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Bradenton Area Convention Center  
One Haben Boulevard, Palmetto, Florida  
9:00 a.m. - Center Hall

## June 11, 2020 Planning Commission

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman )

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. [May 14, 2020 Minutes for Approval](#)

CITIZEN COMMENTS

2. [Citizen Comments](#)

CONSENT AGENDA

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)

Building and Development Services Department

3. [PDR-04-39\(G\)\(R3\) The Concession PLN1910-0042 - Quasi-Judicial - Achaia Brown, Planner II](#) \* Schenk

Attachment: [Staff Report Concession PDR-04-39\(G\)\(R3\) PLN1910-0042.pdf](#)

Attachment: [1 - Staff Report Maps.pdf](#)

Attachment: [2 - Revised General Development Plan.pdf](#)

Attachment: [3 - Ordinance PDR-04-39\(G\)\(R2\).pdf](#)

Attachment: [4 - Environmental Narrative Revised \(2\).pdf](#)

Attachment: [5 - School Report.pdf](#)

Attachment: [6 - Newspaper Advertising.pdf](#)

Attachment: [7 - Ordinance PDR-04-39\(G\)\(R3\).pdf](#)

Attachment: [8 - Public Comments.pdf](#)

4. [PDC-16-04\(P\)\(R\) Gateway Commons/Gateway Commons Manatee, LLC and Gateway Commons East, LLC PLN1907-0121 - Quasi-Judicial - Tracy Trahan, Senior Planner](#) \* Schenk

Attachment: [Staff Report Gateway Commons PDC-16-04\(P\)\(R\) PLN1907-0121.pdf](#)

Attachment: [1 - Staff Reoprt Maps-Aerials.pdf](#)

Attachment: [2 - Preliminary Site Plan - Revised .pdf](#)

Attachment: [3 - Schedule of Uses - Gateway Commons.pdf](#)

Attachment: [4 - Previously Approved Preliminary Site Plan - PDC-16-06\(Z\)\(P\).pdf](#)

Attachment: [5 - Previously Approved Ordinance - PDC-16-06\(Z\)\(P\).pdf](#)

Attachment: [6 - Newspaper Advertising.pdf](#)

Attachment: [7 - Public Comments.pdf](#)

5. [PDR-19-17\(Z\)\(P\) Luna Lakes Subdivision - RLG Investments of Bradenton, LLC \(Owner\) PLN1909-0013 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

Attachment: [Staff Report Luna Lakes PDR-19-17\(Z\)\(P\) PLN1909-0013.pdf](#)

Attachment: [1 - STAFF REPORT MAPS.pdf](#)

Attachment: [2 - PRELIMINARY SITE PLAN.pdf](#)

Attachment: [3 - LANDSCAPE PLAN.pdf](#)

Attachment: [4.a - TIS ACCEPTANCE LETTER.pdf](#)

Attachment: [4.b - TRAFFIC IMPACT STATEMENT.pdf](#)

Attachment: [5 - ENVIRONMENTAL NARRATIVE \(REVISED OCT 2019\).pdf](#)

Attachment: [6 - SCHOOL REPORT DATED 11.21.19.pdf](#)

Attachment: [7 - SPECIFIC APPROVAL LTR.pdf](#)

Attachment: [8 - Zoning Disclosure.pdf](#)

Attachment: [9 - AFFORDABLE HOUSING DESIGNATION.pdf](#)

Attachment: [10 - Newspaper Advertising.pdf](#)

6. [PDC-19-14\(P\) Convenience Store - James K. and Loriann M. Toomey and Coast Development of Bradenton, Inc. \(Owners\) and Sered 65 LR, LLC \(Contract Purchaser\) PLN1909-0021 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) \* Morris

Attachment: [Staff Report Convenience Store PDC-19-14\(P\) PLN1909-0021.pdf](#)

Attachment: [1 - Maps and Aerials.pdf](#)

Attachment: [2 - Preliminary Site Plan .pdf](#)

Attachment: [3 - Landscape Plan .pdf](#)

Attachment: [4 - Deferral of Concurrence.pdf](#)

Attachment: [5 - Traffic Impact Acceptance Letter .pdf](#)

Attachment: [6 - Environmental Narrative.pdf](#)

Attachment: [7 - Parking Needs Study Ver 2.pdf](#)

Attachment: [8 - Affordable Housing Stock letter.pdf](#)

Attachment: [9 - Newspaper Advertising.pdf](#)

7. [Z-19-28 SVMA, LLC Rezone/SVMA, LLC PLN1910-0048 - Quasi-Judicial - Jake Bibler, Planner I](#) \* Schenk

- Attachment: [Staff Report SVMA LLC Rezone Z-19-28 PLN1910-0048.pdf](#)
- Attachment: [1 - Staff Report Maps.pdf](#)
- Attachment: [2 - Traffic Impact Statement and Acceptance Letter.pdf](#)
- Attachment: [3 - School Report.pdf](#)
- Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [5- Newspaper Advertising.pdf](#)

8. [Ordinance 20-08 Heritage Harbour DRI24 PLN1911-0005 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

- Attachment: [Staff Report Heritage Harbour DRI 24 Ordinance 20-08 PLN1911-0005.pdf](#)
- Attachment: [1- Maps and Aerials.pdf](#)
- Attachment: [2 - Site Plan \(Map H\).pdf](#)
- Attachment: [3 - Local Development Agreement.pdf](#)
- Attachment: [4 - Environmental Narrative.pdf](#)
- Attachment: [5 - Newspaper Advertising.pdf](#)
- Attachment: [6 - Ordinance No. 20-08 \(strike-through underline\).pdf](#)

9. [PDMU-98-08\(G\)\(R9\) Heritage Harbour \(f.k.a. Heritage Sound\) General Development Plan Amendment PLN1911-0004 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

- Attachment: [Staff Report Heritage Harbour GDP PDMU-98-08\(G\)\(R9\) PLN1911-0004.pdf](#)
- Attachment: [2 - MAPS AERIALS.pdf](#)
- Attachment: [3 - SITE PLAN \(GDP\).pdf](#)
- Attachment: [4 - Local Development Agreement.pdf](#)
- Attachment: [5 - Environmental Narrative.pdf](#)
- Attachment: [6 - POTABLE WATER AND SEWER MAP.pdf](#)
- Attachment: [7 - Ordinance PDMU-98-08\(G\)\(R9\).pdf](#)
- Attachment: [8 - Newspaper Advertising.pdf](#)

10. [PDR-19-23\(Z\)\(G\) Lakewood Ranch Northeast 700 - SMR Northeast, LLC \(Owner\) PLN1911-0050 - Marshall Robinson, Senior Planner](#) \* Schenk

- Attachment: [Staff Report Lakewood Ranch NE 700 PDR-19-23\(Z\)\(G\) PLN1911-0050.pdf](#)
- Attachment: [2 - STAFF REPORT MAPS AND AERIALS.pdf](#)
- Attachment: [3 - GENERAL DEVELOPMENT PLAN.pdf](#)
- Attachment: [4 - Level of Service Concurrency - Reservation application.pdf](#)
- Attachment: [5 - ENVIRONMENTAL NARRATIVE.pdf](#)
- Attachment: [6 - LARGE PROJECT NARRATIVE.pdf](#)
- Attachment: [7 - SCHOOL REPORT.pdf](#)
- Attachment: [8 - SPECIFIC APPROVAL REQUEST.pdf](#)
- Attachment: [9 - ZONING DISCLOSURE.pdf](#)

Bradenton Area Convention Center  
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9:00 a.m. - Center Hall

Attachment: [10 - LDA-17-01.pdf](#)

Attachment: [11 - HISTORIC RESOURCES STATE DEPARTMENT  
LETTER.pdf](#)

Attachment: [12 - Newspaper Advertising.pdf](#)

REGULAR

ADJOURN

The Planning Commission of Manatee County, Florida, does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Commission's functions including one's access to, participation in, employment with, or treatment in, its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act ADA, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or [carmine.demilio@mymanatee.org](mailto:carmine.demilio@mymanatee.org); FAX 745-3790.