Manatee County Government
Development Services
Neighborhood Registry
11/8/2026 to 11/15/2026

A04 - SITE PLAN: **RR - CB MANATEE COUNTY EMS SHED PROJECT**
PLN2610-0011 - OP-26-02 - ADMINISTRATIVE

Address: 2101 47TH TERRACE EAST BRADENTON, FLORIDA 34203
Parcel: 1637500109
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: Fsp For Shed Going At The Eoc For Am Bus To Charge And Park.

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: GUARDIAN ANGELS US 19
PLN2611-0043 - PDR-25-25/26-S-50(P)/FSP-26-114 - ADMINISTRATIVE

Address: 4150 3RD AVENUE WEST PALMETTO, FLORIDA 34221
Parcel: 2380700001
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Construction Of 8 Single Family Units And The Corresponding Infrastructure To Serve It

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MODIFICATION OR FIELD CHANGE: FIRETHORN AMENITY CAMPUS
PLN2412-0088.REV01 - PDR-22-21/FSP-24-185(R) - ADMINISTRATIVE

Address: 14025 TEXTILE RUN PARRISH, FLORIDA 34219
Parcel: 390410059
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Vacant**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: We Are Submitting To You A Combined Final Site Plan (Fsp), And Construction Plan (Cp) Modification For Our Project Named Firethorn Amenity Campus. The Following Modifications Below Do Not Have A Substantial Deviation From Previously Approved Plans And Do Not Cause Any Adverse Impacts To The Original Design. Below Are The Following Modifications To The Original Approved Construction Plans: • Update The Local Stormwater Routing • Added A Pavilion Structure

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A04 - SITE PLAN: LENA ROAD MINI WAREHOUSE
PLN2610-0068 - Z-84-76/FSP-26-117 - ADMINISTRATIVE

Address: 5403 LENA ROAD BRADENTON, FLORIDA 34211
Parcel: 1731002709
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: Construction Of A 136,970 Sf Mini-Warehouse Facility With Related Parking And Utilities.

A04 - SITE PLAN: JH DIESEL
PLN2610-0158 - FSP-26-116 - ADMINISTRATIVE

Address: 4220 LORRAINE ROAD BRADENTON, FLORIDA 34211
Parcel: 577210107
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: This Final Site Plan Proposes The Use Of The Existing Buildings For Mixed-Use Commercial/Residential Purposes With Minor Site Improvements. No New Buildings, Building Additions, Or Rezoning Are Proposed. Proposed Improvements Consist Of Removal Of Approximately 2,000 Square Feet Of Existing Asphalt Millings And An Existing Shed, Construction Of Concrete Pavement For One (1) Accessible Parking Space With Associated Striping And Signage, Parking Striping With Concrete Wheel Stops, And A Six (6) Foot High Opaque Fence With Landscaping Per Ldc Section 715 Along The North Property Line And The East Property Line Adjacent To 4210 Lorraine Road. Seventeen (17) Parking Spaces Are Required Based On One (1) Space Per 400 Square Feet Of The 7,115 Square Foot Farm Service Establishment. Twentyone (21) Spaces Are Provided On The Existing Asphalt Millings, Including One (1) Accessible Space On New Concrete Pavement. Two (2) Bicycle Parking Spaces Are Provided Where Two (2) Are Required. Open Space Is 61% (1.82 Acres) Where A Minimum Of 15% Is Required.

MODIFICATION OR FIELD CHANGE: SKYWAY MEMORIAL
PLN2411-0095.REV01 - FSP-25-08(R) - ADMINISTRATIVE

Address: 5200 US 19 PALMETTO, FLORIDA 34221
Parcel: 2244100109
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: Shifted The Location Of The Private Lift Station On The Site

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A02 - PLANNED DEVELOPMENT: DUTCH BROS COFFEE FL3102
PLN2610-0173 - PDC-26-16(P) - PUBLIC HEARING

Address: 2108 CORTEZ ROAD WEST BRADENTON, FLORIDA 34207
Parcel: 5059000059
Fire District: CEDAR HAMMOCK FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: Kayla Roberson, Extension 7478
kayla.roberson@mymanatee.org

Description: New Dutch Bros Coffee To Include Dual Drive Through Lanes, Landscaping, Parking, And Associated Site Work.

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: NORTH RIVER RANCH PHASE IV-D
PLN2609-0112 - PDMU-17-26(P)/26-S-51(P)/FSP-26-115 - ADMINISTRATIVE

Address: 11198 CASCADE LANE PARRISH, FLORIDA 34219
Parcel: 394610369
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Vacant**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: Construct The Infrastructure To Serve 182 Single Family Residential Units With Access From The Existing Phases Iv-A, Iv-B, Iv-C1 & Iv-C2. There Will Be No Lift Station For This Phase. Development. An Updated Master Water Sewer Plan Will Be Provided With The Combined Fsp/Construction Plan Submittal. The Mass Grading Plans Will Have The Design For The Stormwater Ponds With Curve Numbers Verified For Each Basin. And The Extensions Of North River Ranch Trail To The Western Property Line.

A17 - VARIANCES AND MODIFICATIONS: LENNAR HOMES LLC
PLN2611-0016 - ADJ-26-16 -

Address: 11916 VIOLET JASPER DRIVE PARRISH, FLORIDA 34219
Parcel: 394651759
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Vacant**
Case Manager: Lauren Huffman, Extension
lauren.huffman@mymanatee.org

Description: Request Variance- The Rear Porch Encroaches Into The Rear Yard By 0.6'. Requesting Administrative Waiver For This Encroachment.

A02 - PLANNED DEVELOPMENT: BIG BOX RETAIL PARRISH (AMENDMENT)
PLN2611-0023 - PDMU-21-12(P)/FSP-25-111(R) - ADMINISTRATIVE

Address: 8730 MOCCASIN WALLOW ROAD PARRISH, FLORIDA 34219
Parcel: 609510159
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Vacant**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: The Proposed Development Is Located At 8730 Moccasin Wallow Road, Parrish, Fl 34219. The Site Is Situated Between The Limits Of Sea Chase Avenue And Bay Winds Parkway. The Development Consists Of A Big Box Retail Store With An Accompanying Parking Field And Loading Zone. There Is A Main Road That Will Provide Access To The Neighboring Property. This Roadway Will Be Designed And Constructed Alongside The Big Box Retail Project. There Is A Fuel Station At The Northwest Corner Of The Site. Stormwater Management On The Site Will Be Handled By Three Ponds Surrounding The Site. The Ponds Ultimately Discharge Into The Wetlands Surrounding The Site.
The Proposed Site Is Surrounded By Residential Developments To The North, East, And South Of The Site, With The Southern Development Currently Under Construction. There Is Existing Farmland Located To The West Of The Site.

The Project, In A Previous Layout And Configuration, Was Approved On 5/5/2026. The Previous Approved Layout Consists Of A 169,188 Sf Big Box Retail Building With A Delivery Truck Loading Zone And Truck Turnaround To The North Of The Site. The Revised Layout Has A Reduced Building Footprint Of 153,974 Sf, With The Delivery Truck Loading Zone And Truck Turnaround Now Located To The East Of The Site. Additionally, The Building Has Been Shifted To The West To Accommodate The New Truck Loading Zone Location.
The Previous Project Was Approved With 43% Open Space Onsite. The Revised Layout Has An Increase In Open Space, At 49%. Additionally, The Wetland Buffers Have Improved. The Previous Layout Was Approved With An Average Wetland Buffer Of 30.46 Ft, While The Revised Layout Has An Average Wetland Buffer Of 40.97 Ft.
The Fuel Station Located To The Northwest Of The Site Has A Reduced Car Queuing Length: The Queuing Length Was Previously 142 Ft, While The Revised Layout Has A Queuing Length Of 110 Ft.
All Utility Connections Are Now Found To The South Of The Site. The Electrical Transformer Is Now Located To The South Of The Site. The Sanitary Lift Station Has Remained In The Same Location.

A04 - SITE PLAN: SHOPS AT HARRISON RANCH EAST PARCEL - PHASE IA, IB & IC
PLN2611-0066 - PDMU-11-12/FSP-21-147(R) - ADMINISTRATIVE

Address: HARRISON RANCH BOULEVARD PARRISH, FLORIDA 34219
Parcel: 726402309
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Vacant**
Case Manager: Augustus Capers, Extension 6865
Augustus.Capers@MyManatee.Org

Description: Revised Fsp Including A Reduction Of The Onsite Area Designated As An Upland Preservation Area. The Previously Approved Upland Preservation Area Was 1.45 Acres Onsite. It Has Now Been Reduced To 0.30 Acres Onsite With An Additional 1.45 Acres Provided Offsite, As Approved With The Latest Gdp Approval (Pln2306-0119)
