

MODIFICATION OR FIELD CHANGE: TOMMY'S EXPRESS CAR WASH - BRADENTON
[PLN2302-0123.FC01](#) - - ADMINISTRATIVE

Address: 5711 SR 64 EAST BRADENTON, FLORIDA 34208
Parcel: 1113300059
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Revising 2 Water Taps Into One Tap

MODIFICATION OR FIELD CHANGE: TIDEWATER PRESERVE I-75 RESTORATION
[PLN2410-0166.FC02](#) - - ADMINISTRATIVE

Address: 48TH STREET COURT NORTHEAST BRADENTON, FLORIDA 34208
Parcel: 1100600259
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: This Field Change Is To Address Conditions In The Field And Preserve Mature Tree Plantings With Minimal Impact.

MODIFICATION OR FIELD CHANGE: MOTORHEADS
[PLN2412-0142.FC01](#) - - ADMINISTRATIVE

Address: 2116 17TH STREET EAST PALMETTO, FLORIDA 34221
Parcel: 776900003
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Amanda Ballard**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Revising Sewer Connection Location To Existing Stubout Located In Field

A04 - SITE PLAN: DISCOVER MONTESSORI ACADEMY
[PLN2503-0140](#) - OP-25-02 - ADMINISTRATIVE

Address: 5428 FT HAMER ROAD PARRISH, FLORIDA 34219
Parcel: 490310067
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: K-5Th Grade

A04 - SITE PLAN: **RR - CB BUFFALO CREEK SUBSTATION**
[PLN2508-0179](#) - FSP-26-12 - ADMINISTRATIVE

Address: 10404 ERIE ROAD PARRISH, FLORIDA 34219
Parcel: 653001009
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: The Owner, Peace River Valley Electric Coop A/K/A Preco, Received Manatee County Special Permit Pln2411-0131 And Variance Va-25-03 Approvals On 8-13-25 For The Replacement Of An Existing 100' Tall Concrete Monopole Located At 10404 Erie Road, Parrish, Fl 34219 With A Code Compliant 185' Tall Steel Monopole Tower. The Proposed Tower Replacement Project Meets Or Exceeds All Local, State, And Federal Code Requirements Including The County Approved Fall Radius Of 20'. The Location Of The New Tower Will Be Approximately 150' Nnw Of The Existing Tower. The Superior Structural Integrity Of The Proposed Monopole Tower Design Provides Structural Capacity For Three Or More Carriers. The Location Of The Access And Utility Easement From The Tower Compound To The Right-Of-Way As Defined In The Survey Provided, Will Be Recorded With The County Clerk'S Office.

A04 - SITE PLAN: **RR - AH NORTHBRIDGE APARTMENTS**
[PLN2602-0037](#) - FSP-26-13 - ADMINISTRATIVE

Address: 2515 FT HAMER ROAD PARRISH, FLORIDA 34219
Parcel: 505610055
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Laura Gonzalez, Extension 3891
laura.gonzalez@mymanatee.org

Description: This Final Site Plan Application Is For A Multi-Family Apartment Development "Northbridge Apartments" And Submitted On Behalf Of The Applicant, Rangewater Development, Llc. The Property Is Generally Located On The West Side Of Fort Hamer Road Within The Northwest Quadrant Of The Fort Hamer Road And Mullholand Road Intersection. The Proposed Development Consists Of Four (4) Parcels Totaling Approximately ±18.97 Acres And Are Identified By Manatee County Parcel Identification (Pid) Numbers 505610154, 505610055, 505610105, 505610204. The Future Land Use (Flu) Designation Is Urban Fringe – 3 (Uf-3) And The Property Is Split Zoned: 3 Of The Parcels (505610154, 505610055, 505610204,) Are Zoned General Agriculture (A) And One Parcel (505610105) Is Zoned Planned Development Mixed-Use (Pd-Mu). This Project Proposed 300 Multifamily Units, 460 Parking Spaces, And Community Amenities. 40% Of The Proposed Units Will Be Provided As Affordable Housing, Available To Those At The Moderate Income Level (81% - 120% Of Area Median Income).

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: ABRAZO AT ELLENTON
[PLN2602-0038](#) - PDR-23-05/FSP-26-08 - ADMINISTRATIVE

Address: 31ST COURT EAST PARRISH, FLORIDA 34219
Parcel: 812210003
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: 812210003, 812220002, 813100005, 813400009, 813800000, 813500006, 813600004, 813700002 And 813610003 Pape-Dawson On Behalf Of Third Lake Development, Llc Requests A Final Site Plan And Construction Plan Approval For Abrazo At Ellenton. The Proposed Application And Plans Include A Multi-Family Development Consisting Of 259 Units (207 Cottages And 52 Townhomes) On 30± Acres. This Property Was Subject To The Rezone And Preliminary Site Plan (Psp) Under Pdr-23-05(Z)(P) (Pln2210-0069).

A17 - VARIANCES AND MODIFICATIONS: 11736 RIVER SHORES TRL- ADMINISTRATIVE ADJUSTMENT
[PLN2602-0047](#) - ADJ-26-06 -

Address: 11736 RIVER SHORES TRAIL PARRISH, FLORIDA 34219
Parcel: 545913359
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Andrew Fortune, Extension 6839
andrew.fortune@mymanatee.org

Description: Administrative Variance For Permit # Bld2508-3461 Concrete Already Poured

A04 - SITE PLAN: GATEWAY COMMONS FKA IMPERIAL LAKES COMMERCIAL MOD
[PLN2602-0049](#) - PDC-16-04/OP-26-05 - ADMINISTRATIVE

Address: 9410 BUFFALO ROAD PALMETTO, FLORIDA 34221
Parcel: 646900259
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Barney Salmon, Extension 3417
barney.salmon@mymanatee.org

Description: We Are Proposing To Extend The Drive Aisle Within The Existing Parking Lot

A17 - VARIANCES AND MODIFICATIONS: AUTOZONE FORT HAMER ADMINSTRATIVE ADJUSTMENT
[PLN2602-0052](#) - ADJ-26-05 -

Address: 12015 US 301 NORTH PARRISH, FLORIDA 34219
Parcel: 483410359
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Brandon Tirado, Extension 3935
brandon.tirado@mymanatee.org

Description: Cph Is Formally Requesting Hardship Approval For A Minor Encroachment Into The Required Building Setback For The Above-Referenced Property. The Encroachment Consists Of A Cmu Pilaster That Extends Approximately Eight (8) Inches Into The Building Setback. The Required Building Setback To The West Side Of The Property Is 15 Feet, And The Provided Setback Is 14.33 Feet. As A Result, 95.56% Of The Building Walls Meet The Setback Requirement

A02 - PLANNED DEVELOPMENT: NORTH RIVER CHARTER ACADEMY
[PLN2602-0063](#) - FSP-25-29(R) - ADMINISTRATIVE

Address: 13020 CR 675 PARRISH, FLORIDA 34219
Parcel: 423000359
Fire District: PARRISH FIRE DISTRICT
Commissioner: **Carol Ann Felts**
Case Manager: Laura Gonzalez, Extension 3891
laura.gonzalez@mymanatee.org

Description: Changes To North River Charter Academy Preliminary/Final Site Development Plan To Revise Lift Station To Private Grinder Per Discussion With Scott Pevy And Added 24" Casing Pipe To 12" Watermain Crossing Of Rutland Road Over Discussion With Darin Rice.

A04 - SITE PLAN: 44TH AVENUE FLEX - INDUSTRIAL
[PLN2601-0147](#) - PDMU-15-23/FSP-26-11 - ADMINISTRATIVE

Address: 10704 INTERNET PLACE BRADENTON, FLORIDA 34211
Parcel: 579102809
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Chase Gause, Extension 6912
Chase.Gause@MyManatee.Org

Description: The Project Will Consist Of Constructing A Light Industrial Commercial Site With The Corresponding Utility And Storm Infrastructure.

A02 - PLANNED DEVELOPMENT: LAKEWOOD RANCH HOTEL LOT 24
[PLN2602-0044](#) - PDMU-92-01(P)/26-S-05(P)/FSP-26-14 - ADMINISTRATIVE

Address: TOWN CENTER PARKWAY BRADENTON, FLORIDA 34202
Parcel: 587915809
Fire District: EAST MANATEE FIRE RESCUE
Commissioner: **Dr. Bob McCann**
Case Manager: Laura Gonzalez, Extension 3891
laura.gonzalez@mymanatee.org

Description: Construction Of 2 Hotel With Associated Parking And The Corresponding Infrastructure To Serve It

MODIFICATION OR FIELD CHANGE: PARRISH LAKES MASS GRADING MODIFICATION
[PLN2205-0072.MOD01](#) - - ADMINISTRATIVE

Address: 7205 MOCCASIN WALLOW ROAD PALMETTO, FLORIDA 34221
Parcel: 649000007
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Carol Ann Felts**
Case Manager: Janice Haas, Extension 7462
janice.haas@mymanatee.org

Description: Modifications To The Fpc Within The 330' Fpl Easement On The Far East Side Of The Site Per Recent Fpl Communication.

A31 - COMBINED SUBDIVISION/SITE PLAN/CONSTRUCTION PLAN: **RR - AH THE RIDGE
[PLN2602-0055](#) - FSP-26-15 - ADMINISTRATIVE**

Address: 7187 LOCKWOOD RIDGE ROAD SARASOTA, FLORIDA 34243
Parcel: 1941500159
Fire District: SOUTHERN MANATEE FIRE RESCUE
Commissioner: **Mike Rahn**
Case Manager: Jose Correa, Extension 3491
jose.correa@mymanatee.org

Description: This Final Site Plan Application Is For A Multi-Family Apartment Development “The Ridge” And Submitted On Behalf Of The Applicant, Fore Green Development Llc. The Project Is Generally Located East Of Lockwood Ridge Rd, South Of Whitfield Ave, And North Of Tallevast Rd. The Property Is Composed Of One Parcel Identified By The Manatee County Property Appraiser By Pid 1941500159. The Project Area Is A 16.93 Acre Portion Of A Larger 23.38 Acre Parcel.
The Future Land Use (Flu) Designation Is Res-9 And The Property Is Zoned Planned Development – Residential (Pdr). This Project Proposes 256 Multifamily Units, 430 Parking Spaces, Community Amenities, And Preserved Wetlands. 40% Of The Proposed Units Will Be Provided As Affordable Housing, Available To Those At The Moderate Income Level (81% - 120% Of Area Median Income).

**A04 - SITE PLAN: U-HAUL OF PALMETTO
[PLN2601-0051](#) - PDEZ-08-19/OP-26-04 - ADMINISTRATIVE**

Address: 7735 US 41 NORTH PALMETTO, FLORIDA 34221
Parcel: 674600109
Fire District: NORTH RIVER FIRE RESCUE
Commissioner: **Tal Siddique**
Case Manager: Loretta Merrill, Extension 3880
loretta.merrill@mymanatee.org

Description: Relocate One Parking Space. Off Street Parking Limited Review
