

A09 - LAND DEVELOPMENT CODE AMENDMENT: COUNTY INITIATED CODE OF ORDINANCES TEXT AMENDMENT – NEIGHBORHOOD WORKSHOPS
[PLN2510-0039](#) - ORD-25-28 - PUBLIC HEARING

Address: , FLORIDA
Parcel: 9999999902
Fire District: BADS PLACEHOLDER
Commissioner: **Countywide**
Case Manager: Laura Gonzalez, Extension 3891
laura.gonzalez@mymanatee.org

Description: County-Initiated, Code Of Ordinances Text Amendment
Ord-25-Xx / Plnxxxx-Xxxx

A County-Initiated, Code Of Ordinances Text Amendment To Add Article Vi Neighborhood Workshops To Chapter 2-25- Planning And Development Of The Manatee County Code Of Ordinances , Establishing The Guidelines For The Implementation Of The Neighborhood Workshops To: (1) Identify Development Applications Requiring Mandatory Meetings And Those That May Require Meetings At The Discretion Of The Development Services Director; And (2) Establish Formatting Requirements, Timing And Notice Procedures For The Neighborhood Meetings.
This Initiative Responds To A Mandate Issued By The County Board Of Commissioners On January 28, 2025, Directing Staff To Require Mandatory Neighborhood Workshops.

A02 - PLANNED DEVELOPMENT: BUCKEYE OFFICE PARK
[PLN2508-0212](#) - PSP-25-131 - ADMINISTRATIVE

Address: 12910 PRITCHART ROAD PARRISH, FLORIDA 34219
Parcel: 393020209
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: Request Approval Of A Preliminary Site Plan, Concurrently With A Comprehensive Plan Amendment, For A Proposed 5.66± Ac Commercial Office Park Development Consisting Of Three (3) Two-Story Buildings And Associated Parking

A23 - SIGN ORDINANCE ADJUSTMENT PUBLIC HEARING: BIG BOX RETAIL
[PLN2510-0056](#) - ADJ-25-23 - PUBLIC HEARING

Address: 8670 MOCCASIN WALLOW ROAD PARRISH, FLORIDA 34219
Parcel: 609510059
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Andrew Fortune, Extension 6839
andrew.fortune@mymanatee.org

Description: Approximately 169,188 Warehouse Big Box Store With An On-Site Fuel Station.

A17 - VARIANCES AND MODIFICATIONS: NORTH RIVER SELF STORAGE

[PLN2510-0115](#) - VA-25-07 -

Address: 2765 FT HAMER ROAD PARRISH, FLORIDA 34219
Parcel: 505600007
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Chase Gause, Extension 6912
Chase.Gause@MyManatee.Org

Description: Variance To The Front Building Setback Due To An Error On The Approved Final Site Plan

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: BIG BOX - STATE ROAD 70 & UIHLEIN ROAD

[PLN2510-0036](#) - PDC-24-20(P)/FSP-25-152 - ADMINISTRATIVE

Address: UIHLEIN ROAD BRADENTON, FLORIDA 34202
Parcel: 585400469
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: The Subject Property Is Currently Vacant Land. The Proposed Development Includes A 47,984 Gsf Neighborhood Convenience, Located At The Northwest Corner Of Uihlein Road And State Road 70 East, Bradenton, Florida 34202. Proposed Off-Site Improvements Include A Northbound Left-Turn Lane On Uihlein Road, And A Westbound Right-Turn Lane On State Road 70.

MODIFICATION OR FIELD CHANGE: TIDELINE (FKA: DUNCAN JUBILEE)

[PLN2301-0046.FC02](#) - - ADMINISTRATIVE

Address: 9400 9TH AVENUE NORTHWEST BRADENTON, FLORIDA 34209
Parcel: 7317400005
Fire District: WEST MANATEE FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: See Attached Narrative

A06 - SUBDIVISION FINAL PLAT: PALM LINKS ESTATES
[PLN2510-0078](#) - PDR-24-10/25-S-82(F) - PUBLIC HEARING

Address: 7585 LINKS COURT SARASOTA, FLORIDA 34243
Parcel: 1920563959
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Palm Links Estates, A Subdivision ("Subdivision"), Is Being Developed As A Four (4) Lot Residential Subdivision, Located With All Four Lots Fronting On An Existing Public Right-Of-Way ("Links Court" A/K/A 61St Court East). The Subdivision Is Bounded: (I) On The North By Common Areas Of The Links At Palm-Aire, Subdivision And Property Owned By The Association Which Administers The Links At Palm-Aire Subdivision; (Ii) On The East And South By Lands Owned By Palm-Aire Country Club At Sarasota, Inc., A Florida Not-For-Profit Corporation, Operated As A Element Of The Palm-Aire Country Club Golf Course; And (Iii) On The West By Links Court, A Public Right-Of-Way. The Subdivision Will Be Administered By The Palm Links Estates Owners Association, Inc., A Florida Not-For-Profit Corporation ("Association") In Accordance With The Declaration Of Covenants And Restrictions, ("Declaration") To Be Recorded At The Time Of Recording The Plat. There Will Be No Common Areas Or Association Owned Property Within The Subdivision. There Will Be No Easements Within The Subdivision Except Platted Easements On Lot Lines For Distribution Of Utility Services And Surface Drainage, Of Storm Water. There Are No Identified Jurisdictional Wetlands Within Or Abutting The Subdivision. The Future Improvements Within The Subdivision Are Limited To A Single One-Story Residence Of Not Less Than 2,250, Square Feet Of Living Space, On Each Lot And Further Subject To Architectural And Use Restrictions Incorporated In The Declaration.
