

**MODIFICATION OR FIELD CHANGE: CHEYANNE PRESERVE(FKA WESTOVER ESTATES)**  
**PLN2203-0077.FC02 – ADMINISTRATIVE**

**Address:** 3303 NORTH RYE ROAD, PARRISH, FLORIDA 34219  
**Parcel:** 495900755  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** Vacant Seat  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Adjustments To The Proposed Turn Lanes And Pavement Widening Along Rye Road To Now Include F Curb And Provide 6 feet Separation From Proposed Back Of Curb To The Existing Power Poles On The East Side Of The Road. The Revised Plan Also Includes A Proposed Relocation Of Existing Fire Hydrant. These Revisions Only Pertain To Engineering Development Review And Have Been Reviewed And Discussed With Denise Greer.

---

**A04 - SITE PLAN: ATLANTIC PRO BOAT DEALERSHIP**  
**PLN2405-0083 - FSP-24-93 – ADMINISTRATIVE**

**Address:** 3311 US 41 NORTH, PALMETTO, FLORIDA 34221  
**Parcel:** 2384600009  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** Amanda Ballard  
**Case Manager:** Barney Salmon, Extension 3417  
barney.salmon@mymanatee.org

**Description:** Boat Dealership, Boat Sales, Service, Repair And Storage.

---

**A02 - PLANNED DEVELOPMENT: WATERBURY PARK (FKA UNIVERSITY LAKES) MODIFICATION**  
**PLN2406-0009 - PDMU-92-01(P)(R)/23-S-40(P)(R)/FSP-23-84(R) – ADMINISTRATIVE**

**Address:** 17709 SIGNATURE PLACE, BRADENTON, FLORIDA 34202  
**Parcel:** 589000409  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Chase Gause, Extension 6912  
Chase.Gause@MyManatee.Org

**Description:** Waterbury Park Proposed Revision To Regrade/Raise The Open Space Lot (Between Lots 10 And 11) And Therefore Eliminate The Walls And Remove The Trees. Tree Removal And Replacement Has Been Updated Accordingly. The Berms At The Entrance Are Also Revised To Tie Into The Proposed Tops Of Bank And Improve The Aesthetics Of The Project Entrance.

---

**A12 - SPECIAL PERMIT: FL-7251 GAMBLE CREEK  
PLN2406-0013 - SP-24-05 – PUBLIC HEARING**

**Address:** 5820 SPENCER PARRISH ROAD, PARRISH, FLORIDA 34219  
**Parcel:** 491300109  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** Greg Krause, Extension 3879  
greg.krause@mymanatee.org

**Description:** 1 Source Respectfully Requests The Approval Of A Special Permit With Preliminary Site Plan To Construct A 199 feet Agl Monopole With Accompanying 80 feet X 80 feet Compound At 5820 Spencer Parrish Road, Parrish, Fl 34219, Parcel # 491300109. The Monopole Will Be Located In The Approximate Eastern Center Of The Parent Parcel And Will Provide 100% Of The Tower Height Setbacks From The Property Lines. The Parent Parcel Is Zoned A (General Agriculture District), With A Future Land Use Designation Of UF-3 (Urban Fringe-3) And Consists Of Approximately 5.324 Acres. Please See Accompanying Administrative Setback Waiver Request Included In This Submittal.

---

**A06 - SUBDIVISION FINAL PLAT: HERON GLEN PHASE IA FINAL PLAT  
PLN2406-0022 - PDR-22-13/24-S-54(F) – PUBLIC HEARING**

**Address:** 85TH STREET EAST, PALMETTO, FLORIDA 34221  
**Parcel:** 639801109  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Chase Gause, Extension 6912  
Chase.Gause@MyManatee.Org

**Description:** Plat For Heron Glen Phase IA, Consisting Of 60 Lots Over 19.48 Acres. The PSP-FSP-PP Has Been Approved With Project Number: PDR-22-13(P) / 23-S-74(P) / FSP-23-142.

---

**A02 - PLANNED DEVELOPMENT: TARA STORAGE  
PLN2406-0039 - PDR/PDC-96-03(P)/FSP-24-90 – ADMINISTRATIVE**

**Address:** 5615 MANOR HILL LANE, BRADENTON, FLORIDA 34203  
**Parcel:** 1731704759  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Please Find Enclosed The Documents For The Completeness Review For The Final Site Plan And Construction Drawing Submittal For The Construction Of A Three-Story Self Service Storage Facility With Associated Vva, Parking, Landscaping, Sewer Connections, And Storm Water Conveyance

---

**A32 - CONSTRUCTION PLAN REVIEW: OURLIVES  
PLN2406-0040 – ADMINISTRATIVE**

**Address:** 2400 36TH AVENUE EAST, PALMETTO, FLORIDA 34221  
**Parcel:** 804400059  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** The Project Site Is Approximately 160.01 Acres Located At The Southeast Corner Of Ellenton Gillette Road And 29th Street East In Unincorporated Manatee County, Florida. The Site Address For The Subject Property Is 2400 36th Avenue East, Palmetto, Fl 34221, Parcel ID 804400059. The Proposed Development Includes The Construction Of 590 Residential Units (+/- 694,375 GFA), Retail Area (+/- 6850 GFA), Two Amenity Areas (+/- 27,050 GFA) And Associated Parking, Utilities, Stormwater Management Infrastructure And Access Points On 36th Ave With Proposed Roadway Improvements.

---

**A19 - LOCAL DEVELOPMENT AGREEMENT: LAZY C. RANCH LDA  
PLN2406-0056 - LDA-24-03 – PUBLIC HEARING**

**Address:** CR 675, PARRISH, FLORIDA 34219  
**Parcel:** 494901059  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** Rachel Layton, Extension 6862  
Rachel.Layton@MyManatee.Org

**Description:** Local Development Agreement For Parcel Of Land Located In Manatee County, Known As Lazy C. Ranch.

---

**A20 - COMMUNITY DEVELOPMENT DISTRICT: PETITION TO ESTABLISH PARRISH NORTH COMMUNITY  
DEVELOPMENT DISTRICT  
PLN2406-0064 - CDD-24-03 – PUBLIC HEARING**

**Address:** 9701 KEEN ROAD, PARRISH, FLORIDA 34219  
**Parcel:** 399000009  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Establishment Of The Parrish North Community Development District

---

**A02 - PLANNED DEVELOPMENT: OAKFIELD TRAILS PHASE I, II & III REVISED LANDSCAPE  
PLN2406-0072 - PDMU-21-16(P)(R2)/23-S-10(P)(R2)/FSP-23-19(R2) – ADMINISTRATIVE**

**Address:** 10640 RABBIT GROVE TRAIL, PARRISH, FLORIDA 34219  
**Parcel:** 608500429  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Oakfield Trails Phase I, II & III Revised Landscape Limited Review

---

**A02 - PLANNED DEVELOPMENT: OAKFIELD TRAILS PHASE IV REVISED FSP LANDSCAPE REVISIONS  
PLN2406-0073 - PDMU-21-16(P)(R)/23-S-32(P)(R)/FSP-23-71(R) – ADMINISTRATIVE**

**Address:** 10640 RABBIT GROVE TRAIL, PARRISH, FLORIDA 34219  
**Parcel:** 608500429  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Oakfield Trails Phase IV Revised FSP Landscape Revisions Limited Review

---

**A02 - PLANNED DEVELOPMENT: OAKFIELD TRAILS PHASE V REVISED FSP LANDSCAPE REVISIONS  
PLN2406-0074 - PDMU-21-16(P)(R)/23-S-81(P)(R)/FSP-23-157(R) – ADMINISTRATIVE**

**Address:** 10640 RABBIT GROVE TRAIL, PARRISH, FLORIDA 34219  
**Parcel:** 608500429  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Oakfield Trails Phase V Revised FSP Landscape Revisions Limited Review

---

**A02 - PLANNED DEVELOPMENT: POPE RANCH RESIDENTIAL PLANNED DEVELOPMENT  
PLN2406-0084 - PDR-24-15(Z)(G) – PUBLIC HEARING**

**Address:** CR 675, PARRISH, FLORIDA 34219  
**Parcel:** 494915059  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** James McDevitt, Extension 6866  
James.Mcdevitt@mymanatee.org

**Description:** The Pope Ranch Planned Development Residential (“Property”) Is ± 217.36 Acres And Is Two Parcels Per The Manatee County Property Appraiser (494915109 And A Portion Of 494915059). The Property Is Located At 16525 CR 675, Parrish, FL, Approximately 2.8 Miles East Of U.S. 301 And 0.3 Miles North Of Rye Road. The Property Is Located In A Suburban Area Of The County Characterized By Existing And Planned Residential Development, Transitioning Agricultural Uses, And Vacant Land. The Applicant, Manor National Properties, LLC, Is Requesting General Development Plan (GDP) Approval To Establish New Development Regulations To Allow For The Development Of A Maximum Of 440 Dwelling Units, At A Gross Density Of 2 Du/Acre.

---

**A06 - SUBDIVISION FINAL PLAT: CROSSWIND RANCH PHASE II FINAL PLAT  
PLN2406-0090 - PDMU-06-102/24-S-55(F) – PUBLIC HEARING**

**Address:** 8950 EASTWYCK DRIVE, PARRISH, FLORIDA 34219  
**Parcel:** 414008409  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** Chase Gause, Extension 6912  
Chase.Gause@MyManatee.Org

**Description:** Final Plat Consisting Of 110 Single Family Residential Lots

---