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Bradenton Area Convention Center  
One Haben Boulevard, Palmetto  
9:00 am - September 10, 2020

## September 10, 2020 Planning Commission

WORKSESSION CALLED TO ORDER (Bill Conerly, Chairman)

MEETING CALLED TO ORDER

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS

Minutes for Approval

1. [August 13, 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. [Z-19-30 SRQ Property Investments, LLC \(fka FLA FIDU, Inc.\) Rezone PLN1910-0076 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

Attachment: [Staff Report SRQ Property Investments fka FLA FIDU Z-19-30 PLN1910-0076 .pdf](#)

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

Attachment: [2 - Traffic Impact Statement and Acceptance Letter.pdf](#)

Attachment: [3 - Environmental Narrative.pdf](#)

Attachment: [4 - Zoning Disclosure.pdf](#)

Attachment: [5 - PDI-98-01\(Z\)\(P\).pdf](#)

Attachment: [6 - Airport Impact Letter.pdf](#)

Attachment: [7 - Concurrency Deferral and Acknowledgement.pdf](#)  
Attachment: [8 - Newspaper Advertising.pdf](#)

4. [Ordinance 20-07 Northwest Sector DRI#26 - PLN1911-0037 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

Attachment: [Staff Report - Northwest Sector DRI26 Amendment Ordinance 20-07 PLN1911-0037.pdf](#)  
Attachment: [1 - Maps and Aerials.pdf](#)  
Attachment: [2 - Map H.pdf](#)  
Attachment: [3 - Local Development Agreements.pdf](#)  
Attachment: [4 - School Report.pdf](#)  
Attachment: [5 - Environmental Narrative.pdf](#)  
Attachment: [6 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [7 - Newspaper Advertising.pdf](#)  
Attachment: [8 - Ordinance 20-07 strikethrough-underline format.pdf](#)

5. [PDMU-05-19\(Z\)\(G\)\(R9\) Northwest Sector PLN1911-0038 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

Attachment: [Staff Report Northwest Sector GDP PDMU-05-19\(Z\)\(G\)\(R9\) PLN1911-0038.pdf](#)  
Attachment: [2 - Staff Report Maps and Aerials.pdf](#)  
Attachment: [3 - General Development Plan.pdf](#)  
Attachment: [4 - Specific Approval Letter.pdf](#)  
Attachment: [5 - Environmental Narrative.pdf](#)  
Attachment: [6 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [7 - School Report.pdf](#)  
Attachment: [8 - Local Development Agreements.pdf](#)  
Attachment: [9 - Extension Approval Letter. .pdf](#)  
Attachment: [10 - Newspaper Advertising.pdf](#)  
Attachment: [11 - Zoning Ordinance in Strikethrough - underline format.pdf](#)

6. [PDR-20-01\(P\) McClure Moccasin Wallow/McClure Properties, LTD \(Owner\) PLN2001-0032 - Quasi-Judicial - Marshall Robinson, Senior Planner](#) \* Schenk

Attachment: [Staff Report McClure Moccasin Wallow PDR-20-01\(P\) PLN2001-0032.pdf](#)  
Attachment: [1 - Staff Report Maps and Aerials.pdf](#)  
Attachment: [2 - Preliminary Site Plan .pdf](#)  
Attachment: [3 - Traffic Impact Statement and Acceptance Letter.pdf](#)  
Attachment: [4 - Environmental Report.pdf](#)  
Attachment: [5 - School Report.pdf](#)  
Attachment: [6 - Specific Approval Request.pdf](#)  
Attachment: [7 - Newspaper Advertising.pdf](#)

7. [PDR-20-02\(Z\)\(P\) Lakewood Gardens/Fowlkes & Freshwater, Jackson, Stanaland, Wroblewski Living Trust & Wroblewski Land Trust \(Owners\)/Windham Development Corp. \(Contract Purchaser\) - PLN1908-0060 - Quasi-Judicial - Achaia Brown, Planner II](#)  
\* Schenk

Attachment: [Staff Report Lakewood Gardens PDR-20-02\(Z\)\(P\) PLN1908-0060.pdf](#)  
Attachment: [1 - Staff Report Maps.pdf](#)  
Attachment: [2 - Preliminary Site Plan.pdf](#)  
Attachment: [3.a - Traffic Impact Analysis.pdf](#)  
Attachment: [3.b - Traffic Impact Acceptance Letter.pdf](#)  
Attachment: [4 - Environmental Narrative.pdf](#)  
Attachment: [5 - School Report.pdf](#)  
Attachment: [6 - Zoning Disclosure Affidavits.pdf](#)  
Attachment: [7 - Newspaper Advertising.pdf](#)  
Attachment: [8 - Public Comment.pdf](#)

8. [Z-20-03 TTL Luxury Properties, LLC Rezone/TTL Luxury Properties, LLC PLN2002-0073 - Quasi-Judicial - Morris Hill, Planner I](#) \* Morris

Attachment: [Staff Report TTL Luxury Properties, LLC Z-20-03 PLN2002-0073.pdf](#)  
Attachment: [1 - Staff Report Maps and Aerials.pdf](#)  
Attachment: [2 - Traffic Impact Statement and Acceptance Letter.pdf](#)  
Attachment: [3 - School report.pdf](#)  
Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [5 - Land Use Comparison Chart.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)

9. [Z-20-05 Burnett Rezone - Michael Burnett \(Owner\) - PLN2003-0048 - Quasi-Judicial - Jake Bibler, Planner I](#) \* Morris

Attachment: [- Staff Report - Burnett Rezone Z-20-05 PLN2003-0048.pdf](#)  
Attachment: [1 - Staff Report Maps and Aerials.pdf](#)  
Attachment: [2.a - TIS Acceptance Letter.pdf](#)  
Attachment: [2.b - Traffic Impact Statement.pdf](#)  
Attachment: [3 - SCHOOL REPORT.pdf](#)  
Attachment: [4 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [5 - Schedule of Uses.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)

10. [Z-20-09 Terra Ceia RV Resort - Parson Brown Oranges, Inc. \(Owner\) - LLN Holdings, LLC \(Contract Purchaser\) PLN2005-0003 - Quasi-Judicial - Dorothy Rainey, AICP, Senior Planner](#) \* Morris

Attachment: [-Staff Report- Parson Brown Terra Ceia RV Z-20-09 PLN2005-0003.pdf](#)  
Attachment: [1 - Staff Report Maps and Aerials.pdf](#)  
Attachment: [2 - Traffic Impact Statement and Acceptance Letter.pdf](#)  
Attachment: [3 - CLOS Deferral and Acknowledgement Form.pdf](#)  
Attachment: [4 - Use Chart Comparison A-1 versus RVP.pdf](#)  
Attachment: [5 - Zoning Disclosure Affidavit.pdf](#)  
Attachment: [6 - Newspaper Advertising.pdf](#)

11. [Z-20-10 Peak Development Rezone / Estate of Walter Schmid Jr; Ida Schmid Thomas Revocable Trust \(Owner\)/SRQ 300, LLC \(Contract Purchaser\) PLN2006-0021 - Quasi-Judicial - Jake Bibler, Planner I \\* Schenk](#)

Attachment: [Staff Report Peak Development Rezone Z-20-10 PLN2006-0021.pdf](#)

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

Attachment: [2 - Traffic Impact Statement and Acceptance Letter.pdf](#)

Attachment: [3 - Zoning Disclosure Affidavits.pdf](#)

Attachment: [4 - Sarasota Manatee Airport Authority Analysis.pdf](#)

Attachment: [5 - Newspaper Advertising.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 Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org; FAX 745-3790.