

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
 July 21, 2004

The City of Bradenton Planning Commission met in regular session July 21, 2004 at 2:00 P.M. in the City Hall Council Chambers, 101 Old Main Street, Bradenton, Florida.

ATTENDANCE

Planning Commission Members (shaded area indicates absence):

<i>Chairman</i> Diane Barcus	<i>Vice-Chair</i> Harry Talley	Jerry Zoller		
Alternate Dwight Koch	Richard Barnhill	Donald Surface		

City Staff:

Development Services	Public Works	Fire	Police	Other
<i>Director</i> Larry Frey	Arlan Cummings	Kenny Langston		Attorney William Lisch
<i>DRM.</i> Ruth Seewer				
<i>Proj. Coord.</i> Debbie Voliva				
<i>Graphics</i> Larna Leonard				

PRELIMINARIES

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

Mr. Koch made the motion to approve the June 16, 2004 Planning Commission meeting minutes. Mr. Zoller seconded and all approved unanimously.

OLD BUSINESS

VA-04-0006 WARD 2 NEIGHBORHOOD 12.02 RS

Request of Jerry Zoller, agent for Ozark, Perron & Nelson, P.A., owner, for approval of a variance from the City of Bradenton Land Use Regulations to reduce the side setback requirement for construction of a building on the property located at 2816 Manatee Avenue West. (Zoned C-2)

Mr. Zoller recused himself from voting on this case.

Mr. Zoller gave a brief overview of the project and explained the hardships involved.

Commission Discussion: None

Public Comment: Rusty McInnery spoke in favor of the project.

Damien Ozark spoke in favor of the project.

Action(s) Mr. Barnhill made the motion to approve VA-04-0006 with the following stipulation that the owners erect a solid wood fence 6' in height along the east side of the property where it abuts the residential area. Seconded by Mr. Koch.

Approved: **Yea:** 3 Ms. Barcus, Mr. Barnhill, and Mr. Koch
Nay: 1 Mr. Talley in opposition

PR-04-0003 WARD 1 NEIGHBORHOOD 12.04 RS

Request of Scott Cramer, agent for S&S Development, Inc., owner, for a preliminary approval for a 10 unit, two-story residential Planned Development Project on the property located at 9915 Manatee Ave West. (Zoned PDP)

This case was continued from last month's Planning Commission Meeting.

Bob Schmidt, the President of Land Planning Associates, gave a brief description of the project.

Scott Cramer with S&S Developers stated the new project will have more green space than the previous building.

Commission Discussion: There was some discussion regarding living space and setbacks.

Public Comment: Joan Perry spoke in opposition of the project due to increased traffic in an evacuation area.

Action(s) Mr. Zoller made the motion to approve PR-04-0003 with the following stipulations:

1. All continuous hedge plantings require a 36" minimum height at planting; foundation trees and plantings occur along the rear and sides of the proposed building; additional trees and plantings occur to the east and west of the proposed parking spaces; and that all trees except the proposed palms be planted at a minimum diameter breast height of 4.0".
2. The applicant is to provide dock permitting information to the DDS prior to development permitting of the PDP.
3. No signage will occur as part of this approval; future signage will require review and approval by the City.
4. The DRC comments as included in this SEAR shall be adhered to.
5. The height of the proposed building shall not exceed 37 feet; any significant change in the proposed architecture, as determined by the DDS Director, shall require an amendment to this PDP.

6. The submitted hurricane evacuation plan shall be provided to each dwelling unit occupant, and incorporated by reference into the Homeowners Association documents.

Approved: **Yea:** 4 Ms. Barcus, Mr. Talley, Mr. Zoller, Mr. Koch
 Nay: 1 Mr. Barnhill in opposition

SU-04-0004 WARD 1 NEIGHBORHOOD 11.03 RS

Request of Jerry Zoller, agent for Bayway partners, II, Inc., for Special Use approval for a restaurant on the property located at 6300-6600 Cortez Road West. (Zoned C-3)

Mr. Zoller recused himself from voting on this case.

This case is being continued from the last Planning Commission Meeting.

Mr. Zoller gave a brief overview of the project.

Commission Discussion: None

Public Comment: Mr. John Conroy spoke with concerns regarding the buffering of the surrounding property.

Action(s) Mr. Koch made the motion to approve case SU-04-0004 with the change to the hours of operation being 11:30 a.m. to 12:30 a.m. Seconded by Mr. Talley.

Approved: **Yea:** Unanimous
 Nay:

AB-04-0002 WARD 1 NEIGHBORHOOD 11.03 RS

Request of Jerry Zoller, agent for Bayway Partners, II, Inc., for alcoholic beverage approval for a 4-COP/SRX License (sale of beer, wine and liquor for consumption on premises) on the property located at 6300-6600 Cortez Road West. (Zoned C-3)

Mr. Zoller stated this license will only be for the Leroy Selman's restaurant.

Commission Discussion: None

Public Comment: Mr. Jack Ray spoke in opposition of the project.

Action(s) Mr. Talley made the motion to approve AB-04-0002. Seconded by Mr. Barnhill.

Approved: **Yea:** Unanimous
 Nay:

Mr. Barnhill was excused from the meeting at 3:20 p.m.

SU-04-0003 WARD 4 NEIGHBORHOOD 7.03 RS

Request of Tom Briggs of HKS, Inc., agent for Manatee Memorial Hospital, owner, for the special use approval for a bed tower addition on the property located at 206 2nd Street East. (Zoned C-1A)

Tom Briggs gave a brief overview of the project.

Mr. John Moody with Moody and Associates, landscape architect discussed the proposed landscaping.

Commission Discussion: There was some discussion regarding the number of beds in the tower.

Public Comment: Mr. Vernon DeSear spoke in favor of the project

Action(s) Mr. Talley made the motion to approve SU-04-003. Seconded by Mr. Koch.

Approved: **Yea:** Unanimous
Nay:

PR-04-0005 WARD 3 NEIGHBORHOOD 1.01 RS

Request of Mark A. Jonnatti, AIA, of Jonnatti Architecture Inc., agent for Point Pleasant Partners, LLC, owner for preliminary approval for a 17 unit residential Planned Development Project on the property located at 1618 and 1720 1st Avenue West. (Zoned R-3B)

Commission Discussion: None

Public Comment: Ms. Sheila Dysonleach spoke in opposition and presented the Board with a petition signed by neighborhood residents also in opposition of the project's setbacks.

Mr. William Daluka spoke in opposition.

Mrs. Karen Brazel spoke in opposition.

The Public hearing will be continued until August 18th meeting of the Planning Commission.

Action(s) This case will be continued as per the request of the petitioner.

NEW BUSINESS

AB-04-0003 WARD 1 NEIGHBORHOOD 4.08 RS

Request of Matthew Mitchell, owner for an alcoholic beverage approval for a 2 COP (sale of beer and wine for consumption on premises) on the property located at 6656 Cortez Road West. (Zoned PDP)

Fred Munn gave some details about the project and its intent.

Paul Sherma, engineer for the project gave details of the proposed retention ponds.

Commission Discussion: There was some discussion regarding the wetlands and retention ponds.

Public comment: Dixie Grubbs spoke in opposition on behalf of Ellen Stokes.

Tammy Poll sent an e-mail objection to the project.

Action(s) Mr. Zoller made the motion to approve LU-04-0002. Seconded by Mr. Koch.

Approved: **Yea:** 3 Ms. Barcus, Mr. Koch, and Mr. Zoller
 Nay: 1 Mr. Talley

PR-04-0006 WARD 4 NEIGHBORHOOD 7.02A

Request of Bob Breeden, agent, for Fred Munn, owner for preliminary approval for a 48 unit residential Planned Development Project on the property located at 1550 27th Street East. (Zoned R-1B)

Bob Breeden gave an overview of the project.

Commission Discussion: There was some discussion regarding wetlands and retention ponds. Jerry Zoller stated that the property was too tight, too much density.

Public comment: None

Action(s) Mr. Zoller made the motion to deny PR-04-0006. Seconded by Ms. Barcus.

Denied: **Yea:** Unanimous
 Nay:

Adjournment:

Meeting was adjourned at 5:12 p.m. The next scheduled meeting is Wednesday, August, 18th, 2004 at 2:00 p.m.

Diane Barcus, Chairperson

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

