

**A09 - LAND DEVELOPMENT CODE AMENDMENT: COUNTY INITIATED LAND DEVELOPMENT CODE TEXT
AMENDMENT - IMPACT FEE UPDATE STUDY 2025**
[PLN2501-0124](#) - LDCT-25-01/ORD-25-15 - PUBLIC HEARING

Address: , FLORIDA
Parcel: 9999999902
Fire District: BADS PLACEHOLDER
Commissioner: N/A
Case Manager: Elaine Barker, Extension 3844
elaine.barker@mymanatee.org

Description: County-Initiated Comprehensive Plan Text Amendment
Ldct-25-01/ Ord 25-15 / PI2501-0124

Land Development Code Text Amendment – Impact Fees. Amending Manatee County'S Land Development Code To Adopt A New Impact Fee Schedule Based On The Latest County Impact Fee Study And The Florida Impact Fee Act.

A12 - SPECIAL PERMIT: METAL RECYCLING CENTER
[PLN2505-0241](#) - SP-25-06 - PUBLIC HEARING

Address: 1401 44TH AVENUE EAST BRADENTON, FLORIDA 34203
Parcel: 4810500001
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: Receipt Of Recyclable Metals Including Copper, Brass, Aluminum And Steel. The Applicant Primarily Processes Air Conditioning Units And Components. However, They Would Like The Opportunity To Also Process Appliances Including Refrigerators, Ranges/Ovens, Dishwashers, Etc. The Applicant Would Also Like To Receive Lose Metals From The Public Including Copper, Brass, Aluminum And Steel. The Proposed Facility Will Not Receive, Process Or Store Motor Vehicles.

A02 - PLANNED DEVELOPMENT: PARRISH LAKES PHASES IIH, IIJ, IIK, IIIL & IIIM
[PLN2504-0093](#) - PDMU-16-16(P)(R2)/24-S-14(P)(R2)/FSP-24-28(R2) - ADMINISTRATIVE

Address: 7310 AURORA DAWN DRIVE PALMETTO, FLORIDA 34221
Parcel: 650900259
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: The Modification To Phase Iii Phase H-M At Parrish Lakes Includes Just To Adjust The Subphases Within The Residential Pod Such So That Closeouts For The Site Construction Can Happen In A Phased Approach. The Subphases Will Be Matched On The Proposed Plat As Well. Phase L Has Been Revised From 99 Lots To 100 Lots In Addition To Removing One Access Connection To Carter Road. One Lot Was Removed From Phase H And Is Now Depicted In The Phase A-G Plans. Therefore, The Total Lot Count Remains At 805 Lots. The Plans Also Have Been Updated To Include The Roundabout Design Within Carter And Sawgrass Roads That Are Currently Being Reviewed.

A04 - SITE PLAN: STONEGATE PRESERVE FSP MOD SETBACK
[PLN2505-0144](#) - PDMU-16-05(P)(R2)/22-S-02(P)(R2)/FSP-22-01(R2) - ADMINISTRATIVE

Address: 11182 71ST TERRACE EAST PALMETTO, FLORIDA 34221
Parcel: 605330059
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Chase Gause, Extension 6912
Chase.Gause@MyManatee.Org

Description: This Application Is A Minor Modification To Pdmu-16-05(P)/22-S-02(P)/Fsp-22-0 Solely Intended To Correct A Discrepancy Between The Minimum Setbacks Table And The Minimum Single Family Attached Building Arrangement Detail On Sheet C-103 As It Pertains To The Side Yard Setback For Only The Single-Family Attached Units In Phase Iii. The Minimum Setbacks Table Footnote Referring To The 25-Foot Front Setback For Front Loaded Garages And Carports For Single-Family Attached Units Has Been Removed From The Table To Be Consistent With The Minimum Single Family Attached Building Arrangement Detail. No Other Changes Are Proposed.

A02 - PLANNED DEVELOPMENT: NORTH RIVER RANCH PH. II-A AMENITY CENTER
[PLN2505-0223](#) - PDMU-17-26(P)/FSP-25-82 - ADMINISTRATIVE

Address: , FLORIDA
Parcel: 394610699
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Infrastructure To Support An Amenity Center Within A Previously Permitted Subdivision. The Plans Include Water, Sewer & Drainage, Parking Lot, Sport Courts, Pool And Building Footprint.

A06 - SUBDIVISION FINAL PLAT: MAPLE RIDGE PHASE II
[PLN2505-0273](#) - PDR-18-20/25-S-45(F) - PUBLIC HEARING

Address: 3220 27TH AVENUE EAST PALMETTO, FLORIDA 34221
Parcel: 772200002
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Maple Ridge Phase Ii Consists Of The Construction Of 78 Lots (Lots 9-39 And 175-221) Over 14.4+/- Acres. Development Also Includes The Construction Of 31St Court East And 27Th Avenue East. Lake 6 Will Also Be Dug With Phase Ii Construction.

A20 - COMMUNITY DEVELOPMENT DISTRICT: PETITION TO ESTABLISH THE DEL WEBB EXPLORE NORTH RIVER RANCH CDD
[PLN2506-0003](#) - CDD-25-02 - PUBLIC HEARING

Address: 11613 MASONRY PLACE PARRISH, FLORIDA 34219
Parcel: 394610699
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Petition To Establish The Del Webb Explore North River Ranch Cdd

A06 - SUBDIVISION FINAL PLAT: SANDERLING FINAL PLAT
[PLN2506-0026](#) - PDR-20-19/25-S-47(F) - PUBLIC HEARING

Address: 1711 SOARING VIDA STREET PALMETTO, FLORIDA 34221
Parcel: 699900056
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Final Plat For 95 Lots. Parcel: 699903359

A17 - VARIANCES AND MODIFICATIONS: 10245 CROSS RIVER TRL- ADMINISTRATIVE ADJUSTMENT
[PLN2506-0030](#) - ADJ-25-11 -

Address: 10245 CROSS RIVER TRAIL PARRISH, FLORIDA 34219
Parcel: 400494609
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: Longmeadow Nrr L21-12 - Variance Request To Adjust Front Corner Setback

A06 - SUBDIVISION FINAL PLAT: PROSPERITY LAKES, PHASE II-A-1A PLAT
[PLN2506-0032](#) - PDMU-19-07/23-S-71(F)(R) - PUBLIC HEARING

Address: SILKY TIGERSEYE LANE PARRISH, FLORIDA 34219
Parcel: 394635509
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Replat Of Tract 1005, Tract 800 And Lots 2096 Thru 2107 Of Prosperity Lakes Ph. Iia, Sub. Iia-1 & Iia-2.

A04 - SITE PLAN: CROSSLAND - SILVER FALLS
[PLN2501-0026](#) - PDMU-06-30/FSP-25-80 - ADMINISTRATIVE

Address: 6040 CROSSLAND TRAIL BRADENTON, FLORIDA 34211
Parcel: 583208509
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: Construction Of A Telecommunications Monopole For Personal Wireless Service

A02 - PLANNED DEVELOPMENT: ARBOR GREEN INFRASTRUCTURE
[PLN2505-0262](#) - Z-86-30(P)/FSP-25-78 - ADMINISTRATIVE

Address: 14544 ARBOR GREEN TRAIL LAKEWOOD RANCH, FLORIDA 34202
Parcel: 584500309
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: The Proposed Development Is For The Proposed Mass Infrastructure Of A Future 3 Parcel Development Located At 14544 Arbor Green Trail, Lakewood Ranch, Fl 34202. There Are No Public Improvements Proposed.

There Are No Proposed Public Parks Or Public Or Private Open Space Areas. The Proposed Development Will Have Public And Private Utility Services From Existing Main And Primary Facilities. There Are No Deed Restrictions Proposed For The Development. There Are No Proposed Dedications Of Right-Of-Way Or Other Lands To The Public.

On-Site Stormwater Ponds Are Proposed And Designed For The Future Full Build-Out Condition Of A Maximum Impervious Cover Of 85% Of The Outparcel Areas. Floodplain Modeling Is Included With This Submittal, And Based On The Results Of These Calculations No Floodplain Compensation Is Needed Or Provided With This Development. The Existing On-Site Ditch Running Through The Site Is Proposed To Be Rerouted As Shown In The Civil Design Plans.

A02 - PLANNED DEVELOPMENT: SQUARE AT UTC EXPANSON
[PLN2504-0044](#) - PDMU-96-01(P)/FSP-25-76 - ADMINISTRATIVE

Address: 8441 HONORE AVENUE UNIVERSITY PARK, FLORIDA 34201
Parcel: 2054712309
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Greg Krause, Extension 3879
greg.krause@mymanatee.org

Description: Proposed Work Includes Modification Of The Existing Stormwater And Utility Infrastructure Along With The Addition Of The New Building.

A04 - SITE PLAN: **RR - AH TALLEVAST - MULTI-FAMILY**
[PLN2505-0226](#) - PDI-99-01/FSP-25-77 - ADMINISTRATIVE

Address: 7835 27TH STREET EAST SARASOTA, FLORIDA 34243
Parcel: 2030200059
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: Proposing The Development Of A 3-Story Multi-Family Apartment Complex And Associated Onsite Infrastructure.

A14 - CERTIFICATE OF APPROPRIATENESS (MINOR): GUYER HOME RESTORATION
[PLN2504-0242](#) - HPB/COA-25-02 - ADMINISTRATIVE

Address: 12312 45TH AVENUE WEST CORTEZ, FLORIDA 34215
Parcel: 7687400007
Fire District: WEST MANATEE FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: James Rigo, Extension 6905
james.rigo@mymanatee.org

Description:
