

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
 February 16, 2005

The City of Bradenton Planning Commission met on Wednesday, February 16, 2005 at 2:00 p.m. in City Hall Council Chambers.

ATTENDANCE

Planning Commission Members (shaded area indicates absence):

<i>Chairman</i> Diane Barcus	<i>Vice-Chair</i> Donald Surface	Allen Yearick	Alternate O.M. Griffith	Lucienne Gaufillet
Alternate Dwight Koch	Carlos Escalante	Richard Barnhill	Allen Prewitt	Alternate Brady Cohenour
Alternate Joseph Thompson				

City Staff:

Development Services	Public Works	Fire	Police	Other
<i>Director</i> Larry Frey	Arlan Cummings	Kenny Langston		
Assistant Director Matt McLachlan				
<i>DRM</i> Ruth Seewer				
<i>Rev. Coord.</i> Dianna Loudermilk				

PRELIMINARIES

Meeting called to order by Chairman Diane Barcus at: 2:00 P.M.

- 1) Diane Barcus called the 2-16-05 meeting to order at 2:05 p.m.
- 2) Donald Surface made the motion to accept the Planning Commission meeting minutes from 01-16-05. Motion seconded by Dwight Koch, approved unanimously.
- 3) Dianna Loudermilk swears in all those who will speak before the board.

OLD BUSINESS

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 27th St East (Zoned PDP)

Dexter McDonald, pastor of Community Outreach Church, gives a brief discussion of the future plans for the outreach center. Reverend McDonald presents a picture of how the Outreach Center would look.

Commission Discussion: Chairman Barcus states that the submitted application was incomplete. While they have received an updated application, it was just given to them before the meeting.

Staff Recommendation: Ruth Seewer DRM, gives a brief discussion of the history of the project. Ms. Seewer states that staff recommends denial on the basis that they have provided no survey of the wetlands. The other issue is that the sign was not post ten days prior to the hearing. Attorney Lisch was consulted and he stated that he would not recommend moving forward until proper advertisement, as it could raise serious legal issues.

Public Hearing: Reverend McDonald discusses with the board and staff that he felt that they had turned in everything for approval. After being notified by the City that he had not, Reverend McDonald then researched all of the previous records. Reverend McDonald read several findings, which stated that SWFWMD and DEP did not require a survey for wetlands that do not interfere with the building plan.

Ms. Seewer states that it is the City's policy to require that the wetlands be identified with a wetland survey. Ms. Seewer goes on to state that the lowest elevation of the wetlands which is 2', butts right up to the dumpster and the parking, which would indeed be a problem. Ms. Seewer reiterates that a wetland survey is required to approve this project.

ACTION (S):

Mr. Koch makes a motion to continue the hearing until March 16, 2005 pending the following items:

- wetland survey,
- signage plan,
- sign affidavit.

Motion seconded by Mr. Surface.

Approved: **Yea:** Unanimous
Nay: 0

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

Action (s)

Mr. Surface makes a motion to continue the hearing until March 16, 2005. Motion seconded by Mr. Koch.

Approved: **Yea:** Unanimous
 Nay: 0

NEW BUSINESS

CP.04.0001 WARD 1 NEIGHBORHOOD 4.05/4.06 MM

Request of Stephen Thompson, agent for Trotzale Properties, owner for approval of a small scale Comprehensive Plan Map Amendment to change the Future Land Use Map Designation from County RES-3 to Professional, or other appropriate designation for the property located at 5716 21st Avenue West (Zoned County PRM)

Steven Thompson, attorney and agent for Trotzale Properties, discusses their proposal for the recently annexed property. Mr. Thompson states that they agree with all of the staff requirements.

Commission Discussion: Chairman Barcus discusses the usage of the building. Chairman Barcus states that she assumes it will be used as professional usage.

Public Hearing: None

Staff Recommendation: Staff recommends approval to change the zoning from County RES-3 to City professional because their zoning allows professional usage and the property is not conducive to residential usage.

Action (s)

Ms. Gauffillet makes a motion to approve CP.04.0001, seconded by Mr. Surface.

Approved: **Yea:** Unanimous
 Nay: 0

LU.04.0004 WARD 1 NEIGHBORHOOD 4.05/4.06 MM

Request of Stephen Thompson, agent for Trotzale Properties, owner for approval of a Land Use Atlas Amendment to change the designation from County PRM to Professional, or other appropriate designation for the property located at 5716 21st Avenue West (Zoned County PRM)

Steven Thompson states that the re-zone they are requesting is consistent with the Comprehensive Plan and the uses of the adjacent properties.

Commission Discussion: None

Public Hearing: None

Staff Recommendation: Staff recommends approval.

Action (s)

Mr. Koch makes the motion to approve LU.04.0004, motion seconded by Mr. Prewitt.

Approved: **Yea:** Unanimous
 Nay: 0

VA.05.0014 WARD 1 NEIGHBORHOOD 4.07 RS

Request of Clifford L. Walters, Esq. and William C Robinson, Jr., Esq., agents for Anna Maria Investments, Inc for a variance to reduce rear setbacks from 25 feet to 10 feet on the property located at 7415 Manatee Ave W (Zoned PDP)

William C. Robinson, attorney and agent for Anna Maria Investments give an overview and presentation to the board showing the proposed development. Mr. Robinson discusses the fact that they request a variance to reduce the setbacks from 25 feet to 10 feet to allow the owner to set the building further from Manatee Ave as they have no idea if Manatee Ave will be widened. It also will allow allow the building to be more impressive and beautiful to the passerby. Mr. Robinson states that the Albertson's shopping center has approved of the application.

Commission Discussion: Mr. Surface states that there should have been a site plan in the packet in order for the board to grant this variance. Ms. Barcus questions the need of a variance when the line of sight restriction was created between the client and the shopping center. Mr. Robinson states that they understand this and wish the board would not regard this in a negative manner.

Mr. Prewitt questions the design of the building. Mr. Eckel describes the design of the building.

Public Hearing:

David Eckel, president of Wagner realty speaks in favor of project.

Donald Banson, who lives in neighboring Village Green, questions where the project is. Ms. Barcus describes that it is in the Albertson's parking Lot where the Christmas tree Lot usually is.

Public Works:

Mr. Cummings expresses concern over the size of the building and the requested set back variance, and that this would limit things on the site, such as forcing the dumpster to the front. Ms. Seewer states that once it is an out parcel it is developed under the C3 standards. They will have to supply the water, sewer and comply with all requirements.

Fire Department: Mr. Langston needs to know the location of fire hydrants. Ryan Hoffman states that the waterline is located behind Coast Bank. Approximately 300 feet of new 6"

Note: This is not a verbatim record. A recorded cd is available upon request for a \$10.00 service charge.