

**MODIFICATION OR FIELD CHANGE: 44TH AVENUE EAST - PHASE VI**  
**PLN2206-0069.MOD02 - ADMINISTRATIVE**

**Address:** 18900 SR 64 EAST, BRADENTON, FLORIDA 34212  
**Parcel:** 305916009  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Revised Sanitary Sewer Alignment

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**A02 - PLANNED DEVELOPMENT: LIFE STORAGE AND HOTEL @ BRADENTON**  
**PLN2403-0044 - PDC-18-14(G)(R) – PUBLIC HEARING**

**Address:** 921 64TH STREET COURT EAST, BRADENTON, FLORIDA 34208  
**Parcel:** 1462310242  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** James McDevitt, Extension 6866  
James.Mcdevitt@mymanatee.org

**Description:** GDP For the Construction of A 4 -Story Hotel With A Self Storage Building With A Far Adjustment And Tree Removal

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**A02 - PLANNED DEVELOPMENT: \*\*RAPID-AH\*\* MUSGRAVE WEST**  
**PLN2403-0049 - PDMU-24-07(Z)(G) – PUBLIC HEARING**

**Address:** SR 64 EAST, BRADENTON, FLORIDA 34212  
**Parcel:** 1442200609  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Chris Klepek, Extension 3806  
chris.klepek@mymanatee.org

**Description:** The Subject Property Consists Of 8 Parcels With 4 Different Owners and Is Approximately 325 Acres. The Application Is a Large Project, Is Partially Located Within the SR 64 At I-75, And The I-75 Entranceways, And the Coastal Planning Area (CPA). All The Parcels Are Within the MU Future Land Use Category, And We Are Requesting a Rezone From A-1 To PD-MU (Planned Development Mixed Use). The Proposed Number of Units Is Approximately 1,370 For A Gross Residential Density Of 4.15 Dwelling Units Per Acre. The Project Provides A Mix Of Residential Uses Including Single Family Detached And Attached And Multi-Family With 25% Of The Units Designated As Affordable Housing. Three Proposed Commercial Parcels Are 17-Acres, 15-Acres And 5-Acres Each Fronting Sr 64. At Application Submittal, A Proposed Schedule of Uses Will Be Provided With An Estimated Square Footage Consistent With The Traffic Study.

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**A02 - PLANNED DEVELOPMENT: \*CBPP\* EAST COUNTY FACILITIES  
PLN2403-0161 - PDPI-19-22(Z)(G)(R) – PUBLIC HEARING**

**Address:** POST BOULEVARD, BRADENTON, FLORIDA 34211  
**Parcel:** 581701159  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Chris Klepek, Extension 3806  
chris.klepek@mymanatee.org

**Description:** Rezone 126± Acres from General Agricultural (A) To Planned Development Public Interest (PDPI) And Amend the General Development Plan (GDP) [PDPI-19-22(Z)(G)] To Add 126± Acres of Land to The Overall Project Boundary And To Allow Additional Permitted Uses.

East County Facilities Is Currently Comprised of Parcels 581700409, 581700209, And 581701159, Located North of SR-70, South of Rangeland Parkway, East of Post Boulevard, And West of Uihlein Road in Manatee County  
This GDP Amendment Adds Parcels 581701109 And 581701059, Totaling 126.33± Acres, To the Existing East County Facilities, Resulting in A Total Project Acreage Of 236.71±.

The GDP Identifies A Broad Range Of Recreational Opportunities And Facilities Intended For Public Interest That Include, But Are Not Limited To A Public Park, An Ems Station, A Manatee County Sheriff Substation, An Aquatic Center, Baseball, And Softball Fields, A Premier League Soccer Complex/Stadium, Racquet Complex With Tennis And Pickleball Courts, As Well As A Gymnasium. Other Public Community and Government Uses Include a Public Library, County Government Office Buildings, And Maintenance Buildings. It Also Includes A 200-Room Hotel and A Multiuse Building Of 130,000 Sq. Ft. The Proposed Maintenance Facility and Permanent Frame Tent Are Accessory to The Principal Uses.

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**A02 - PLANNED DEVELOPMENT: \*CBPP\* MANATEE COUNTY SHERIFFS OFFICE  
PLN2403-0174 - PDPI-19-22(P)/FSP-24-43 - ADMINISTRATIVE**

**Address:** 6410 RANGELAND PARKWAY, LAKEWOOD RANCH, FLORIDA 34211  
**Parcel:** 581700409  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Greg Krause, Extension 3879  
greg.krause@mymanatee.org

**Description:** Construction Of an Office/Admin Building, Associated Water, Wastewater, And Stormwater Facilities. Commercial Concurrent FSP/PP/CP.

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**A06 - SUBDIVISION FINAL PLAT: AZARIO, ESPLANADE, PHASE IX  
PLN2403-0201 - PDR-17-34/24-S-29(F) – PUBLIC HEARING**

**Address:** 3224 TORTA COURT, LAKEWOOD RANCH, FLORIDA 34211  
**Parcel:** 576000399  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Chase Gause, Extension 6912  
Chase.Gause@MyManatee.Org

**Description:** A Final Subdivision Plat For 71 Lots.

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**A02 - PLANNED DEVELOPMENT: 2411 TALLEVAST RD  
PLN2403-0204 - PDC-24-06(Z)(P) – PUBLIC HEARING**

**Address:** 2411 TALLEVAST ROAD, SARASOTA, FLORIDA 34243  
**Parcel:** 2004900003  
**Fire District:** SOUTHERN MANATEE FIRE RESCUE  
**Commissioner:** Mike Rahn  
**Case Manager:** Laura Gonzalez, Extension 3891  
laura.gonzalez@mymanatee.org

**Description:** Aka 7 Eleven Tallevast At 301  
Rezone Portion of Property to Planned Development Commercial for Commercial Development Containing Retail Commercial Store, Fuel Stations And Car Wash Along With Related Infrastructure

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**A09 - LAND DEVELOPMENT CODE AMENDMENT: MOBILE VENDING - CODE OF ORDINANCES TEXT (COOT)  
AMENDMENT  
PLN2404-0050 - LDCT-24-02/ORD-24-50 – PUBLIC HEARING**

**Address:** FLORIDA  
**Parcel:** 9999999902  
**Fire District:** BADS PLACEHOLDER  
**Commissioner:**  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** County-Initiated, Land Development Code Text (LDCT) Amendment to Establish Mobile Vending as A Permitted Use Under Various Scenarios (I.E. Temporary, Accessory and Specific Use Criteria) In Our Code of Ordinance Within Unincorporated Manatee County. Presently, County Staff Has Noticed an Increase in Inquiries and Pre-Application Meeting Requests to Permit Mobile Vending Uses in The County. However, Mobile Vending Uses Are Not a Recognized Use in The Code of Ordinances (Coo). This LDCT Amendment Proposes: 1.) To Add Mobile Vending as A Temporary and Accessory Use in The Coo; And 2.) To Establish Specific Use Criteria for Mobile Vending Parks in The Coo. Note: A Separate, But Related, Land Development Code Text (LDCT) Amendment Regarding Food Trucks, Per Ldct-23-12 / Ord 24-07 / Pln2306-0086, Was Originally Proposed to Address General Mobile Vending Use. However, The County Attorney's Office Advised Staff to Separate Out Mobile Vending Uses to Address F.S. 509.102, Mobile Food Dispensing Vehicles, As Follows: 1.) Address Mobile Food Dispensing Vehicles (Aka Food Trucks) Via Established and Adopted Regulations / Specific Use Criteria in The Land Development Code; And 2.) Address Mobile Vending Uses (I.E., Non-Food Dispensing Vehicle-Related Uses) In the Code of Ordinances to Provide Clear Distinction Between the Two (2) Types of Mobile Dispensing Uses (I.E., Food and Non-Food Related Uses).

Specifically, This LDCT Amendment Seeks to Revise Chapter 2-25, Planning and Development, By Adding Article Vi. Mobile Vending to The Code of Ordinances (Coo).

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**A32 - CONSTRUCTION PLAN REVIEW: BUCKEYE ROAD & SAWGRASS ROAD ROUNDABOUT  
PLN2404-0051 - ADMINISTRATIVE**

**Address:** 10451 BRAMBLE PATCH COVE, PARRISH, FLORIDA 34219  
**Parcel:** 608500429  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Construction Of Buckeye Road & Sawgrass Road Roundabout and The Corresponding Infrastructure To Serve It.

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**A02 - PLANNED DEVELOPMENT: ZIPPERER RD  
PLN2404-0056 - PDR-24-08(Z)(P) – PUBLIC HEARING**

**Address:** 16922 WATERLINE ROAD, BRADENTON, FLORIDA 34212  
**Parcel:** 561950007  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** James McDevitt, Extension 6866  
James.Mcdevitt@mymanatee.org

**Description:** Request A Rezone from Agricultural (A) To Planned Development Residential (PD-R) With A Preliminary Site Plan (PSP) Consisting Of 185 Single-Family Units Including Related Onsite Infrastructure and Amenities. Additional PID'S Are: 571810001, 571800002, 570200006

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**A08 - COMPREHENSIVE PLAN AMENDMENT: EMERSON POINT PRESERVE EXPANSION CPA  
PLN2404-0095 - PA-24-05/ORD-24-63 – PUBLIC HEARING**

**Address:** 4910 17TH STREET WEST, PALMETTO, FLORIDA 34221  
**Parcel:** 2388100006  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** Kevin Van Ostenbridge  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** Privately Initiated, Large-Scale Comprehensive Plan Map Amendment from Res-1 (Residential - 1 Du/Ac) To the CON (Conservation) FLUC (Future Land Use Category) On Approximately 97.88 +/-Acres. This Request Is Followed by A Concurrent Application for A Privately Initiated, Zoning Atlas Map Amendment (Rezone) From A-1 (Agricultural Suburban) And RSF-1 (Residential Single Family) To the CON (Conservation) Zoning District, Per PLN2404-0096 / Z-24-08.

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**A10 - ZONING ATLAS AMENDMENT: EMERSON POINT PRESERVE EXPANSION REZONE  
PLN2404-0096 - Z-24-08 – PUBLIC HEARING**

**Address:** 4910 17TH STREET WEST, PALMETTO, FLORIDA 34221  
**Parcel:** 2388100006  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** Kevin Van Ostenbridge  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** Privately Initiated, Zoning Atlas Map Amendment (Rezone) From A-1 (Agricultural Suburban) And RSF-1 (Residential Single Family) To the CON (Conservation) Zoning District on Approximately 97.88 +/-Acres. This Request Is Followed by A Concurrent Application for A Privately-Initiated, Large-Scale Comprehensive Plan Map Amendment from RES-1 (Residential - 1 Du/Ac) To the Con (Conservation) FLUC (Future Land Use Category), Per PLN2404-0095 / PA-24-05.

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**A09 - LAND DEVELOPMENT CODE AMENDMENT: CHAPTER 7 GENERAL CLEAN-UP - COUNTY-INITIATED LDCT  
AMENDMENT  
PLN2404-0105 - LDCT-24-03/ORD-24-64 – PUBLIC HEARING**

**Address:** FLORIDA  
**Parcel:** 9999999902  
**Fire District:** BADS PLACEHOLDER  
**Commissioner:**  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** County-Initiated Land Development Code Text (LDCT) Amendment to Provide "General Clean-Up" To Various Sections to Chapter 7 Of the Land Development Code. Specifically, To Revise Outdated Code References, Provide Clarification of Existing Code Requirements, Address Grammatical Errors Related to Word Omissions, Word Formatting, Misspellings, And Table Reformatting.

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