

**MODIFICATION OR FIELD CHANGE: \*RAPID - ED\* ADVANCED READYMIX CONCRETE (FKA VALLEY READY MIX @ HRK-AMENDED)**

**PLN2209-0045.MOD01 - ADMINISTRATIVE**

**Address:** 13500 US 41 NORTH, PALMETTO, FLORIDA 34221  
**Parcel:** 591401159  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Greg Krause, Extension 3879  
greg.krause@mymanatee.org

**Description:** Treat Ponds Required By Fdep

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**MODIFICATION OR FIELD CHANGE: THE VILLAGE AT SARASOTA**

**PLN2309-0142.MOD01 - ADMINISTRATIVE**

**Address:** 2355 UNIVERSITY PARKWAY, SARASOTA, FLORIDA 34243  
**Parcel:** 2039400059  
**Fire District:** SOUTHERN MANATEE FIRE RESCUE  
**Commissioner:** Mike Rahn  
**Case Manager:** Natalie Chiapusio, Extension 6839  
natalie.chiapusio@mymanatee.org

**Description:** Addition Of Phasing Plan

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**MODIFICATION OR FIELD CHANGE: SEAFLOWER - PHASE N1 (FKA LAKE FLORES - PHASE N1)**

**PLN2401-0103.MOD01 - ADMINISTRATIVE**

**Address:** 7500 CORTEZ ROAD WEST, BRADENTON, FLORIDA 34210  
**Parcel:** 5164500109  
**Fire District:** CEDAR HAMMOCK FIRE RESCUE  
**Commissioner:** Kevin Van Ostenbridge  
**Case Manager:** Greg Krause, Extension 3879  
greg.krause@mymanatee.org

**Description:** Lighting Plan

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**A17 - VARIANCES AND MODIFICATIONS: WOODLAND PRESERVE LOT 117**

**PLN2401-0204 - ADJ-24-10 - ADMINISTRATIVE**

**Address:** 14415 COASTAL WOODLAND LANE, PARRISH, FLORIDA 34219  
**Parcel:** 491604059  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** James Satcher  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Requesting Administrative Adjustment To Allow 1' Encroachment Into 15' Rear Setback.

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**MODIFICATION OR FIELD CHANGE: BAYSHORE GARDENS FSER  
PLN2402-0080.MOD01 - ADMINISTRATIVE**

**Address:** 6215 14TH STREET WEST, BRADENTON, FLORIDA 34207  
**Parcel:** 6470100105  
**Fire District:** CEDAR HAMMOCK FIRE RESCUE  
**Commissioner:** Amanda Ballard  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Landscaping Has Been Moved Out Of Existing Access Easement.

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**A02 - PLANNED DEVELOPMENT: THE WOODS OF MOCCASIN WALLOW PARCEL C5-C6  
PLN2406-0130 - PDMU-98-04/FSP-24-132 - ADMINISTRATIVE**

**Address:** 5012 96TH STREET EAST, PALMETTO, FLORIDA 34221  
**Parcel:** 647300249  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Chase Gause, Extension 6912  
Chase.Gause@MyManatee.Org

**Description:** The Project Includes The Design Of Two Commercial Outparcels Totaling Approximately 15,500 Sf Of General Retail On Outparcels C5 And C6. The Parcels / Lots Were Just Recently Approved Via Plat With Pln2207-0063. The Square Footage Is Also Already Approved Via Woods Of Moccasin Wallow Psp And Existing Clos And Therefore No Concurrency Traffic Study Is Required With This Application

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**A02 - PLANNED DEVELOPMENT: BOOS DEVELOPMENT MOCCASIN 11 ACRES  
PLN2407-0019 - PDMU-15-04/PSP-24-109 - ADMINISTRATIVE**

**Address:** MOCCASIN WALLOW ROAD, PALMETTO, FLORIDA 34221  
**Parcel:** 610320059  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Natalie Chiapusio, Extension 6839  
natalie.chiapusio@mymanatee.org

**Description:** The Proposed Improvement Is An 11 Acre Parcel Within The 153 Acre Property Id: 610320059 As Proposed Residing Within The Robinson Gateway Development Based Within The Approved General Development Plan Pdmu-15-04(G)(R) And Pln2203-0022. The Proposal Includes The Building Of 37,000 Sf Of Commercial/Office Use For Part Of The 400,000 Sf Approved In The Dri. The Application Process Will Be For A Final Site Plan / Construction Plan Approval For The Designated Area Including Water, Sewer, And Stormwater Facilities. Most Of The Infrastructure Including Water, Sewer And Stormwater Was Submitted To Manatee County Within A Final Site Plan Application Made By Zns Engineering On October 9, 2023 (Pln 2310-0024) To Serve The Entire Robinson Gateway Development Area.

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**A10 - ZONING ATLAS AMENDMENT: LOCKWOOD RIDGE RD REZONE  
PLN2407-0131 - Z-24-16 – PUBLIC HEARING**

**Address:** 7412 LOCKWOOD RIDGE ROAD, SARASOTA, FLORIDA 34243  
**Parcel:** 1942900000  
**Fire District:** SOUTHERN MANATEE FIRE RESCUE  
**Commissioner:** Mike Rahn  
**Case Manager:** Allecia Henry, Extension 6902  
allecia.henry@mymanatee.org

**Description:** The Proposed Project Consists Of Two Parcels Of Land With The Following Parcel Id Numbers: 1942900000 And 1943200004. Based Upon A Review Of The Manatee County Property Appraiser’S Website, Parcel Id # 1942900000 Consists Of 0.2280 Acres Of Land And Has A Street Address Of 7412 Lockwood Ridge Road, Sarasota, Fl 34243. Based Upon A Review Of The Manatee County Property Appraiser’S Website, Parcel Id # 1943200004 Consists Of 0.2040 Acres Of Land And Does Not Have A Street Address. The Total Size Of Both Parcels Is 0.432 Acres. The Subject Parcels Are Located On The West Side Of Lockwood Ridge Road Approximately 1,900 Feet North Of The Intersection Of Lockwood Ridge Road And Tallevast Road In Unincorporated Manatee County. Based Upon The Manatee County Property Appraiser’S Website, Parcel Id 1942900000 Has Historically Been Used For A Single-Family Home. Based Upon The Manatee County Property Appraiser’S Website, Parcel Id 1943200004 Has Historically Been Vacant.

The Applicant Has Filed A Zoning Atlas Amendment To Rezone 0.432 +/- Acres Of Land From A-1 (Suburban Agricultural) To Rsf4.5 (Residential Single-Family).

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**A10 - ZONING ATLAS AMENDMENT: GOLF COURSE ROAD 5 AC REZONE  
PLN2407-0149 - Z-24-17 – PUBLIC HEARING**

**Address:** 13305 GOLF COURSE ROAD, PARRISH, FLORIDA 34219  
**Parcel:** 498200209  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** CJ Mills, Extension 6926  
cj.mills@mymanatee.org

**Description:** The Golf Course Road Property Is ± 5.13-Acres Is Comprised Of A Single Parcel Per The Manatee County Property Appraiser (498200209). The Property Is Located South Of Golf Course Road And Approximately 400 Feet East Of Hawthorn Avenue. The Property Is Located In The Uf-3 Future Land Use In A Suburban Area Of The County Characterized By Existing And Planned Residential Development, Transitioning Agricultural Uses, And Vacant Land. The Applicant, Lisa Arfons, Is Requesting A Preapplication Meeting To Rezone The Subject Property From General Agriculture (A) To Agricultural Suburban (A-1) To Allow For The Division Of The Property Into Two Lots. There Are Two (2) Existing Single-Family Homes On The Property.

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**A10 - ZONING ATLAS AMENDMENT: ALLIEBUBBA ADVENTURES LLC REZONE  
PLN2407-0175 - Z-24-18 – PUBLIC HEARING**

**Address:** 6109 33RD STREET EAST, BRADENTON, FLORIDA 34203  
**Parcel:** 1870010400  
**Fire District:** SOUTHERN MANATEE FIRE RESCUE  
**Commissioner:** Mike Rahn  
**Case Manager:** CJ Mills, Extension 6926  
cj.mills@mymanatee.org

**Description:** Straight Rezone From A-1 To Lm For Parcel In The II Fluc

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**A32 - CONSTRUCTION PLAN REVIEW: LAKE OSPREY DRIVE FIRE LINE  
PLN2407-0194 - ADMINISTRATIVE**

**Address:** 6230 LAKE OSPREY DRIVE, SARASOTA, FLORIDA 34240  
**Parcel:** 587911603  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Proposed Installation Of A New Fire Line To Serve The Existing Building On The Site.

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**A02 - PLANNED DEVELOPMENT: SEAGRASS POINTE  
PLN2408-0038 - PDR-24-24(Z)(G) – PUBLIC HEARING**

**Address:** 3565 26TH STREET WEST, BRADENTON, FLORIDA 34205  
**Parcel:** 5057400003  
**Fire District:** CEDAR HAMMOCK FIRE RESCUE  
**Commissioner:** Kevin Van Ostenbridge  
**Case Manager:** CJ Mills, Extension 6926  
cj.mills@mymanatee.org

**Description:** Rezone 2.53 Acres From Pr-S, Rdd-4.5 Adnpdr To An Overall Pdr In Association With Approval Of A General Development Plan.

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**A21 - DEVELOPMENT OF REGIONAL IMPACT: PARRISH LAKES DRI #28 AMENDMENT  
PLN2408-0048 - DRI #28 – PUBLIC HEARING**

**Address:** ERIE ROAD, PALMETTO, FLORIDA 34221  
**Parcel:** 655400000  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Laura Gonzalez, Extension 3891  
laura.gonzalez@mymanatee.org

**Description:** 1. The Gdp And Zoning Ordinance Under Pdmu-16-16(G)(R2) Increased The Overall Maximum Number Of Residential Units From 3,300 To 3,401 Units; Office Uses Were Decreased From 50,000 Sf To 35,000 Sf And Commercial/Retail From 400,000 Sf To 260,000 Sf. The Dri Was Not Amended During That Time As This Increase Was Done Using The Luem And The Exchange Of Uses Were Kept Within The Minimum And Maximum Parameters Allowed By The Matrix Without Creating Additional Vehicular Trips And/Or Traffic Related Impacts. As Can Be Seen Below, The Applicant Seeks To Modify The Development Totals Of The Dri To Be Consistent With Amendments Proposed For (R3) Of The Gdp/Zoning Ordinance And The Proposed D.5 Provisions Of The Comprehensive Plan. The Proposed Changes To The Dri Development Totals And Map H Are As Follows:

- A. Single-Family Residential (Attached And Detached): Increase From 2,200 Units To 3,600 Units
  - B. Multi-Family Residential: Decrease From 1,100 Units To 400 Units
  - C. Commercial/Retail: Decrease From 400,000 Sf To 270,531 Sf (Includes 12,000 Sf Early Learning Center)
  - D. Office: Decrease From 50,000 Sf To 32,500 Sf
  - E. Add A 1,300-Student Public Charter School (K-12).
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**A02 - PLANNED DEVELOPMENT: PARRISH LAKES GDP AMENDMENT  
PLN2408-0049 - PDMU-16-16(G)(R3) – PUBLIC HEARING**

**Address:** ERIE ROAD, PALMETTO, FLORIDA 34221  
**Parcel:** 655400000  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Laura Gonzalez, Extension 3891  
laura.gonzalez@mymanatee.org

**Description:** li.Specific Amendment(S) To Ordinance Pdmu-16-16(G)(R2):

1. The Gdp And Zoning Ordinance Approved Under Pdmu-16-16(G)(R2) Increased The Overall Maximum Number Of Residential Units From 3,300 To 3,401 Units; Office Uses Were Decreased From 50,000 Sf To 35,000 Sf And Commercial/Retail From 400,000 Sf To 260,000 Sf. The Dri Was Not Amended During That Time As This Increase Was Done Using The Luem And The Exchange Of Uses Were Kept Within The Minimum And Maximum Parameters Allowed By The Matrix Without Creating Additional Vehicular Trips And/Or Traffic Related Impacts. As Can Be Seen Below, The Applicant Seeks To Modify The Development Totals Of The Zoning Ordinance And Gdp For Consistency Across All Three (3) Proposed Ordinances Governing Development Within Parrish Lakes. The Proposed Changes To Pdmu-16-16(G)(R2) And Gdp Are As Follows:
- A. Single-Family Detached: From 2,421 To 2,578 (+157)
  - B. Single-Family Attached: From 580 To 1,022 (+442)
  - C. Multi-Family: 400 Units (No Change)
  - D. Increase Overall Commercial/Retail Square Footage From 260,000 To 270,531
  - E. Decrease Office Uses From 35,000 Square Feet To 32,500 Square Feet
  - F. Add A 1,300-Student Public Charter School (K-12)

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**A32 - CONSTRUCTION PLAN REVIEW: RYE RANCH ROADWAY IMPROVEMENTS PHASE III  
PLN2408-0068 - ADMINISTRATIVE**

**Address:** 1700 NORTH RYE ROAD, PARRISH, FLORIDA 34219  
**Parcel:** 513300209  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Construction Of Phase Iii For The Rye Ranch Roadway Improvements Project And The Corresponding Infrastructure To Serve It.

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**A04 - SITE PLAN: HERITAGE HARBOUR PARCEL 25 OUTPARCEL 4 REVISED FSP/CP  
PLN2408-0073 - PDMU-98-08/FSP-24-98(R) - ADMINISTRATIVE**

**Address:** NO ASSIGNED ADDRESS, BRADENTON, FLORIDA 34212  
**Parcel:** 1442301359  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Chase Gause, Extension 6912  
Chase.Gause@MyManatee.Org

**Description:** Revised Fsp/Cp For The Heritage Harbour Parcel 25 Outparcel 4. Revisions To Include Reduce The Drive-Thru Building Footprint Within Outparcel 4 Of The Previously Approved Final Site Plans (Pln2311-0008) From 784 Sf To 1,610 Sf

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**A32 - CONSTRUCTION PLAN REVIEW: FORT HAMER ROAD TURN LANE IMPROVEMENTS  
PLN2408-0077 - ADMINISTRATIVE**

**Address:** 6180 FT HAMER ROAD, PARRISH, FLORIDA 34219  
**Parcel:** 484910609  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** OPEN SEAT  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Fort Hamer Road Turn Lane Improvements Associated With North River Church – Phase 2 Expansion @ 5525 Ft Hamer Rd. (See Submitted Narrative)

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**A08 - COMPREHENSIVE PLAN AMENDMENT: TRIPLE OAK PRESERVE CPA  
PLN2408-0102 - PA-24-12/ORD-24-87 – PUBLIC HEARING**

**Address:** 30470 BETTS ROAD, MYAKKA CITY, FLORIDA 34251  
**Parcel:** 172520269  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** A County-Initiated, Large-Scale Comprehensive Plan Map Amendment To Amend 107.61± Acres From Ag/R (Agriculture/Rural) To The Con (Conservation) Future Land Use Category To Acknowledge Recently Acquired Property 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 Site To The Con (Conservation) Zoning District, Titled Triple Oak Preserve Rezone, Per Pln2408-0104 / Z-24-19.

This Is The Third Property Purchased With Funds From The Conservation And Parks Project Bond Referendum That Was Approved By Voters On November 3, 2020, For The Purposes Of Protecting Water Quality And Fish And Wildlife Habitat And Was Adopted Via Resolution (R-20-105 And R-21-182).

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**A10 - ZONING ATLAS AMENDMENT: TRIPLE OAK PRESERVE REZONE  
PLN2408-0104 - Z-24-19 – PUBLIC HEARING**

**Address:** 30470 BETTS ROAD, MYAKKA CITY, FLORIDA 34251  
**Parcel:** 172520269  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** OPEN SEAT  
**Case Manager:** Charles Andrews, Extension 6836  
charles.andrews@mymanatee.org

**Description:** A County-Initiated, Zoning Atlas Map Amendment To Rezone 107.61± Acres From A (General Agriculture) To The Con (Conservation) Future Land Use Category To Acknowledge Recently Acquired Property 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 Change The Future Land Use Designation Of The Site To The Con (Conservation) Designation, Titled Triple Oak Preserve Cpa, Per Pln2408-0102 / Pa-24-12.  
This Is The Third Property Purchased With Funds From The Conservation And Parks Project Bond Referendum That Was Approved By Voters On November 3, 2020, For The Purposes Of Protecting Water Quality And Fish And Wildlife Habitat And Was Adopted Via Resolution (R-20-105 And R-21-182).

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