



**City of Bradenton**  
101 Old Main Street  
Bradenton, FL 34205  
[www.cityofbradenton.com](http://www.cityofbradenton.com)  
941.708.6200 T 941.708.6258 F

**AGENDA**

**WORKSHOP: Tuesday, January 18, 2005/2:00 P.M.**  
**REGULAR MEETING: Wednesday, January 19, 2005 /2:00 P.M.**

**THE CITY OF BRADENTON PLANNING COMMISSION**  
**-Regular Meeting and Workshop-**  
**City Hall, First Floor, Council Chambers**  
**101 Old Main Street**

**IMPORTANT:** *Please turn off all cell phones while in Council Chambers. With the exception of variance requests, all items being considered today will be heard by City Council at their regularly scheduled meeting on Wednesday, February 9, 2005 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.*

**REGULAR MEETING**

2:00 P.M. Pledge of Allegiance  
2:02 P.M. Approval of the Minutes: 12/13/04  
2:04 P.M. Swearing in of all Public wishing to speak

**OLD BUSINESS**

**PR.04.0008 WARD 4 NEIGHBORHOOD 20.04 MM**

Request of Robert Schmitt, agent for Braden River Animal Hospital, owner, for preliminary approval of a Commercial Planned Development Project on the property located at 5012 SR 64 East. (Zoned PDP)

**NEW BUSINESS**

**SU.04.0010 WARD 4 NEIGHBORHOOD 20.04 RS**

Request of Vicki M. Hartman, agent for Outback Steakhouse, Inc., applicant, and Benderson Development, owner of Braden River Plaza, for Special Use approval to operate an Outback Steakhouse for the property located at 4510 SR 64 East. (Zoned PDP)

**AB.04.0009 WARD 4 NEIGHBORHOOD 20.04 RS**

Request of Vicki M. Hartman, agent for Outback Steakhouse, Inc., applicant, and Benderson Development, owner of Braden River Plaza, for alcoholic beverage approval for a 4-COP/SRX (sale of beer, wine and liquor for consumption on premises) on the property located at 4510 SR 64 East. (Zoned PDP)

**MA.04.0007 WARD 1 NEIGHBORHOOD 11.03 RS**

Request of George F Young, agent for Village at Cortez, Partners, Ltd.,owner, for approval to building carport structures within the 35' build setback located at 4850 51<sup>st</sup> Street West (Zoned PDP)

**AB.04.0011 WARD 1 NEIGHBORHOOD 12.02 RS**

Request of George Nikitopoulos, Agent for Beachway Partners LLC, owner, for a 2-COP (sale of beer and wine for consumption on premises) on the property located at 7220 Manatee Ave West (TBD)

**SU.04.0011 WARD 5 NEIGHBORHOOD 1.03/1.04 RS**

Request of Jerry Zoller, Agent for Meals on Wheels Plus of Manatee, Inc, Owner for Special Use approval to operate a Senior Activity Center to be known as Crossroads for the property located at 1816 9<sup>th</sup> St W. (Zoned C3)

**PR.04.0009 WARD 4 NEIGHBORHOOD 7.03 RS**

Request of Dexter McDonald, Agent for Community Outreach Church, owner, for preliminary Planned Development Project approval for construction of a new church facility located at 650 27<sup>th</sup> St East (Zoned PDP)

**LU.04.0003 LF**

Request of City of Bradenton for text amendments to the Land Use Regulations (LURs) regarding the merger of Architectural Review Board and the Tree Board, Public Notice Requirements, Appeals & Definitions

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.

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Ruth Seewer, Development Review Manager