

**CONSTRUCTION PLAN REVIEW: ESTATES AT RIVER'S EDGE**  
**PLN2306-0058 – ADMINISTRATIVE**

**Address:** 2401 TWIN RIVERS TRAIL, PARRISH, FLORIDA 34219  
**Parcel:** 511310109  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** James Satcher  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** The Project Is Located Southwest of The Twin Rivers Trail / Mullholland Road Intersection in Parrish. The Existing Land Use of The Site Is Agricultural Land/Improved with Non-Residential Buildings. The Property's Zoning Is Pd-R. The Total Site Consists Of 41.8 Acres on Parcel 511310109. The Current Application Is Being Submitted to Redevelop the Parcel Into A Single-Family Residential Development Consisting Of 125 Lots With Associated Paving, Grading, Drainage And Utilities.

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**A02 - PLANNED DEVELOPMENT: BUCKHEAD TRAILS AMENITY CENTER**  
**PLN2309-0007 - PDMU-14-15/FSP-23-147 - ADMINISTRATIVE**

**Address:** 11008 132ND STREET EAST, PARRISH, FLORIDA 34219  
**Parcel:** 589100369  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Chase Gause, Extension  
Chase.Gause@MyManatee.Org

**Description:** Buckhead Trails Amenity Center = 1294 Sf

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**CONSTRUCTION PLAN REVIEW: GIDDENS PARCEL MASS GRADING**  
**PLN2309-0079 - ADMINISTRATIVE**

**Address:** SR 64 EAST, BRADENTON, FLORIDA 34212  
**Parcel:** 564730509  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Mass Grading Construction Plan On 18.22 Acres.

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**CONSTRUCTION PLAN REVIEW: NEWPORT ISLES**  
**PLN2309-0106 - ADMINISTRATIVE**

**Address:** GRASS FARM ROAD, PALMETTO, FLORIDA 34221  
**Parcel:** 589900159  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Newport Isles Forcemain Extension Includes the Extension of The Necessary Forcemain Of 12" From the Newport Isles Blvd Connection To Buckeye Road, Down Buckeye Road On The North Side, To Its Connection At The Recently Completed Intersection With Artisan Lakes Parkway.

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**A02 - PLANNED DEVELOPMENT: DEER PARK PLANNED DEVELOPMENT  
PLN2309-0116 - PDR-23-47(G) – PUBLIC HEARING**

**Address:** US 301 NORTH, PARRISH, FLORIDA 34219  
**Parcel:** 390410159  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** James Satcher  
**Case Manager:** Laura Gonzalez, Extension 3891  
laura.gonzalez@mymanatee.org

**Description:** The Deer Park Planned Development (“Property”) Is ± 87 Acres and Is a Single Parcel Per The Manatee County Property Appraiser (390410159). The Property Is Located North of Buckeye Road and East Of Pritchard Road, approximately 0.7-Acres West of Us 301. 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, Buckeye Property Investors, LLC, Is Requesting General Development Plan (GDP) Approval to Establish New Development Regulations to Allow for The Development of a Maximum Of 261 Dwelling Units, At A Gross Density Of 3 Du/Acre.

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**CONSTRUCTION PLAN REVIEW: REVISED RYE RANCH PHASES IA & IB  
PLN2309-0120 - ADMINISTRATIVE**

**Address:** 17855 CR 675, PARRISH, FLORIDA 34219  
**Parcel:** 495500050  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** James Satcher  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** Revised Construction Plan for Rye Ranch Phases IA & IB. Revisions to Include: Changes to Lot Widths and Corresponding Utility Service Locations with A Reduction in Units To 489. Additionally, Offsite Stormwater Has Been Routed East and South of The Project, And The 42” Bypass Stormwater Pipe Previously Proposed Along the North Boundary of Phase 1B Has Been Eliminated

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**A04 - SITE PLAN: APEC GAS STATION AT 69TH ST MIXED USE DEVELOPMENT  
PLN2309-0127 - PDMU-19-21/FSP-23-146 - ADMINISTRATIVE**

**Address:** 2845 69TH STREET EAST, PALMETTO, FLORIDA 34221  
**Parcel:** 675840052  
**Fire District:** NORTH RIVER FIRE RESCUE  
**Commissioner:** James Satcher  
**Case Manager:** Loretta Merrill, Extension 3880  
loretta.merrill@mymanatee.org

**Description:** Proposed Convenience Store with Drive-Thru and Gas Pumps.

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**A21 - DEVELOPMENT OF REGIONAL IMPACT: UNIVERSITY LAKES #22 BIENNIAL REPORT 2020-2023  
PLN2309-0147 - DRI #22/ORD-23- ADMINISTRATIVE**

**Address:** 6439 MOORINGS POINT CIRCLE, LAKEWOOD RANCH, FLORIDA 34202  
**Parcel:** 588405389  
**Fire District:** EAST MANATEE FIRE RESCUE  
**Commissioner:** Ray Turner  
**Case Manager:** Chase Gause, Extension  
Chase.Gause@MyManatee.Org

**Description:** University Lakes DRI #22 Biennial Report for Reporting Period February 2020 to February 2023

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**CONSTRUCTION PLAN REVIEW: WILLOW BEND TRACT H  
PLN2309-0166 - ADMINISTRATIVE**

**Address:** 115TH AVENUE EAST, PARRISH, FLORIDA 34219  
**Parcel:** 467518009  
**Fire District:** PARRISH FIRE DISTRICT  
**Commissioner:** James Satcher  
**Case Manager:** Janice Haas, Extension 7462  
janice.haas@mymanatee.org

**Description:** The Proposed Project Is: Add 5 Single Family Lots to Tract H Of Willow Bend Phase II Recorded in Plat Book 70, Pages 159-167. Lots In Phase V Will Be Removed and The Remaining Land Will Become Tract J. The Number of Platted Lots in Willow Bend Will Increase From 273 To 278. We Are Counting the Homestead Lot in Phase 6 As 1 Lot Making the Total Number of Lots 279. Willow Bend Is Approved For 279 Lots. The 5 Lots Will Front On 2 Existing Public Streets (115Th Ave. E. And 61St Street E.) Built to Current Manatee County Standards. The Lots Also Front on Existing Water, Sanitary Sewer, And Reclaimed Water. The Revision Will Involve the Installation of Individual Lot Utility Service Connections as Needed. The Optional Dog Park Will Be Moved from Tract H To Tract Sw-01. The Majority of Willow Bend Has Been Platted and Constructed.

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