

ABBREVIATED MINUTES
 PLANNING COMMISSION MEETING
 June 15, 2005

The City of Bradenton Planning Commission met on Wednesday, June 15, 2005 at 2:00 p.m. in City Hall Council Chambers.

ATTENDANCE

Planning Commission Members (Shaded area indicates absence, * Indicates non-voting):

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

City Staff:

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

PRELIMINARIES

Meeting called to order by *Chairman Diane Barcus* at: 2:06 P.M.

- 1) *Chairman Barcus* called the 6-15-05 meeting to order at 2:06 p.m.
 (Note: Fire Department and Public Works had no issues and were not present)
- 2) Pledge of Allegiance at 2:06 p.m.
- 3) *Mr. Surface* made the motion to accept the Planning Commission meeting minutes from 5-18-05. Motion seconded by *Mr. Yearick*, approved unanimously.
- 4) *Ms Loudermilk* swore in all those wishing to speak before the board.

OLD BUSINESS-NONE

NEW BUSINESS

CPA-M-04-03 WARD 1 NEIGHBORHOOD 4.07 RS

Request of Matt Campo, Burcaw & Assoc, Agent for Beachway Associates for a Large Scale Comprehensive Plan Amendment changing the Future Land Use from County ROR to City Commercial for property located at 7208 Manatee Ave West.

LUR-AA-04-03 WARD 1 NEIGHBORHOOD 4.07 RS

Request of Matt Campo, Burcaw & Assoc, Agent for Beachway Associates for a Land Use Atlas Amendment to change the zoning designation from County General Commercial to City C-3 for property located at 7208 Manatee Ave West

Ms. Seewer read the above together as they relate to each other.

Chairman Barcus brought up that these items were passed by the Planning Commission one year ago and due to a glitch it was never sent to Tallahassee and to err on the side of caution that the planning commission would address this again and this time there will be no glitches.

Public Hearing:

In Favor: None

In Opposition: None

Actions:

Ms. Gaufillet made a motion for approval of **CPA-M-04-03**

Mr. Surface seconded the motion.

Vote: Unanimously Recommended Approval 7-0 **Actions:**

Mr. Surface made a motion for approval of **LU-AA-04-03**

Mr. Thompson seconded the motion.

Vote: Unanimously Recommended Approval 7-0

CP.05.0002 WARD 4 NEIGHBORHOOD 20.03 MM

Request of Cedarwood Development Inc, Agent for Southern Hospitality Associates, LLC, Owner for a Large Scale Comprehensive Plan Amendment changing the Future Land Use from County Res 6 to City Res 6 for the property located at 5055 3rd Avenue East

LU.05.0012 WARD 4 NEIGHBORHOOD 20.03 MM

Request of Cedarwood Development Inc, Agent for Southern Hospitality Associates, LLC, Owner for a Land Use Atlas Amendment to change the zoning designation from County A1 to City PDP for the property located at 5055 3rd Avenue East

Ms. Seewer read the above together as they relate to each other.

Stephen Thompson, attorney for the applicant presented the project to change the city comprehensive plan and land use designations.

Mr. Surface inquired about the strip of land, which services this parcel off of 48th St Ct, which is 25'...

Note: Nameplate fell off of counter.

Mr. Thompson stated that Cedarwood has acquired additional property that they are seeking to annex. They will meet City Right of Way requirements. There has been some dispute about this strip of land and it has been continued.

Public Hearing:

In Favor: None

In Opposition:

Isabel Wetz, 303 48th St Ct E. *Ms. Wetz* feels that she owns the strip of land that *Mr. Thompson* was speaking about. Discussion followed and it was determined that this was not part of the request that was before the Planning Commission at this time.

Staff Report- *Mr. McLachlan* presented the staff report and indicated that the staff recommends approval.

Actions:

Mr. Surface made a motion for approval of **CP.05.0002**

Mr. Barnhill seconded the motion.

Vote: Unanimously Recommended Approval 7-0

Mr. Prewitt made a motion for approval of **LU.05.0012**

Mr. Thompson seconded the motion.

Vote: Unanimously Recommended Approval 7-0

CP.05.0003 WARD 4 NEIGHBORHOOD 20.03 MM

Request of White Oak Development Inc, Agent for Mark Heller, Rosa Heller, Walt Eppard, David McNabb and Florida Coast Development, Owners for a Large Scale Comprehensive Plan Amendment changing the Future Land Use from County Residential 6 to City Residential 6 for the property located at 101 48th St Ct NE

LU.05.0007 WARD 4 NEIGHBORHOOD 20.03 MM

Request of White Oak Development Inc, Agent for Mark Heller, Rosa Heller, Walt Eppard, David McNabb and Florida Coast Development, Owners for a Land Use Atlas Amendment to change the zoning designation from County A-1 to City PDP for property located at 101 48th St Ct NE

Ms. Seewer read the above together as they relate to each other.

Stephen Thompson, attorney for the applicant presented the project to change the city comprehensive plan and land use designations. This is a little bit different because there is an agreement to construct a city fire station located on this property.

Public Hearing:

In Favor: None

In Opposition: None

Staff Report- *Mr. McLachlan* presented the staff report and indicated that the staff recommends approval.

Actions:

Ms. Gaufillet made a motion for approval of **CP.05.0003**

Mr. Barnhill seconded the motion.

Vote: Unanimously Recommended Approval 7-0

Ms. Gaufillet made a motion for approval of **LU.05.0007**

Mr. Barnhill seconded the motion.

Vote: Unanimously Recommended Approval 7-0

CP.05.0004 MM

Request of the City of Bradenton for Comprehensive Plan Amendment changes to Future Land Use, Public Facilities, Intergovernmental Coordination and Capital Improvements Elements.

Mr. McLachlan stated that there are two sets of amendments and two staff reports. One deals with the future land use map amendments relating to South Perico Island and the second relates to the implementation of our Water Supply Master Plan.

Mr. McLachlan along with *Seth Kohn*, City of Bradenton Engineer, presented the Water Supply Master Plan Amendments. Discussion followed.

Mr. Kohn then explained that regarding Perico a process of determination as to who is responsible for what as it pertains to infrastructure and water distribution. It will be a county supplied project but it may be that the City of Bradenton is responsible for a booster pumping station on site if it is determined the buildings are not low enough. Discussion followed.

Public Hearing:

In Favor: None

In Opposition: None

Staff Report- *Mr. McLachlan* presented the staff report and indicated that the staff recommends approval.

Ms. Gaufillet asks if we foresee any additional applications coming forward for this property.

Ms. Sewer explained that Manatee County is intending on purchasing this property from the owner.

Actions:

Mr. Barnhill made a motion for approval of CP.05.0004

Mr. Surface seconded the motion.

Mr. Surface made a comment that many residents are concerned about the developments as to where the water will come from and if there will be adequate water. He stated that he hopes that the City will provide adequate knowledge that a program has been provided that will assure them a water supply. The residents need to know that the city is preparing for the future and the resident's needs are to be satisfied.

Vote: Unanimously Recommended Approval 7-0

VA.05.0016 WARD 4 NEIGHBORHOOD 7.02A

Request of Mark & Grace Dawson, owners for a 6-foot fence to be installed in front of their home and on the property lines located at 341 22nd Street Court Northeast. (Zoned R-1B)

Mark Dawson, homeowner presented his request. Discussion followed regarding the elevation of the home and the needs for a fence.

Public Hearing:

In Favor: None

In Opposition: *Robert E. Lee*, neighbor to the west stated that a four-foot fence would be acceptable.

Staff Report- *Ms. Seewer* presented the staff report and indicated that the staff recommends denial due to the lack of a viable hardship.

Actions:

Ms. Gaufillet made a motion for denial of VA.05.0016

Mr. Barnhill seconded the motion.

Vote: Unanimously Denied 7-0

CP.05.0005 WARD 1 NEIGHBORHOOD 11.03 MM

Request of *James T. Farr*, agent for CAFE LLC, owner for a Large Scale Comprehensive Plan Amendment changing the Future Land Use from Commercial to Residential-15 for the property located at 5501 Cortez Rd West (Zoned PDP)

George Mazzarantani, attorney representing *Cafe LLC* contract purchaser, presented land use request referring often to the Ariel maps on display. General discussion followed regarding PDP, size of lot, roadway, actual address, etc.

Public Hearing:

In Favor: *Greg Altonberg*, resident of neighboring community, stated that he was in favor of the project. He is pleased that it will be residential as opposed to commercial. His one concern is the lighting. *Chairman Barcus* explained that this is not part of this request it will be in the building plan.

In Opposition: None

Mr. Surface mentioned that when it becomes a PDP he hoped that there would be necessary safeguards to the main arteries. His concern was that as a 55 and older community this could be a concern.

Ms Gaufillet stated that she feels this it is good to change to residential at a higher density and that the structures built here will negate some of the issues from Wal-Mart.

Staff Report- *Mr. McLachlan* presented the staff report and indicated that the staff recommends approval. He noted that he did go out to the site and the architecture to the south is more of a northern colonial style and he hopes to see more Florida themed as part of this development.

Actions:

Mr. Barnhill made a motion for approval of CP.05.0005

Mr. Surface seconded the motion.

Vote: Unanimously Recommended Approval 7-0

PR.05.0012 WARD 4 NEIGHBORHOOD 20.04 LF

Request of Kimley-Horn & Assoc. Inc, agent for Peninsular Properties LLC, owner for preliminary Planned Development Project approval for the proposed Mira Isles Condominiums located at 3700 State Road 64 East (Zoned PDP)

Ms. Seewer stated this request would be continued to July. *Chairman Barcus* explained that the public hearing would be opened and continued to July.

Public Hearing:

In Favor: None

In Opposition: *Barbara Gardner*, neighboring property owner questioned how far from the current property lines will the condominiums be built. *Ms. Seewer* explained that the condominiums are about 110 ft from the property line and that files are available for the public to view.

Chairman Barcus continued the public hearing to July 20 at 2:00.

CP.05.0006 WARD 3 NEIGHBORHOOD 6.01 RS

Request of King Engineering & Associates, agent for Wares Creek Development LLC, owners for a Small Scale Comprehensive Plan Amendment changing the Future Land Use from City Residential-10 to Professional located at 1915 Manatee Avenue West (Zoned R-1C).

LU.05.00010 WARD 3 NEIGHBORHOOD 6.01 RS

Request of King Engineering & Associates, agent for Wares Creek Development LLC, owners for a Land Use Atlas Amendment to change the zoning designation from Professional and R-1C to PDP for the property located at 1915 Manatee Avenue West (Zoned R-1C).

PR.05.0013 WARD 3 NEIGHBORHOOD 6.01 RS

Request of King Engineering & Associates, agent for Wares Creek Development LLC, owners for a preliminary Planned Development Project approval for a professional office complex located at 1915 Manatee Avenue West (Zoned R-1C).

Ms. Seewer read the above together as they relate to each other. *Chairman Barcus* explained that the applicant requested this request be continued to August 17. *Ms. Gaufillet* stated earlier that she would not be participating in the discussion or the vote. *Ms. Seewer* explained that there would be a small presentation since it was advertised. The postponement was due to problems with the Historic Restoration issues that needed to be worked out.

Peg Boars, representative for King Engineering presented the request referring to maps and diagrams. She stated that the owner is proposing an office complex. *James Hypes*, ASD architect displayed renderings and explained design. Discussion continued in regards to landscaping, neighborhood response, ingress and egress onto Manatee Ave, relocation plans for daycare and parking plans.

Public Hearing:

In Favor: None

In Opposition: None

Chairman Barcus continued the public hearing to August 17, 2005 at 2:00.

Mr. McLachlan notified the board that there will be a presentation on July 11 from 6-8:30 in the Council Chambers regarding the Tamiami Trail Revitalization Strategy.

Chairman Barcus entertained a motion to close.

Ms. Gaufillet made a motion to close.

Mr. Yearick seconded.

Unanimously approved

Meeting closed at 4:09 p.m.

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.

Diane Barcus-Chairman

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