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Manatee County Government Administration Building  
1st Floor, Patricia M. Glass Chambers  
9:00 a.m. - October 10, 2019

**REVISED October 10, 2019 Planning Commission**

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman )

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Changes to Agenda

10. [Changes](#)

Attachment: [191010 PC.pdf](#)

Minutes for Approval

1. [Minutes of September 12, 2019 for Approval](#)

CITIZEN COMMENTS

2. [Citizen Comments](#)

CONSENT AGENDA

ADVERTISED PUBLIC HEARINGS (Presentations Upon Request)

Building and Development Services Department

3. [PDMU-92-01\(G\)\(R17\) - University Lakes/Schroeder-Manatee Ranch, Inc. PLN1807-0048 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner - To be continued to November 14, 2019](#)

ADVERTISED PUBLIC HEARINGS (Presentations Scheduled)

Building and Development Services Department

4. [PDC-19-08\(Z\)\(G\) SR 70 & CR 675/Manatee Ranches, Inc. \(Owner\) PLN1904-0056 - Quasi-Judicial - Jamie Schindewolf, Planner II \\* Schenk](#)

Attachment: [Staff Report CR 675 SR 70 Manatee Ranches, Inc. PDC-19-08 \(Z\)\(G\) PLN1904-0056.pdf](#)  
Attachment: [1 - Staff Report Maps.pdf](#)  
Attachment: [2 - General Development Plan.pdf](#)  
Attachment: [3 - Schedule of Permitted and Prohibited Uses.pdf](#)  
Attachment: [4 - Traffic Impact Statement.pdf](#)  
Attachment: [5 - Project Narrative.pdf](#)  
Attachment: [6 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [7 - Newspaper Advertising.pdf](#)  
Attachment: [8 - Public Comments.pdf](#)  
Attachment: [Additional Public Comments.pdf](#)  
Attachment: [Additional Public Comments 2.pdf](#)

5. [PDC-14-29\(P\)\(R\) West Lake Plaza/GH&G Lockwood, LLC PLN1903-0012 - Quasi-Judicial - Rossina Leider, Principal Planner \\* Schenk](#)

Attachment: [Staff Report - West Lake Plaza PDC-14-29\(P\)\(R\) PLN1903-0012 .pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - Preliminary Site Plan .pdf](#)  
Attachment: [4 - Schedule of Permitted and Prohibited Uses.pdf](#)  
Attachment: [5 - Concurrency Level of Service.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)  
Attachment: [7 - Public Comment.pdf](#)  
Attachment: [Public Comments West Lake Plaza PDC.pdf](#)

6. [PDMU-11-12\(G\)\(R\) - Shops at Harrison Ranch/HC Properties, LLC PLN1806-0082 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner \\* Schenk](#)

Attachment: [Staff Report - Shops at Harrison Ranch HC Properties, LLC PDMU-11-12\(G\)\(R\) PLN1806-0082.pdf](#)  
Attachment: [2 - Staff Report Maps.pdf](#)  
Attachment: [3 - General Development Plan.pdf](#)  
Attachment: [4 - Schedule of Permitted and Prohibited Uses.pdf](#)  
Attachment: [5 - Environmental Narrative May 2019.pdf](#)  
Attachment: [6 - Deferral and Acknowledgement for Concurrency.pdf](#)  
Attachment: [7 - Specific Approval Letter 03-19-19.pdf](#)  
Attachment: [8 - Newspaper Advertising.pdf](#)  
Attachment: [Shops at Harrison Ranch revised Stipulation for Update Memo.pdf](#)

7. [Z-19-21 Celestial Holdings, LLC Rezone PLN1906-0083 - Quasi-Judicial - Achaia Brown, Planner II \\* Schenk](#)

Attachment: [Staff Report - Celestial Holdings, LLC Rezone Z-19-21 PLN1906-0083.pdf](#)

- Attachment: [1 - Staff Report Maps.pdf](#)
- Attachment: [2 - TIS Accpetance Letter.pdf](#)
- Attachment: [3 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [4 - Newspaper Advertising.pdf](#)

8. [Z-19-22 Meals on Wheels PLUS of Manatee Rezone PLN1906-0100 - Quasi-Judicial - Jamie Schindewolf, Planner II](#) \* Schenk

- Attachment: [Staff Report - Meals on Wheels Rezone Z-19-22 PLN1906-0100.pdf](#)
- Attachment: [1 - Staff Report Maps.pdf](#)
- Attachment: [2 - Traffic Impact Statement.pdf](#)
- Attachment: [3 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [4 - Newspaper Advertising.pdf](#)

9. [Z-19-24 - Haus of Trikes & Bikes Rezone/6823 Fourteenth Street W, LLC PLN1908-0051 - Quasi-Judicial - Tracy Trahan, Senior Planner](#) \* Schenk

- Attachment: [Staff Report - Haus of Trikes and Bikes PDC-19-12\(G\) PLN1908-0051.pdf](#)
- Attachment: [2 - Staff Report Maps.pdf](#)
- Attachment: [3 - Traffic Impact Statement.pdf](#)
- Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)
- Attachment: [5 - SRQ Airport Authority Comments.pdf](#)
- Attachment: [6 - Newspaper Advertising.pdf](#)
- Attachment: [Public Comment Haus of Trikes.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.