

A02 - PLANNED DEVELOPMENT: **RR - AH 5TH STREET - ELMINGTON**
[PLN2502-0026](#) - PDR-25-04(Z)(G) - PUBLIC HEARING

Address: 4010 5TH STREET EAST, BRADENTON, FLORIDA 34208
Parcel: 4781300001
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Camden Jenkins, Extension 6861
Camden.Jenkins@MyManatee.Org

Description: This Project Is For A General Development Plan With Rezone Form Rmf-6 Zoning To Pd-R Zoning For A Single Four-Story Building With Interior Corridors And An Elevator. The Building Will Consist Of 90 Units Made Up Of One, Two And Three-Bedroom Units Restricted Between 30% Ami And 70% Ami. Amenities Will Include A Leasing Office, Clubhouse And Fitness Center

A06 - SUBDIVISION FINAL PLAT: HILLWOOD EXPANSION - PHASE I & II
[PLN2503-0065](#) - PDR-05-64/25-S-18(F) - PUBLIC HEARING

Address: 17464 5TH CIRCLE EAST, BRADENTON, FLORIDA 34212
Parcel: 559910005
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Greg Krause, Extension 3879
greg.krause@mymanatee.org

Description: Final Plat For The Hillwood Expansion Project Consisting Of 57 Lots

A06 - SUBDIVISION FINAL PLAT: RYE RANCH PHASE IB-1 AND IB-2 FINAL PLAT
[PLN2503-0066](#) - PDMU-19-16/25-S-25(F) - PUBLIC HEARING

Address: 17905 HARVEST HILL STREET, PARRISH, FLORIDA 34219
Parcel: 513325609
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Greg Krause, Extension 3879
greg.krause@mymanatee.org

Description: Final Plat For Rye Ranch Phase Ib-1 And Ib-2 Consisting Of 219 Lots

A02 - PLANNED DEVELOPMENT: IVY RUN
[PLN2503-0127](#) - PDR-25-06(Z)(P) - PUBLIC HEARING

Address: 15057 16TH DRIVE EAST, BRADENTON, FLORIDA 34212
Parcel: 562900100
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Lindsey Craig, Extension 3877
Lindsey.Craig@MyManatee.Org

Description: The Project Site Consists Of Nine (9) Parcels Located Within Unincorporated Manatee County ("Property"). The Parcel Identification Numbers And Corresponding Addresses Are Identified Within The Attached Property Table. The Property Is Generally Located North Of S.R. 64, East Of Rye Road, And South Of Waterline Road. The Property Is Currently Zoned As General Agriculture (A). The Future Land Use Designation Is Urban Fringe – 3 Du/Acre (Uf-3). The Property Is Not Located Within Any Overlay Districts. The Total Project Area Is ±60.76 Acres, And ±2.87 Acres Of The Property Contain Existing Wetlands. The Existing Uses Are Private Drives And Single-Family Detached Uses. The Proposed Development Will Contain A Total Of 180 Single-Family Detached Units On ±60.76 Acres, Providing A Density Of 2.96 Du/Acre.

A02 - PLANNED DEVELOPMENT: **RR - AH **RAPID-AH** MAPLE RIDGE SUBDIVISION MODIFICATION
#3 - SUBPHASING**

PLN2503-0156 - PDR-18-20(P)(R3)/19-S-59(P)(R3)/FSP-19-111(R3) - ADMINISTRATIVE

Address: 3220 27TH AVENUE EAST, PALMETTO, FLORIDA 34221
Parcel: 772200002
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Chase Gause, Extension 6912
Chase.Gause@MyManatee.Org

Description: 773400007, 773300009, 772800009, 772700059, 772200002 Summary Of Plan Revisions For The Maple Ridge Subdivision (Pln 1910-0039 And Pln2408-0132). Pdr-18-20(P)(R)/19-S-59(P)(R)/Fsp-19-111(R).

- Sheet C-04 (Overall Site Layout/Phasing Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-05 & C-05A (Preliminary Plat/Signage And Pavement Marking Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-06 & C-06A (Preliminary Plat/Signage And Pavement Marking Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-07 & C-07A (Preliminary Plat/Signage And Pavement Marking Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-08 & C-08A (Preliminary Plat/Signage And Pavement Marking Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-13 (Overall Paving, Grading And Drainage Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-14 (Paving, Grading And Drainage Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-15 (Paving, Grading And Drainage Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-16 (Paving, Grading And Drainage Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-17 (Paving, Grading And Drainage Plan)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-22 (Site Bmp Layout)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-30 (Pp-N-S 25Th Street)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-31 (Pp-E-W 30Th Street E)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-32 (Pp-E-W 30Th Street E)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-33 (Pp-E-W 29Th Lane E)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-34 (Pp-E-W 29Th Lane E)
O Split Phase I To Subphase Ia And Ib
 - Sheet C-45 (Overall Utility Plan)
O Split Phase I To Subphase Ia And Ib
-

A02 - PLANNED DEVELOPMENT: CIRCLE K CARWASH - MOCCASIN & CARTER - MODIFICAION
[PLN2503-0159](#) - PDUMU-16-16(P)(R)/FSP-23-171(R) - ADMINISTRATIVE

Address: 8225 MOCCASIN WALLOW ROAD, PARRISH, FLORIDA 34219
Parcel: 650902059
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: Minor Modification To The Approved Plans Permitted Under Pln2311-0101 For Minor Design Changes To The Site Layout, Drainage And Utility Plan.

A12 - SPECIAL PERMIT: BCS - PARRISH CAMPUS
[PLN2503-0171](#) - SP-25-03 - PUBLIC HEARING

Address: ERIE ROAD, PALMETTO, FLORIDA 34221
Parcel: 655500109
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: The Subject Property Consists Of 60 Acres Of Land Located On The Northwest Corner Of The Intersection Of Erie Road And Harrison Ranch Blvd/Future Carter Road Ext. (Pid# 655500109). The Property Is Currently Zoned General Agriculture ("A") And The Future Land Use Category Of The Subject Property Is Urban Fringe-3 ("Uf-3"). The Applicant Is Proposing To Build A Private Elementary, Middle, And High School At This Location. The Elementary School Use Is A Permitted Use In The Ldc. The Middle And High School Uses Are Allowed With A Special Permit. This Application Is A Request For A Special Permit As Determined By The Land Development Code Table 4-2: Uses In Agriculture And Residential Districts For Schools, High And Middle. West Of The Property Is Buffalo Creek Golf Course. North And East Of The Property Is Vacant Land, Which Is Part Of The Parrish Lakes Gdp. Erie Road Is To The South, With Ancient Oaks Subdivision South Of Erie Road. The Subject Property Is Currently Zoned General Agriculture ("A"). The Uf-3 Future Land Use Classification Includes Schools Within The Range Of Potential Uses. Two Pre-Application Meetings Were Held For This Site

A02 - PLANNED DEVELOPMENT: **RR - AH THE MITCHELL AT TERRA CEIA**
[PLN2504-0011](#) - PDR-23-17/FSP-23-150(R) - ADMINISTRATIVE

Address: 2204 89TH STREET EAST, PALMETTO, FLORIDA 34221
Parcel: 631800409
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: 183 Unit Garden-Style Apartment Complex With 25% Affordable Housing In One 4-Story Building With 311 Parking Spaces.

This Revision Is Being Requested To Reduce The Overall Cost Of The Project By Removing Underground Storm Water Storage Vaults. In Efforts To Achieve The Removal Of The Majority Of These Vaults, We Will Need To Request Additional Height For The Apartment Buildings From 3-Story To 4-Story

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: STATE ROAD 64 & UIHLEIN ROAD
[PLN2504-0027](#) - PDC-24-17(P)/25-S-19(P)/FSP-25-45 - ADMINISTRATIVE

Address: 16805 SR 64 EAST, BRADENTON, FLORIDA 34212
Parcel: 570300709
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: The Project Includes The Mass Grading And Master Commercial Subdivision With Outparcels In The Northwest Quadrant Of State Road 64 And Uihlein Road. The Sites Are Currently Vacant And A Rezone Of The Property And Gdp Are Under Review. A Two Lane Road Is Also Proposed With This Project, Connecting State Road 64 To Travellers Palm Drive. New Water Main And Sanitary Sewer Are Also Proposed Within The New Roadway To Provide Services To The Outparcels. A Master Stormwater Pond Is Also Proposed In The Furthest Northwest Portion Of The Site To Serve The Entire Development.

MODIFICATION OR FIELD CHANGE: 7BREW - BRADENTON (CORTEZ RD)
[PLN2312-0109.MOD01](#) - ADMINISTRATIVE

Address: CORTEZ ROAD WEST, BRADENTON, FLORIDA 34207
Parcel: 5342710109
Fire District: CEDAR HAMMOCK FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Minor Changes To Canopy, Utilities, Grading.

A04 - SITE PLAN: **RR - AH LEGACY VILLAGE**
[PLN2503-0026](#) - FSP-25-53 - ADMINISTRATIVE

Address: 8110 NORTH TAMIAMI TRAIL, SARASOTA, FLORIDA 34243
Parcel: 6822900109
Fire District: CEDAR HAMMOCK FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: Blue Casl 41, Llc Is Planning To Develop The Property With An Affordable Multi-Family Housing Project Consisting Of One (1) 4-Story Building Including A Total Of 60 Dwelling Units, 6,130 Sf Retail Space, Courtyard, And A Clubroom. The Project Will Also Includes 74 Surface Parking Spaces, A Double Dumpster Enclosure For Solid Waste Management, Stormwater Management System, And Florida Native Drought Tolerant Landscape.

MODIFICATION OR FIELD CHANGE: MAPLE RIDGE MODIFICATION
[PLN2405-0172.MOD02](#) - ADMINISTRATIVE

Address: 29TH STREET EAST, PALMETTO, FLORIDA 34221
Parcel: 772700059
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Modification #3 - Subphasing: Plan Revisions For Maple Ridge Subdivision (Pln 1910-0039) • Sheet C-04 (Overall Site Layout/Phasing Plan O Split Phase I To Subphase Ia And Ib • Sheet C-05 & C-05A (Preliminary Plat/Signage And Pavement Marking Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-06 & C-06A (Preliminary Plat/Signage And Pavement Marking Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-07 & C-07A (Preliminary Plat/Signage And Pavement Marking Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-08 & C-08A (Preliminary Plat/Signage And Pavement Marking Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-13 (Overall Paving, Grading And Drainage Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-14 (Paving, Grading And Drainage Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-15 (Paving, Grading And Drainage Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-16 (Paving, Grading And Drainage Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-17 (Paving, Grading And Drainage Plan) O Split Phase I To Subphase Ia And Ib • Sheet C-22 (Site Bmp Layout) O Split Phase I To Subphase Ia And Ib • Sheet C-30 (Pp-N-S 25Th Street) O Split Phase I To Subphase Ia And Ib • Sheet C-31 (Pp-E-W 30Th Street E) O Split Phase I To Subphase Ia And Ib • Sheet C-32 (Pp-E-W 30Th Street E) O Split Phase I To Subphase Ia And Ib • Sheet C-33 (Pp-E-W 29Th Lane E) O Split Phase I To Subphase Ia And Ib • Sheet C-34 (Pp-E-W 29Th Lane E) O Split Phase I To Subphase Ia And Ib • Sheet C-45 (Overall Utility Plan) O Split Phase I To Subphase Ia And Ib

MODIFICATION OR FIELD CHANGE: SR 64 AUTO DEALERSHIP
[PLN2408-0003.FC01](#) - ADMINISTRATIVE

Address: 5904 SR 64 EAST, BRADENTON, FLORIDA 34208
Parcel: 1121100000
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Revised Forcemain Connection Location Per Direction From Manatee County Utilities Department.

A02 - PLANNED DEVELOPMENT: SEAFLOWER PHASE I (FKA LAKE FLORES)
[PLN2503-0144](#) - PDMU-14-20(P)(R2)/22-S-68(P)(R2)/FSP-22-108(R2) - ADMINISTRATIVE

Address: 5314 HIDDEN LAKE STREET, BRADENTON, FLORIDA 34210
Parcel: 5164500119
Fire District: CEDAR HAMMOCK FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: Greg Krause, Extension 3879
greg.krause@mymanatee.org

Description: Revised Preliminary Site Plan / Preliminary Plat / Final Site Plan For Seaflower Phase I (Fka: Lake Flores)
