

**A02 - PLANNED DEVELOPMENT: GERSHONI OUTPARCEL  
PLN2312-0030 - PDC-13-30/FSP-23-187 - ADMINISTRATIVE**

**Address:** 5710 20TH STREET EAST, ELLENTON, FLORIDA 34222  
**Parcel:** 820000057  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Laura Gonzalez, Extension 3891  
laura.gonzalez@mymanatee.org

**Description:** The Project Includes An 8,100 Sf Sit Down Restaurant on The Previously Approved Commercial Outparcel. Additional Parking Is Included with Adjacent Parcels That Are Also Owned by The Applicant. Shared Parking Across the Two Adjacent Parcels Is Proposed and Allowed.

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**A02 - PLANNED DEVELOPMENT: SHOPS AT HARRISON RANCH REVISED PRELIMINARY SITE PLAN  
PLN2312-0033 - PDMU-11-12/PSP-21-162(R) – ADMINISTRATIVE**

**Address:** 4760 HARRISON RANCH BOULEVARD, PARRISH, FLORIDA 34219  
**Parcel:** 726400519  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Laura Gonzalez, Extension 3891  
laura.gonzalez@mymanatee.org

**Description:** Revised Preliminary Site Plan to Remove Building & Parking for East Parcel Ph. II. Ph II Only Include Outparcels and The Uses Will Be Consistent with The Latest GDP.

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**A10 - ZONING ATLAS AMENDMENT: ATLANTIC PRO  
PLN2312-0113 - Z-24-02 – PUBLIC HEARING**

**Address:** 3311 US 41 NORTH, PALMETTO, FLORIDA 34221  
**Parcel:** 2384600009  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** Amanda Ballard  
**Case Manager:** James McDevitt, Extension 6866  
James.Mcdevitt@mymanatee.org

**Description:** The Project Is Located on An Approximately 3.2 Acre Property At 3311 Us 41 N, Palmetto Fl (Pid 2384600009) And Is Owned by Anita Connolly. The Current Zoning Is Nc-M (Neighborhood Commercial Medium) For the Portion Fronting Us 41 With A Portion of The Back of The Property Zoned Rdd-4.5. The Future Land Use Designation for The Entire Property Is II (Light Industrial). The Property Is Located Within the CEA And CPA Costal Overlay Districts. The Current Land Use of The Property Is as A Motel. The Property Is Located with Frontage Along Us 41, A Major Divided Highway. The Pattern of Zoning Along This Area of Us 41 Consists of A Mixture of Commercial, And Industrial Zones. At The Property, The Opposite Side of Us 41 (East Side) Is Zoned GC (General Commercial). Directly Adjacent to The Property to The North and South Is Zoned NC-M, Which Is the Subject Properties Current Zoning Designation. Land Use at The Property Across 33Rd St W To the South Is as An RV Park, And Directly Adjacent to The North Is as A Warehouse. West Of the Property Is Zoned RDD-4.5 And Is Currently Vacant. Approximately 250 Ft to The North of The Property Is a Property Zoned HC With Land Use as An Auto Garage. The Purpose of The Zoning Atlas Amendment Is to Re-Zone the Property to Be HC/L (Heavy Commercial-Limited). A List of Limited Uses for The New HC Zoning Designation Is Included with This Application. The Proposed Use for The Development Is to Be Vehicle Sales, Service and Storage. The Rezoning Is Appropriate and Falls Within Requirements Set Forth by The Comprehensive Plan. The Comprehensive Plan's Range of Potential Uses for The Current Flu Includes, Light Industrial, Office, Commercial (Including Lodging, Wholesale and Neighborhood Retail), And Limited Residential. The Purpose of The Flu Is to Provide "Areas with A Range of Light Industrial and Other Employment-Oriented Uses." (Comprehensive Plan 2.2.1.1). The Proposal to Rezone to HC From NC-M And RDD-4.5 Aligns the Allowed Uses of The Property to Be Closer to The Intended Uses as Set Forth by The Current Flu as Listed by The Comprehensive Plan. Zone NC-M Limits the Use of The Property to Light Retail Activities Intended for Personal Service, Offices, And Small Shopping Centers (LDC 401.1. J), And Rdd-4.5 Is Limited to Primarily Residential Uses, Which Is Not the Intended Use of The Light Industrial Flu. Rezoning To HC/L Would Allow for More Intensive Industrial and Commercial Uses That Fall Within the Stated Purpose of The Light Industrial Flu, While the Exclusion of Some of The More Intensive Commercial Uses Are to Be Excluded as Part of The Limited Designation. The Proposed Zoning Change and Land Use Will Not Adversely Impact the Surrounding Uses, Particularly the Adjacent Residentially Zoned Properties to The West and South. In Order to Prevent Adverse Impacts to These Properties, A List of Limited Uses from The Permitted Uses for The HC Zone Is Attached to This Application. This List Excludes the More Intensive and Disruptive Uses That Would Typically Be Permitted for HC Zoning. Adequate Buffering of Potentially Disruptive Uses on The Site Is to Be Implemented, Such as Moving Repair Activities to The Interior of The Site.

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**A32 - CONSTRUCTION PLAN REVIEW: REAGAN RANCH PHASE I, II & III  
PLN2401-0024 - ADMINISTRATIVE**

**Address:** 16000 UPPER MANATEE RIVER ROAD, BRADENTON, FLORIDA 34212  
**Parcel:** 556700209  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Reagan Ranch Is an Approved PDR With A GDP (Pln2209-0033) For Up To 500 Single Family Units. The Purpose of This Submittal Is to Obtain Approval for Mass Grading Construction Plans to Allow for Clearing And Earthwork To Begin On The Site While The FSP/Construction Plan Review Is Ongoing. We Expect to Submit The FSP/CP By 2/1/24.

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**A10 - ZONING ATLAS AMENDMENT: CROOKED RIVER PRESERVE REZONE  
PLN2401-0039 - Z-24-01 – PUBLIC HEARING**

**Address:** 10405 25TH STREET EAST, PARRISH, FLORIDA 34219  
**Parcel:** 860000058  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** A County-Initiated, Zoning Atlas Amendment to Rezone 68 +/- Acres from A (General Agriculture) To the CON (Conservation) Zoning District to Acknowledge Recently Acquired Property Along the Manatee River for The Purposes Of Conservation/Preservation Of Natural Resources And To Update The County's Zoning Map. Note: This Amendment Request Is Running Concurrent with A Recently Submitted Application to Amend the Future Land Use of The Subject Property to The CON (Conservation) Future Land Use Category, Retaining The P/SP (1) (Public/Semi-Public (1) Category, And Titled Crooked River Preserve CPA, Per Pln2401-0044 / PA-24-01 / ORD-24-24.

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**A21 - DEVELOPMENT OF REGIONAL IMPACT: HERITAGE HARBOUR PARCEL 37 HOTEL, DRI AMENDMENT  
PLN2401-0040 - DRI # 25 – PUBLIC HEARING**

**Address:** 7850 STONE HARBOUR LOOP, BRADENTON, FLORIDA 34212  
**Parcel:** 1102022909  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Marshall Robinson, Extension 3830  
marshall.robinson@mymanatee.org

**Description:** Proposed Amendment to Ordinance #23 Development of Regional Impact Dri #25, Heritage Harbour

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**A08 - COMPREHENSIVE PLAN AMENDMENT: CROOKED RIVER PRESERVE CPA  
PLN2401-0044 - PA-24-01/ORD-24-24 – PUBLIC HEARING**

**Address:** 10405 25TH STREET EAST, PARRISH, FLORIDA 34219  
**Parcel:** 860000058  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** A County-Initiated, Large-Scale Comprehensive Plan Map Amendment To Amend 68 +/- Acres From The Uf-3 (Urban Fringe – 3 Du/Ac) And P/SP (1) (Public/Semi-Public (1) Future Land Use Categories, To The Con (Conservation) Future Land Use Category, Retaining The P/SP (1) (Public/Semi-Public (1) Category, To Acknowledge Recently Acquired Property Along The Manatee River For The Purposes Of Conservation/Preservation Of Natural Resources And In Efforts To Achieving A Class “4” Rating Through The Community Rating System (CRS) Established Under The National Flood Insurance Program (NFIP). Through The CRS, The County Receives Points by Removing Development Potential / Entitlements from Property by Changing a Property's Future Land Use Classification (FLUC) To A Designation Which Restricts Development and Is Reflective of The Current Use Of The Property. Such Categories of This Type Include Our Conservation (Con) FLUC Designation, Respectively. By Reaching A “Class 4” Rating, County Residents Can Receive a Greater Reduction in Their Flood Insurance Premiums. Presently, The County Is at A Class “5” Rating (Which Was Achieved Via Pa-09-02 / Ord-09-02), Which Results in A 25% Reduction. A Class “4” Rating Would Improve the Discount Provided By 5%, Resulting in A 30% Reduction. Note: This Amendment Request Is Running Concurrent with A Recently Submitted Application to Rezone the Subject Property to The CON (Conservation) Zoning District, Titled Crooked River Preserve Rezoning, Per PLN2401-0039 / Z-24-01.

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