

MODIFICATION OR FIELD CHANGE: WOOD DOCK FIRE HYDRANT
[PLN2509-0006.FC01](#) - - ADMINISTRATIVE

Address: 1221 44TH AVENUE EAST BRADENTON, FLORIDA 34203
Parcel: 4810300022
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Water Service Tap Relocation.

A10 - ZONING ATLAS AMENDMENT: GETTEL BRADENTON INC - SR 64 REZONE
[PLN2602-0134](#) - ZL-26-02 - PUBLIC HEARING

Address: SR 64 EAST BRADENTON, FLORIDA 34208
Parcel: 1113600009
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Alyssa Grove, Extension 6836
alyssa.grove@mymanatee.org

Description: The Request Is To Rezone Approximately 1.09 Acres Of Land Owned By Gettel Bradenton Inc. From A-1 To Gc/L In Order To Compliment The Future Genesis Car Dealership (Pdmu-22-27/Fsp-23-178) That Lies Adjacent To The East Of The Subject Property, Also Owned By Gettel Bradenton, Inc. The Proposed Rezone Will Allow For Additional Parking Of Vehicles Associated With The Genesis Dealership.

A04 - SITE PLAN: O'REILLY AUTO PARTS
[PLN2603-0069](#) - FSP-26-26 - ADMINISTRATIVE

Address: 2527 53RD AVENUE EAST BRADENTON, FLORIDA 34203
Parcel: 1682900109
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: Construction Of A New 7,228 Sf O'Reilly Auto Parts Retail Store With Concrete Drive Aisles And Parking Stalls.

A04 - SITE PLAN: FEDEX BRADENTON
[PLN2603-0075](#) - FSP-26-25 - ADMINISTRATIVE

Address: 4605 18TH STREET EAST BRADENTON, FLORIDA 34203
Parcel: 1619601219
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: Final Site Plan / Construction Plan For Fedex Bradenton
The Site Is Located At 4605 18Th Street E, Bradenton, Manatee County, Section 07, Township 35S, Range 18E. The Project Consists Of Adding Approximately 0.649 Acres Of Impervious Area To Expand The Existing Fedex Ship Center Parking Lot On The Western Side Of The Property, Along The Existing Stormwater Facility. The Additional 29 Parking Spaces Will Be Elevated Over The Existing Pond, With Minimal Impact On The Pond Storage Volume. A Dry Pond Is Proposed To Treat And Attenuate The Runoff From The Additional Parking Lot'S Impervious Surface.

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: 7 BREW - PALMETTO, FL
[PLN2602-0132](#) - PDMU-16-16(P)/FSP-26-23 - ADMINISTRATIVE

Address: 7725 MOCCASIN WALLOW ROAD PALMETTO, FLORIDA 34221
Parcel: 650904809
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Vacant**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: A New 7 Brew Coffee Drive-Through Only Facility Located On The South Side Of Moccasin Wallow Road At 7725 Moccasin Wallow Rd In Palmetto, Manatee County, Florida.

A02 - PLANNED DEVELOPMENT: SOLETA PHASE II
[PLN2603-0026](#) - PDR-23-07(P(R)/24-S-18(P)(R)/FSP-24-51(R) - ADMINISTRATIVE

Address: SOLETA BOULEVARD MYAKKA CITY, FLORIDA 34251
Parcel: 212105559
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Vacant**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: Modification Of Pln2403-0014 To Split The Project Into Subphases For Certification Purposes.

A04 - SITE PLAN: AG MART FARM WORKER HOUSING
[PLN2603-0037](#) - FSP-26-24 - ADMINISTRATIVE

Address: 30975 SR 64 EAST MYAKKA CITY, FLORIDA 34251
Parcel: 148811059
Fire District: DUETTE FIRE AND RESCUE DISTRICT
Commissioner: **Vacant**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: The Proposed Project Consists Of Fifteen (15) Farmworker Housing Units To Support The Ongoing Agricultural Operations On The Subject Property, Which Is Currently Utilized For Cultivated Farmland. Currently, Farmworkers Are Transported To The Site On A Daily Basis. The Proposed Housing Will Allow Workers To Reside On-Site, Reducing The Need For Daily Transportation And Supporting The Agricultural Operations Occurring On The Property. The Project Includes The Placement Of The Housing Units With Minimal Associated Improvements. No Centralized Water, Sewer, Or Other Public Utilities Are Proposed As Part Of This Development.

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: S.R. 64/UIHLEIN ROAD COMMERCIAL
[PLN2603-0064](#) - PDC-24-17(P)/FSP-26-28 - ADMINISTRATIVE

Address: 16805 SR 64 EAST BRADENTON, FLORIDA 34212
Parcel: 570300709
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Vacant**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: The Project Includes The Mass Grading And Master Commercial Subdivision With Outparcels In The Northwest Quadrant Of State Road 64 And Uihlein Road. The Sites Are Currently Vacant And Were Approved For A Rezone Of The Property. The Site Has A Pid Of 570300709. A Two Lane Road Is Also Proposed With This Project, Connecting State Road 64 To Travellers Palm Drive. New Water Main And Sanitary Sewer Are Also Proposed Within The New Roadway To Provide Services To The Outparcels. A Master Stormwater Pond Is Also Proposed In The Furthest Northwest Portion Of The Site To Serve The Entire Development.

Landscaping, Lighting And Addressing Will All Be Submitted To Manatee County On An Individual Fsp For Each Outparcel.

A06 - SUBDIVISION FINAL PLAT: CURIOSITY CREEK PHASES IIA, IIB, AND COLLECTOR ROAD III
[PLN2603-0072](#) - PDMU-04-51/26-S-10(F) - ADMINISTRATIVE

Address: 12704 BANKSIDE PLACE PALMETTO, FLORIDA 34221
Parcel: 590203339
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Vacant**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Final Plat For Curiosity Creek Iia, Iib, And Iii. The Final Plat Consists Of 160 Single Family Detached Lots (101 In Phase Iia, And 59 In Phase Iib. Phase Iii Does Not Contain Residential Lots, And Is An Extension Of The Artisan Lakes Parkway (Collector Road).

Approved Psp-Fsp-Pp Pln2306-0365.

Approved Construction Plans Pln2211-0006.

MODIFICATION OR FIELD CHANGE: **RAPID-SSP NORTH COUNTY MIDDLE SCHOOL
[PLN2312-0016.REV01](#) - SSP-23-01(R) - ADMINISTRATIVE**

Address: 11592 NORTH RIVER RANCH TRAIL PARRISH, FLORIDA 34219
Parcel: 394610659
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Vacant**
Case Manager: Alyssa Grove, Extension 6836
alyssa.grove@mymanatee.org

Description: Modification To The Approved Plans For The North County Middle School Project To Add An Additional Building Within The Project Site.

**A02 - PLANNED DEVELOPMENT: BRADENTON RACKET CLUB & RESIDENCES
[PLN2602-0135](#) - PDR-26-04(Z)(P) - PUBLIC HEARING**

Address: 4511 BAY CLUB DRIVE BRADENTON, FLORIDA 34210
Parcel: 6145517006
Fire District: CEDAR HAMMOCK FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Lindsey Craig, Extension 3877
Lindsey.Craig@MyManatee.Org

Description: The ± 6.72-Acre Project Site Consists Of Three (3) Parcels Located Within Unincorporated Manatee County ("Property"). The Parcel Identification Numbers (Pid) And Corresponding Addresses Are Identified Within The Attached Property Table. The Property Is Generally Located East Of Bay Club Drive, South Of El Conquistador Parkway, And West Of 34Th Street West. The Property Is Currently Zoned As Residential Single Family – 3 (Rsf-3). The Future Land Use (Flu) Designation Is Residential - 16 (Res-16). The Property Is Located Within The Following Environmental Resource Overlay Districts: Coastal Evacuation Area Overlay District (Cea), Coastal High Hazard Area Overlay (Chha), And Coastal Planning Area (Cpa). Existing Site Conditions Include Nineteen (19) Tennis Courts, Six (6) Pickleball Courts, A Parking Area, And An Indoor Recreational Facility. The Applicant Is Proposing A Comprehensive Plan Compliant Rezone From Rsf-3 To Planned Development - Residential (Pd-R) With An Accompanying Psp In Order To Redevelop The Site With Resort Style Residential Units And A State-Of-The-Art Recreation Club Focused On Tennis, Padel, And Racket Sports. The Project Will Include Multifamily Residential Units, Fitness Facilities, Improved Stormwater Management Systems, Utilities, And Parking Infrastructure. The Applicant Is Proposing 65 Multifamily Units For A Density Of 9.67 Du/Acre, 60% Of The Maximum Permitted Within The Res16 Flu Which Is 16 Du/Acre. The Proposed Density Is Consistent With The Comprehensive Plan; Therefore, A Comprehensive Plan Amendment Is Not Requested.

A04 - SITE PLAN: 5712 MANATEE AVE W
[PLN2602-0124](#) - FSP-26-27 - ADMINISTRATIVE

Address: 5712 MANATEE AVENUE WEST BRADENTON, FLORIDA 34209
Parcel: 3800910309
Fire District: WEST MANATEE FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: Site Improvements Located At 5712 Manatee Ave W, Bradenton. The Project Proposes A Remodel Of The Existing Building'S Interior And Exterior, While Maintaining The Existing Building Footprint/Pad. Per Pre-Application Meeting (Pln2506-0141) And Administrative Determination (Ad-25-89, Accela File: Pln2509-0167), The Front Portion Of The Structure Will Be Retail Space And The Rear Portion Being Mini-Warehouse/Self-Storage Uses. Redevelopment Of The Parking Lot, Sidewalk, And Landscaping Areas To Support The Project. No Changes To Building Footprint, No Increase In Impervious Area, No Changes To The Existing Utilities, And No Changes To Existing Drainage Conditions Are Intended Under This Project.
