



City of Bradenton

101 Old Main Street
Bradenton, FL 34205-7865

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AGENDA
THE CITY OF BRADENTON PLANNING COMMISSION
MARCH 16, 2016
1:30 PM WORKSHOP
2:00 PM PUBLIC HEARING
City Hall, First Floor, Council Chambers, 101 Old Main Street

IMPORTANT: *Please turn off all cell phones while in Council Chambers. Be advised that any display boards used for presentation are required in duplicate for all public hearings.*

REGULAR MEETING

- Call to Order
- Pledge of Allegiance
- Approval of February 17, 2016 Minutes
- Swearing in of all Public wishing to speak

SU.16.0146, WARD 4, NEIGHBORHOOD 20.12

Request by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners, for a Special Use approval of a new 134,630 square foot Building Materials store on the 20.97 acres of properties located at 5700, 5704, and 5820 State Road 64, 711, 823, and 907 Morgan Johnson Road (57th Street East) and three (3) contiguous parcels with no addresses (PIDs 11203000056, 1120900004, 1121710209, 1121700059, 1121700109, 1121710159, 1121800005, 1121400004, and 1424600003).

VA.16.0148, WARD 4, NEIGHBORHOOD 20.12

Request by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners, for the approval of two (2) Variances relating to the number of required parking spaces and the number of permitted wall signs for a new Building Materials store on the 20.97 acres of properties located at 5700, 5704, and 5820 State Road 64, 711, 823, and 907 Morgan Johnson Road (57th Street East) and three (3) contiguous parcels with no addresses (PIDs 11203000056, 1120900004, 1121710209, 1121700059, 1121700109, 1121710159, 1121800005, 1121400004, and 1424600003). Specifically:

Variance #1, from "Schedule 4.1.4.1 Automobile On-Site Parking Space Requirements" which requires 549 parking spaces for a 134,630 square foot Building Materials store (1 parking space per 200 sq. ft. of building floor area for the first 10,000 sq. ft. plus 2 per each additional 500 sq. ft.); to reduce the requirement by 132 parking spaces for a total of 417 parking spaces.

Variance #2, from "Schedule 5.5.3.2 Area, Dimensional, Quantity Requirements For Signs In Non-Residential LUR Atlas District" which allows one (1) wall sign; to allow two (2) additional wall signs (21.8 sq. ft. and 25.88 sq. ft.) that identify departments in the store.

SU.16.0566 and MA.16.0565, WARD 4, NEIGHBORHOOD 20.11

Request by McCON Building Corporation, agent, for S & L Properties Bradenton, LLC, owners, for the approval of a Special Use and Major PDP Amendment for a 4,734 sq. ft. Culver's restaurant

with a drive-through and a future 4,500 sq.ft. commercial use building on 3.2467 acres of property located at 4714 State Road 64 East (PID 1127212059).

REPORT OF DEVELOPMENT SERVICES & ZONING MANAGER – Christopher M. Gratz, AICP

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.

BE ADVISED THAT, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS NEEDING A REASONABLE ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE CITY CLERK & TREASURER OF THE CITY OF BRADENTON AT 101 OLD MAIN STREET, BRADENTON, FLORIDA 34205, TELEPHONE (941) 932-9425, NOT LATER THAN SEVEN (7) DAYS PRIOR TO THE PROCEEDING.

Karen Aihara

Executive Planning Administrator