



**City of Bradenton**  
101 Old Main Street  
Bradenton, FL 34205  
[www.cityofbradenton.com](http://www.cityofbradenton.com)  
(941)-708-6200 – phone (941) 708-6258 - fax

## **AGENDA**

The City of Bradenton **Planning Commission** will meet in regular session on Wednesday, April 21, 2004 at 2:00 p.m. in City Hall Council Chambers to consider the following items for public hearing:

Approval of Planning Commission minutes of March 17, 2004.

With the exception of variance requests, all items being considered today will be heard by City Council at their regularly scheduled meeting on Wednesday, May 12, 2004 at 8:30 a.m., unless otherwise announced.

Be advised that any display boards used for presentation are required in duplicate for all public hearings.

All applicants and any other persons wishing to address the Commission will please stand to be sworn in.

### **OLD BUSINESS**

#### **PR-04-0001 WARD 1 NEIGHBORHOOD 4.08 RS**

Request of King Engineering Associates, Inc., agent for Palma Sola Golf Club, Inc., owner, for preliminary Planned Development Project approval for a 540 unit residential development to be located at 3807 75<sup>th</sup> Street West. (Zoned PDP)

### **NEW BUSINESS**

#### **LU-04-0001 WARD 3 NEIGHBORHOOD 6.0 RS**

Request of Jerry N. Zoller and Rhonda C. Zoller, owners, for approval of a Zoning Atlas Amendment to change the designation from Multi Family Residential R-3A to Commercial C-1 or other appropriate zone for the property located at 915 15<sup>th</sup> Street West. (Zoned R-3A)

#### **RV-04-0002 WARD 4 NEIGHBORHOOD 7.02b RS**

Request of Christian T. Van Hise, Esq., agent for Two Rivers Partners, LLLP, owner, for vacation of right of way for the property located at 515 27<sup>th</sup> Street East. (Zoned PDP)

#### **VA-04-0002 WARD 3 NEIGHBORHOOD 5.03/5.04 JB**

Request of Edwin T. Holman and Mary M. Holman, owners, for approval of a variance from the City of Bradenton Land Use Regulations to increase the fence height to six feet in a technical front yard for a single family residence on the property located at 2902 Yarmouth Drive West. (Zoned R-1B)

#### **SU-04-0002 WARD 5 NEIGHBORHOOD 1.03/1.04 JB**

Request of Egan Adams, agent for Alfonso Quintana, owner for Special Use approval to operate a child care center for the property located at 2239 14<sup>th</sup> Street West (Zoned C-3)

MA-04-0003 WARD 5 NEIGHBORHOOD 7.03 RS

Request of Alan Prather, Esq., agent for Tropicana Products, Inc., owner for a major amendment to the Planned Development Project located at 1001 13<sup>th</sup> Avenue East. (Zoned I)

RV-04-0003 WARD 5 NEIGHBORHOOD 1.02/1.04 RS

Request of Alan Prather, Esq., agent for Tropicana Products, Inc., owner, for vacation of right of way for that portion of 12<sup>th</sup> Street East located south of Martin Luther King Avenue East (9<sup>th</sup> Ave. East) and the alley west of and abutting said 12<sup>th</sup> Street East. (Zoned I)

LUR-T-04-0001 LF

Request of the City of Bradenton for amendments to the Land Use and Development Regulations to include major and minor text amendments regarding administrative variances, PDP requirements, Wares Creek Neighborhood exemption, Village of the Arts Overlay District setback requirements and sign standards.

**PURSUANT TO FLORIDA STATUTE 286.0105**, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, COUNCIL, AGENCY OR COMMISSION AT THIS MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

The Planning Commission will hold a workshop, Monday, April 19, 2004 at 2:00 p.m. to review the items, which will be under consideration at the Planning Commission meeting.

---

Ruth Seewer,  
Development Review Manager