

**MODIFICATION OR FIELD CHANGE: BUCKHEAD TRAILS
PLN2205-0090.FC01 - ADMINISTRATIVE**

Address: 10905 131ST STREET EAST, PARRISH, FLORIDA 34219
Parcel: 589100109
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: James Satcher
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Adding Reclaim to Match FSP Plans

**MODIFICATION OR FIELD CHANGE: MASS GRADING PLAN FOR RIVERLIFE CHURCH
PLN2301-0088.MOD01 - ADMINISTRATIVE**

Address: 1012 57TH STREET EAST, BRADENTON, FLORIDA 34208
Parcel: 1426700059
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: Amanda Ballard
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Revising The Grading Plan to Enlarge the Pond and Increase the Area of Grading

**A02 - PLANNED DEVELOPMENT: FIRETHORN GDP AMENDMENT
PLN2401-0045 - PDR-22-21(G)(R) - ADMINISTRATIVE**

Address: US 301 NORTH, PARRISH, FLORIDA 34219
Parcel: 390410059
Fire District: PARRISH FIRE DISTRICT
Commissioner: James Satcher
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: Clos Reservation Only. The Firethorn GDP Was Approved by The BOCC in August 2023 Via Ordinance PDR-22-21(Z)(G). As The Development Meets the Criteria for A "Large Project" Per Manatee County's Definitions, Concurrency May Be Reserved with A GDP. However, Concurrency Was Deferred at The Time of The Original Rezone. This Amendment Is a Corrective Application to Reserve Concurrency with the GDP.

A Complete Traffic Impact Analysis Was Submitted and Approved by The County as A Part of The Original Rezone, PLN2205-0149. It Is Included in The Current Application, Along with A Level of Service Concurrency Reservation Application (Form D4).

**A04 - SITE PLAN: LAKESHORE CONDOMINIUM AT MAIN STREET
PLN2401-0097 - PDMU-92-01/PSP-24-07 - ADMINISTRATIVE**

Address: 10755 RODEO DRIVE, LAKEWOOD RANCH, FLORIDA 34202
Parcel: 588599709
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: Ray Turner
Case Manager: Greg Krause, Extension 3879
greg.krause@mymanatee.org

Description: Construct 2 New Buildings One 10 Unit and One 2 Unit Both Condominium as Well as Site Work

**A32 - CONSTRUCTION PLAN REVIEW: TWIN RIVERS PHASE IV-CB REVISED CP
PLN2401-0099 – ADMINISTRATIVE**

Address: 15234 37TH COURT EAST, PARRISH, FLORIDA 34219
Parcel: 497700319
Fire District: PARRISH FIRE DISTRICT
Commissioner: James Satcher
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Revised CP To Add 64 Single Family Residential Units to Phase IV-CB And the Corresponding Infrastructure to Serve It.

**A32 - CONSTRUCTION PLAN REVIEW: RIVERSONG PHASE IA
PLN2401-0106 - ADMINISTRATIVE**

Address: CR 675, PARRISH, FLORIDA 34219
Parcel: 494901059
Fire District: PARRISH FIRE DISTRICT
Commissioner: James Satcher
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Proposed Construction Is 343 Units On 166.28 Acres in Manatee County, Florida.

**A19 - LOCAL DEVELOPMENT AGREEMENT: NEWPORT ISLES LOCAL DEVELOPMENT AGREEMENT
PLN2401-0109 - LDA-24-01 – PUBLIC HEARING**

Address: 14000 GRASS FARM ROAD, PALMETTO, FLORIDA 34221
Parcel: 589900209
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: James Satcher
Case Manager: Rachel Layton, Extension
Rachel.Layton@MyManatee.Org

Description: A Local Development Agreement for A 1,558-Acre Parcel Containing 3,382 Residential Units, Generally Known As "Newport Isles".

A08 - COMPREHENSIVE PLAN AMENDMENT: **RAPID- AH KMF – AFFORDABLE – MANATEE
PLN2401-0120 - PA-24-06 – PUBLIC HEARING**

Address: 6350 PROSPECT ROAD, SARASOTA, FLORIDA 34243
Parcel: 1870200609
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: Mike Rahn
Case Manager: Dan Greenberg, Extension 3934
Dan.Greenberg@mymanatee.org

Description: ** Rapid Response** This Request, A Small-Scale Comprehensive Plan – Future Land Use (Flu) Map Amendment, To Revise the Comprehensive Plan for This Project from Res-6 To Res-9. The Applicant Is Proposing to Also Rezone the Property From A-1 To PDR With a Preliminary Site Plan for Up To 312 Units of Multi-Family Utilizing More Than 25% Affordable Housing. To Provide for Compliance with The Comprehensive Plan Policies Related to the CHHA, Any Increased Density from The Map Amendment or The Affordable Housing Bonus Would Be Limited to The Portions of The Site Located Outside of the CHHA, And This Could Be Memorialized in A D.5. Limitation With the Comprehensive Plan Amendment. The Project Would Provide Much Needed Affordable Housing in An Area That Is Close to Employment Opportunities and Public Transportation.

The Proposed Improvement for Res-9 In A PDR Zoning Classification Would Allow for Up To 20 Units Per Acre with The Density Bonus Allowable in The Code on an 18.30-Acre Site for A Total Allowable Unit Count Of 365 Units After Excluding the Area That Is Within the Coastal High Hazard Area (CHHA). Approximately, 0.04 Acres of Land Is Within the CHHA Overlay District Reducing the Land That Can Be Used to Calculate the Bonus for A Total Of 18.26 Acres. The Location of The Site Is Directly Connected to An Activity Node and Is Bordered on The North by An Arterial Road, Saunders Road, And to The East by A Collector Road, Prospect Road. Improvements To Saunders Road Are Presently Being Designed and Permitted by Manatee County. Pid 1870200609 1870200659

**A10 - ZONING ATLAS AMENDMENT: MSB NORTH YARD
PLN2401-0167 - Z-24-04 – PUBLIC HEARING**

Address: 3104 LENA ROAD, BRADENTON, FLORIDA 34211
Parcel: 1467100002
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: Ray Turner
Case Manager: James McDevitt, Extension 6866
James.Mcdevitt@mymanatee.org

Description: The Owner of The Property (Parcel # 1467100002) Located At 3104 Lena Road in The Bradenton Area of Unincorporated Manatee County, MSB Real Estate, LLC (The Applicant), Requests That The Subject Property Be Rezoned Form Its Current A-1 Agricultural Zoning To A Heavy Commercial HC Zoning As Defined By Manatee County LDC Chapter 4, Sections 401,402 And 531. The Applicant Proposes to Construct a Construction Service Establishment, Warehouse and Storage Yard on the 3.71 Acre Property Described Above. The Anticipated Uses for The Property Shall Include Commercial Warehouse, Parking of Commercial Vehicles and Open Storage, With Parking Next to The Office and Metal Outbuildings. The Development Will Utilize Manatee County Water and Sewer Services Accessed in The Right of Way of Lena Road. The Development Will Provide Onsite Stormwater Treatment in Compliance with Manatee County Regulations.

**A06 - SUBDIVISION FINAL PLAT: CROSSWIND RANCH PHASE IB FINAL PLAT
PLN2401-0168 - PDMU-06-102/24-S-04(F) – PUBLIC HEARING**

Address: 13500 SR 62, PARRISH, FLORIDA 34219
Parcel: 414000069
Fire District: PARRISH FIRE DISTRICT
Commissioner: James Satcher
Case Manager: Kevin Oatman, Extension 6841
kevin.oatman@mymanatee.org

Description: Final Plat for Crosswind Ranch Phase IB Consisting Of 55 Lots.

**A06 - SUBDIVISION FINAL PLAT: CREEKSIDE AT RUTLAND RANCH
PLN2401-0175 - PDR-21-18/24-S-03(F) – PUBLIC HEARING**

Address: 15714 CR 675, PARRISH, FLORIDA 34219
Parcel: 495012007
Fire District: PARRISH FIRE DISTRICT
Commissioner: James Satcher
Case Manager: Natalie Chiapusio, Extension 6839
natalie.chiapusio@mymanatee.org

Description: The Project Area Consists of Parcels with Parcel Id Numbers Of 495001000 And 495012007 And Is Approximately 32 Acres in Total Area. The Project Proposes 95 Single Family Detached Homes and Associated Infrastructure.
