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Manatee County Government Administration Building  
1st Floor Patricia M. Glass Chambers  
June 13, 2019 - 9:00 am

**REVISED June 13, 2019 Planning Commission**

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Items Scheduled for Time Certain

11. [Item # 10 - 9:00 AM Time Certain - LDCT-18-05/Ordinance 19-02 - Land Development Code Text Amendment / Accessory Dwelling Units PLN1810-0049 - Josh Dan, Planner I](#)

Changes to Agenda

12. [Changes to Agenda](#)

Attachment: [190613 PC.pdf](#)

Minutes for Approval

1. [May 9, 2019 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. [LDCT-18-06/Ordinance 19-09 - Land Development Code Amendment - Coastal High Hazard Overlay District - Legislative - Lisa Barrett, Planning Manager](#) \* Schenk

- Attachment: [Staff Report - CHHA map LDC Amendment LDCT-18-06 - Ord. 19-09.pdf](#)
- Attachment: [1 - Newspaper Advertising.pdf](#)
- Attachment: [2. Map of CHH FLUC and CHH Zoning Overlays.pdf](#)
- Attachment: [4- Ordinance 19-09..pdf](#)
- Attachment: [5. Online Statutes 163.3178.pdf](#)

4. [PDC-18-26\(Z\)\(P\) - Convenience Store & Gas Station @ US 301 & Ft. Hamer Road / Robert A. Youngblood and Alan P. Youngblood PLN1811-0010 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) \* Schenk

- Attachment: [Staff Report - Convenience Store and Gas Station at US 301 and Ft. Hamer PDC-18-26\(Z\)\(P\) PLN1811-0010.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - Preliminary Site Plan .pdf](#)
- Attachment: [4 - Specific Approval Request Letter.pdf](#)
- Attachment: [5 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [6 - Concurrency Deferral Form.pdf](#)
- Attachment: [7 - Newspaper Advertising.pdf](#)

5. [PDMU-06-80\(G\)\(R3\) - Lakewood Ranch Commerce Park PLN1812-0024 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

- Attachment: [Staff Report - Lakewood Ranch Commerce Park - PDMU-06-80 \(G\)\(R3\) PLN1812-0024.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - General Development Plan .pdf](#)
- Attachment: [4 - Project Narrative.pdf](#)
- Attachment: [5 - Schedule of Uses.pdf](#)
- Attachment: [7 - Newspaper Advertising.pdf](#)

6. [Ordinance 19-11 Lakewood Centre DRI27 PLN1812-0025 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

- Attachment: [Staff report - Lakewood Centre - DRI - Ordinance 19-11.pdf](#)
- Attachment: [1 - Maps and Aerials.pdf](#)
- Attachment: [2 - Map H.pdf](#)
- Attachment: [3 - School Report.pdf](#)
- Attachment: [4 - AD-17-16 signed .pdf](#)
- Attachment: [5 - Newspaper Advertising.pdf](#)
- Attachment: [6 - Ordinance 19-11 strikethrough underline format.pdf](#)

7. [PDMU-06-30\(G\)\(R5\) - Lakewood Centre General Development Plan PLN1812-0026 - Quasi-Judicial - Rossina Leider, Principal Planner](#) \* Schenk

- Attachment: [Staff Report Lakewood Centre GDP Amendment PDMU-06-30](#)

[\(G\)\(R4\) PLN1812-0026.pdf](#)

Attachment: [2 - Maps and Aerials.pdf](#)

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

Attachment: [4 - AD-17-16 signed .pdf](#)

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

Attachment: [6 - Specific Approval Requests.pdf](#)

Attachment: [7 - Justification for Increased Building Height.pdf](#)

Attachment: [8 - Granted Legislative Extensions.pdf](#)

Attachment: [9 - Ordinance PDMU-06-30\(G\)\(R5\) strikethrough underline format.pdf](#)

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

8. [PDR-19-03\(Z\)\(G\) - Lakewood Ranch Parcel D/SMR Northeast, LLC \(Owner\)/Pulte Home Company, LLC \(Contract Purchaser\) PLN1812-0046 - Quasi-Judicial - Jamie Schindewolf, Planner II \\* Schenk](#)

Attachment: [Staff Report Lakewood Ranch Parcel D PDR-19-03\(Z\)\(G\) .pdf](#)

Attachment: [2 - Maps and Aerials.pdf](#)

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

Attachment: [4 - Specific Approval Request .pdf](#)

Attachment: [5 - Environmental Narrative.pdf](#)

Attachment: [7 - Zoning Disclosure Affidavit.pdf](#)

Attachment: [8 - Newspaper Advertising.pdf](#)

9. [PDMU-19-05\(Z\)\(G\) - Springs at Ellenton/IMG Enterprises, Inc. PLN1902-0194 - Quasi-Judicial - Jamie Schindewolf, Planner II \\* Schenk](#)

Attachment: [Staff Report Springs at Ellenton PDMU-19-05\(Z\)\(G\) PLN1902-0194.pdf](#)

Attachment: [2 - Staff Report Maps.pdf](#)

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

Attachment: [4 - Scheduled of Uses Exhibit B.pdf](#)

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

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

Attachment: [7 - SCHOOL REPORT 05.09.19.pdf](#)

Attachment: [8 - Specific Approval Request.pdf](#)

Attachment: [9 - Parking Study.pdf](#)

Attachment: [10 - Residential Emergency Preparedness Report \(1\).pdf](#)

Attachment: [11 - ZONING DISCLOSURE AFFIDAVITS.pdf](#)

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

Attachment: [Updates to Staff Report .pdf](#)

Attachment: [General Development Plan for Springs at Ellenton.pdf](#)

Attachment: [Project Narrative Revised 2019.06.10.pdf](#)

10. [9:00 am Time Certain - LDCT-18-05/Ordinance 19-02 - Land Development Code Text Amendment/Accessory Dwelling Units PLN1810-0049 - Legislative \\* Schenk](#)

Attachment: [Staff Report - ADUs - LDCT-18-05-Ord. 19-02.pdf](#)

Attachment: [Ordinance - LDCT-18-05 - Ordinance 19-02.pdf](#)

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June 13, 2019 - 9:00 am

Attachment: [Newspaper Advertising.pdf](#)  
Attachment: [BOCC Acceptance of AHAC Report.pdf](#)  
Attachment: [Newspaper Advertising.pdf](#)  
Attachment: [Public Comments.pdf](#)  
Attachment: [Public Comment.pdf](#)  
Attachment: [Changes to Staff Report and Ord..pdf](#)

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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 Kaycee Ellis at 742-5800; FAX 745-3790.