to view published agendas and supporting documents.

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

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

**Address:** 18126 MEANDERING PALMS XING BRADENTON, FL 34212

**Case Manager:** Laura Gonzalez

**Status:** Report sent to CAO

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

**Planning Commission Date:** 12-11-2025

**Hearing Officer:**

**BOCC Meeting Date(s):** 01-08-2026

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

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**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:** N/A

**Hearing Officer:**

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

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

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**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):** 01-08-2026

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

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**Project Name:** ZIPPERER RD  
**Address:** 16922 WATERLINE RD BRADENTON, FL 34212  
**Case Manager:** James McDevitt  
**Status:** Report sent to CAO  
**Application Type:** Preliminary Site Plan with Rezone (Public Hearing)  
**Planning Commission Date:** 12-11-2025  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 01-08-2026

**Record ID: PLN2404-0186**      **Project No.: DRI #19**

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**Project Name:** University Commons DRI NOPC  
**Address:** 8368 LOCKWOOD RIDGE RD SARASOTA, FL 34243  
**Case Manager:** James McDevitt  
**Status:** Public Hearing Approved  
**Application Type:** Development of Regional Impact  
**Planning Commission Date:** 10-10-2024  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 02-12-2026

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

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**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):** 01-08-2026

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

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**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

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

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**Project Name:** Penler Lorraine  
**Address:** 4973 LORRAINE RD BRADENTON, FL 34211  
**Case Manager:** James McDevitt  
**Status:** Report sent to CAO  
**Application Type:** Preliminary Site Plan with Rezone (Public Hearing)  
**Planning Commission Date:** 09-11-2025  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 01-08-2026

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

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**Project Name:** Penler Lorraine CPA  
**Address:** 4973 LORRAINE RD BRADENTON, FL 34211  
**Case Manager:** James McDevitt  
**Status:** Report sent to CAO  
**Application Type:** Comprehensive Plan Map Amendment  
**Planning Commission Date:** 09-11-2025  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 01-08-2026

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

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**Project Name:** S.R. 64/Uihlein Road Commercial  
**Address:** SR 64 E BRADENTON, FL 34212  
**Case Manager:** Laura Gonzalez  
**Status:** Staff Report in Progress  
**Application Type:** General Development Plan with Rezone (Public Hearing)  
**Planning Commission Date:** 07-10-2025  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 01-08-2026

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

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**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):** 01-08-2026

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

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**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

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

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**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):** 01-08-2026

**Record ID: PLN2410-0079**      **Project No.: DRI #5/ORD-24-95**

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**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-24-04**

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**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

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**Record ID: PLN2412-0004      Project No.: ADJ-24-24**

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**Project Name:** Del Webb Catalina Master Sign Plan  
**Address:** 4921 DEL REY CV LAKEWOOD RANCH, FL 34211  
**Case Manager:** Greg Krause  
**Status:** Report sent to CAO  
**Application Type:** Sign Ordinance Adj PH  
**Planning Commission Date:** N/A  
**Hearing Officer:** 12-15-2025  
**BOCC Meeting Date(s):**

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

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**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

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**Record ID: PLN2502-0169      Project No.: PDR-25-05(Z)(P)**

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**Project Name:** \*\*RR - AH\*\* Altman Rye Townhomes  
**Address:** 323 RYE RD BRADENTON, FL 34212  
**Case Manager:** Allecia Henry  
**Status:** Staff Report in Progress  
**Application Type:** Preliminary Site Plan with Rezone (Public Hearing)  
**Planning Commission Date:** 12-11-2025  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 01-08-2026

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

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**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:** 01-15-2026  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 02-12-2026

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

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**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):**

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

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**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):** 01-08-2026  
02-12-2026

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

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**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):** 01-08-2026

**Record ID: PLN2509-0153**      **Project No.: PA-25-11/ORD-25-54**

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**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

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**Record ID: PLN2509-0158**      **Project No.: VA-25-06**

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**Project Name:** 10912 37th Ave E- Variance  
**Address:** 10912 37TH AVE E PALMETTO, FL 34221  
**Case Manager:** Chase Gause  
**Status:** Report sent to CAO  
**Application Type:** Variance  
**Planning Commission Date:** N/A  
**Hearing Officer:** 12-15-2025  
**BOCC Meeting Date(s):**

**Record ID: PLN2509-0159**      **Project No.: VA-25-05**

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**Project Name:** 3711 109th St E- Variance  
**Address:** 3711 109TH ST E PALMETTO, FL 34221  
**Case Manager:** Andrew Fortune  
**Status:** Completeness Review Version 1  
**Application Type:** Variance  
**Planning Commission Date:** N/A  
**Hearing Officer:** 12-15-2025  
**BOCC Meeting Date(s):**

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

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**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:** 01-15-2026  
**Hearing Officer:**  
**BOCC Meeting Date(s):** 02-12-2026  
03-05-2026

**Record ID: PLN2510-0115**      **Project No.: VA-25-07**

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**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):**