

A04 - SITE PLAN: CURALEAF/UNIVERSITY COMMONS
PLN2305-0021 - Z-89-46/OP-23-13 - ADMINISTRATIVE

Address: 3704 84TH AVENUE CIRCLE EAST, SARASOTA, FLORIDA
Parcel: 2040810159
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: Mike Rahn
Case Manager: James Rigo, Extension 6905
james.rigo@mymanatee.org

Description: Renovation of Former Restaurant into A Medical Marijuana Dispensary Retail Space

A02 - PLANNED DEVELOPMENT: NEW VISION BAPTIST CHURCH
PLN2306-0357 - PDR-03-07/FSP-23-103 - ADMINISTRATIVE

Address: 115 59TH AVENUE EAST, BRADENTON, FLORIDA 34203
Parcel: 5802200104
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: Amanda Ballard
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: FSP With Limited Reviewers. Finish The Construction of Infrastructure to Serve The New Vision Baptist Church That Was Previously Permitted, The Existing Permits Have Expired. The Remaining Items to Be Constructed and Certified Will Consist of Concrete Parking Spaces and Drives, Water and Fire Services Connections, And Any Necessary Upgrades and Improvements To Serve The Project.

A02 - PLANNED DEVELOPMENT: CURIOSITY CREEK PHASES I, II, III, & IV
PLN2306-0365 - PDMU-04-51(P)/23-S-58(P)/FSP-23-102 - ADMINISTRATIVE

Address: 5460 BUCKEYE ROAD, PALMETTO, FLORIDA 34221
Parcel: 590203309
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: James Satcher
Case Manager: Chelsea Freeman, Extension 3879
Chelsea.Freeman@MyManatee.Org

Description: The Curiosity Creek Phases I-IV PSP/PP/FSP Consists Of 737 Single-Family Detached and Townhome (Single-Family Attached) Units. The Proposed Development Is Within the Curiosity Creek Gateway Overlay Master Plan GDP, Which Is Currently Under Review for A Modification (PLN2205-0003). The Modification Proposal Is to Increase the Units From 1,100 Single-Family To 1,466 Single-Family Detached and Semi-Detached Units, 238 Single-Family Attached Units (Min Lot Size 20' X100'), And 256 Multi-Family Units for A Total Of 1,960 Residential Units. The GDP Has Been Updated to Also Provide Some Additional Possible Uses as Placeholder That Include a County Park Site and County School Site If the County Entertains That Option In The Future.

**A02 - PLANNED DEVELOPMENT: AVID ON UNIVERSITY PDMU/KHOURY ENTERPRISES, LLC/KHOURY PROFESSIONAL OFFICES LLC/PALM AIRE PLAZA PARTNERSHIP LTD/PALM-AIRE COUNTRY CLUB AT SARASOTA INC
PLN2306-0368 - PDMU-23-34(Z)(G) – PUBLIC HEARING**

Address: ISLESWORTH COURT, SARASOTA, FLORIDA 34243
Parcel: 2051770002
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: Mike Rahn
Case Manager: Marshall Robinson, Extension 3830
marshall.robinson@mymanatee.org

Description: Avid On Parkway (“Property”) Is Approximately ±12.446 Acres In Size And Includes Seven (7) Parcels Per The Manatee County Property Appraiser. The Property Is a Partially Developed, Infill Site Located North of University Parkway and East of Whitfield Avenue. It Is Adjacent to Manatee County’s Boundary with Sarasota County, Which Is Immediately South of University Parkway. The Four (4) Parcels to The West Are Currently Developed with Commercial Uses, While the Three (3) Parcels to The East Are Vacant.

The Property Is Located Within the Residential-9 (Res-9) Future Land Use Category and Is Currently Zoned Planned Development Commercial/Evers Reservoir Watershed Overlay District (PDC/WP-E) And Residential Multifamily 6 Du/Ac (Rmf-6). The Applicant, 3Rd Wave Development, LLC, Is Proposing to Rezone the Property to Planned Development Mixed Use/Evers Reservoir Watershed Overlay District (PDMU/WP-E) To Allow for A Mixed-Use Development.

The Development Will Include Multifamily Development on The Three (3) Vacant Parcels With 256 Units at A Gross Density Of 20 Dwelling Units Per Acre, Permissible Under the Density Bonus for Mixed Use Developments Per Table 2-1 Of the Manatee County Comprehensive Plan. Far Of 0.35 And an Expanded Schedule of Permitted Uses Is Proposed for The Developed Commercial Parcels to Allow for Future Redevelopment That Will Continue To Be Compatible With The Proposed Multifamily Development.

**A04 - SITE PLAN: BENEVA FLOWERS
PLN2306-0404 - OP-23-12 - ADMINISTRATIVE**

Address: 7430 COMMERCE PLACE, SARASOTA, FLORIDA 34243
Parcel: 6653500006
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: Mike Rahn
Case Manager: James McDevitt, Extension 6866
James.Mcdevitt@mymanatee.org

Description: Change of Use

**A02 - PLANNED DEVELOPMENT: TTRES AT BRADENTON/AQUA BY THE BAY
PLN2306-0504 - PDR/PDMU-15-10(P)/FSP-23-105 – ADMINISTRATIVE**

Address: FOXTAIL PALM WAY, BRADENTON, FLORIDA 34210
Parcel: 6146900409
Fire District: CEDAR HAMMOCK FIRE RESCUE
Commissioner: Mike Rahn
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: This Preliminary Site Plan/Final Site Plan Application Is for The TTRES At Bradenton Project, A Multi-Family Apartment

Development, For Thompson Thrift Development, Inc. The Project Is Located Along the Southwest Side Of El Conquistador Parkway Approximately 2/3 Mile from the 53Rd Avenue West and El Conquistador Intersection to The North. This Project Proposes 279 Apartment Units In 2 Apartment Buildings Along with Parking and Amenities. Of The 279 Units, 122 Units Are Less Than 750 Square Feet, Counting As ½ Dwelling Unit. Therefore, The Total Proposed Dwelling Units Based On Zoning Code Designation Is 218.

The Zoning for The Property Is PD-MU While the Future Land Use Is RES-9. The Site Is Part of The Larger Aqua by The Bay General Development Plan (GDP). Concurrency Tracking Has Been Provided Consistent with The Provisions of The Approved GDP.

Stormwater Management for The Project Will Be Provided by The Existing Lake #1 Constructed Along The Southern End of The Parcel. This Facility Was Sized Adequately to Serve Future Development On This Parcel. This Site Proposes a Storm Sewer Collection System to Collect On-Site Runoff And Discharge It to Lake #1.

Potable Water Service Will Be Provided from The West by Extending A 12" Potable Water Main Along The South Side Of El Conquistador Parkway to The Site. Wastewater Service Will Be Provided Through the Construction of An On-Site Gravity Sewer System and Grinder Pump Station. The Grinder Pump Station Will Discharge to an 8" Force Main Along the South Side of El Conquistador Parkway. Reclaimed Water Will Be Provided to The Site from A 12" Extension to The East Along the North Side Of El Conquistador Parkway. All Potable Water, Wastewater, And Reclaimed Water Infrastructure On-Site Will Be Privately Owned and Maintained, Including The Proposed Grinder Pump Station. Off-Site Infrastructure Within The El Conquistador Parkway Right-Of-Way Will Be Public. Manatee County Is the Provider for All Public Utilities Serving the Site.

There Is No Existing Habitat, Trees, Or Protected Species on The Site. The Property Was Cleared And Filled with A Previous Mass Grading Authorization That Would Have Removed Any Such Features From the Property. Due To the Disturbed Nature of The Parcel, No Environmental Narrative Has Been Provided with This Submission.

**A02 - PLANNED DEVELOPMENT: BRADENTON STORAGE
PLN2306-0505 - PDMU-22-07(P)/FSP-23-106 - ADMINISTRATIVE**

Address: 30TH STREET EAST, BRADENTON, FLORIDA 34208
Parcel: 1544900309
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: Amanda Ballard
Case Manager: Chelsea Freeman, Extension 3879
Chelsea.Freeman@MyManatee.Org

Description: Preliminary Site Plan/Final Site Plan On 8.16 Ac Parcel. The Current Lot Is Vacant and Contains a Wetland Onsite. Based On the Proposed Conceptual Layout, The Site Will Impact Approximately 0.11 Acres of Wetland to Construct an Access Road Across the Site. The Access Road Will Connect the Eastern Portion of The Site to The Western Portion. Parking Will Consist of Standard Stalls for Customer Parking and Boat and RV Parking in The Back Of The Building.
