

# - A G E N D A -

## PLANNING COMMISSION Manatee County Government Administrative Center 1112 Manatee Avenue West First Floor, Commission Chambers

9:00 A.M.

December 5, 2002

PLEDGE OF ALLEGIANCE  
MINUTES FOR APPROVAL  
SWEARING IN:

All Staff/Public Wishing to Speak

Rules of Procedure for this public hearing are in effect pursuant to Resolution 94-104(PC). Copies of this Resolution are available for review and purchase at the Planning Department, 4th floor of the County Administration Building, 1112 Manatee Avenue West, Bradenton, Florida.

### CONSENT AGENDA

**PUBLIC HEARING APPLICATIONS (CONSENT)** - The following items have no objections from County staff and the applicants concur with the staff recommendations. After opening the public hearing, the Chairman may determine if anyone in the audience or on the Commission has comments or opposition to any of these items. If so, the Chairman may place that item in the regular agenda for further consideration. The remaining items may be acted on in total by using the recommended motion.

- 1. PDGC-02-19(P) - BRADENTON COUNTRY CLUB** (Misty Servia, Principal Planner)  
Approval of a Preliminary Site Plan to allow a 20,215 square foot expansion of the Bradenton Country Club: including an 1,800 sq. ft. fitness/storage center, 3,132 sq. ft. pro shop, 7,885 sq. ft. cart barn, 1,076 sq. ft. outdoor seating area, a reconfigured and additional parking area, a reconfigured drive and drop-off including several porte cocheres (2,322 sq. ft.), and a 4,000 sq. ft. covered walkway, all to be added to the Bradenton Country Club facilities at 4646 9<sup>th</sup> Avenue West ( $\pm$ 125.1 acres).
- 2. Z-02-10- PAPPAGALLO REZONE** (Stephanie Brooks, Planner)  
Approval of a rezone from **RSF-4.5 (Residential Single-Family, 4.5 dwelling units per acre)** to **PR-S (Professional - Small)**. The site is on the east side of 26<sup>th</sup> Street West at 4107 26<sup>th</sup> Street West ( $\pm$  0.26 acres).
- 3. Z-02-12 HUGHES REZONE** (Stephanie Brooks, Planner)  
Approval of a rezone from **RDD-6 (Residential Duplex District, 6 dwelling units per acre)** to **PR-M (Professional- Medium)**. The site is on the east side of 26 Street West at 5414 26<sup>th</sup> Street West ( $\pm$  0.70 acres).

**RECOMMENDED MOTION: I MOVE TO APPROVE THE CONSENT AGENDA  
INCORPORATING THE LANGUAGE AS STATED IN THE RECOMMENDED MOTIONS  
IN THE STAFF REPORTS.**

[END CONSENT]

Richard Bedford, Chairman; Jeffrey Orenstein, 1st Vice Chairman; Paul Sayers, 2nd Vice Chairman;  
David Wernicke, 3rd Vice Chairman; E.H. "Woody Williams"; Mary Sheppard; Steve Belack

## REGULAR AGENDA

### ADVERTISED PUBLIC HEARING APPLICATIONS (INDIVIDUAL CONSIDERATION)

4. **LDA-01-02(R) - CYPRESS BANKS LDA** (Carol Clarke, Planning Department Director)  
Approval of an Amendment to Local Development Agreement LDA-01-02 to:
  1. Revise the Legal Description;
  2. Revise and Update the list of persons with a legal or equitable interest in the subject property;
  3. Amend the expiration date of the Agreement to August 1, 2008;
  4. Amend Section 10.0 of the Agreement to provide for an extended Certificate of Level of Service for the Cypress Banks Development of Regional Impact
  5. Provide for the advancement of development phases within the Cypress Banks Development OrderCypress Banks is located on the south side of State Road 70, approximately two miles east of Interstate 75. More specifically, Cypress Banks is located between the River Club DRI and Lorraine Road, and north of the University Lakes DRI (± 2,597.0 Acres).
5. **PDC-02-35(Z)(P) - LEFMARK BVT BRADENTON/LOWE'S** (Laurie Suess, Planning Manager)  
Approval of: 1) a rezone from **GC (General Commercial) and RSF-6 (Residential Single Family/6 d.u.per acre) to PDC (Planned Development Commercial)**; and 2) a **Preliminary Site Plan to allow redevelopment of the existing K-Mart Shopping Center, one outparcel for community serving motor vehicle repair, and addition of a 135,744 sq.ft. home improvement store (total of 292,493 sq.ft.)**. Located at the northwest corner of US 41 and Cortez Road (± 26.99 acres).
6. **PDR-02-11(Z)(P) - WEST and BRYANT/MEADOW WALK** (Erika Barrett, Planner)  
Approval of: 1) a rezone from **A (General Agriculture, 1 dwelling unit per 5 acres) to PDR (Planned Development Residential)**; and 2) A **Preliminary Site Plan for 153 lots for single-family detached units and 69 lots for single-family attached units**. Located on the south side of US 301 N, directly east of Veranda Springs Manufactured Home Park (± 82.99 acres).
7. **COMMUNITY REDEVELOPMENT AGENCY - 14<sup>th</sup> STREET WEST** (Leon Kotecki, Principal Planner)  
Review for compliance with the Comprehensive Plan and transmit findings to the Community Redevelopment Agency.
8. **COMMUNITY REDEVELOPMENT AGENCY - SOUTH COUNTY** (John Osborne, Principal Planner)  
Review for compliance with the Comprehensive Plan and transmit findings to the Community Redevelopment Agency.
9. **NEIGHBORHOOD ENHANCEMENT GRANT - UPDATE** (Michael Wood, Comprehensive Planning Administrator)

Richard Bedford, Chairman; Jeffrey Orenstein, 1st Vice Chairman; Paul Sayers, 2nd Vice Chairman;  
David Wernicke, 3rd Vice Chairman; E.H. "Woody Williams"; Mary Sheppard; Steve Belack

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, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act, should contact Kaycee Ellis at 742-5800; TDD ONLY 742-5802 and wait 60 seconds; FAX 745-3790