

ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
August 18, 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		
<i>DRM.</i> Ruth Seewer				
<i>Proj. Coord.</i> Julie Blackwell				
<i>Graphics</i> Larna Leonard				

PRELIMINARIES

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

- 1) Chairman Barcus stated that there were technical difficulties with the minutes from 7-21-04. They will be presented at next meeting, October 20, 2004.
- 2) Larry Frey stated that there would not be a regular Planning Commission meeting for September. The next Planning Commission meeting will be on October 20, 2004. The Planning Commission will be hearing the CCRA'S Master Plan.
- 3) Larry Frey disbursed a Development Services Report; the report consisted of number of reviewed permits, code enforcement tickets issued, and ongoing DDS projects. Report given for general information.
- 4) Larry Frey reiterated the letter from Attorney Lisch regarding review of projects in the City, the letter states that the Planning Commission is not to become involved

in attempting to determine the intent of application of any rules or regulations that are not contained in the cities comprehensive plan or land use and regulations.

- 5) Chairman Barcus thanked Larry Frey for his contribution to the "What Do Planner's Do?" seminar.

OLD BUSINESS

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, owners, for preliminary approval of a 17 unit residential Planned Development Project on the property located at 1618 and 1720 1st Avenue West. (Zoned R-3B)

Commission Discussion: The commission received a letter from Mr. Jonnatti asking for a continuation. The Point Pleasant Public Hearing will be continued until October 20th meeting of the Planning Commission and will require re-advertisement.

Public Comment: None

Action(s) Mr. Zoller made motion to continue PR-04-0005 to the, October 20, 2004 meeting and to have applicant re-advertise. Motion seconded by Mr. Koch.

Approved: **Yea:** 5 Ms. Barcus, Mr. Zoller, Mr. Barnhill, Mr. Tally, and Mr. Koch
 Nay: 0

New Business

VA-04-0009 Ward 2 Neighborhood 1.01 RS

Request of Robert W. Sneed, owner, for approval of a variance from the City of Bradenton Land Use Regulations to increase the height of a fence from 4 ft. to 5 ½ ft. on the property located at 1214 26th Street West. (Zoned R-1C)

Mr. Sneed asked to modify fence height to 4 feet 8 inches, and he disbursed revised plans to board.

Commission Discussion: Jerry Zoller stated that he felt that the fence should be approved with the height stipulation. Mr. Zoller felt 26th Street is becoming heavily traveled and that an additional arch would help the looks of the fence.

Public Comment: None

Action(s) Mr. Zoller made the motion to approve **VA-04-0009** with the following stipulation:

- 1) The fence should 4'6 with a two foot, two-inch space off the ground. This would make the fence a total of 4'8 and set back eleven feet.

Mr. Surface Seconded the motion.

Approved: **Yea:** 5 Ms. Barcus, Mr. Barnhill, Mr. Tally, Mr. Zoller, and Mr. Koch

Nay: 0

SU-04-0005 Ward 5 Neighborhood 7.03 RS

Request of Larry Williams, representative for the Church of Christ, owner, for Special Use approval to add a temporary building for the purpose of additional class space, for tutoring classes, computer classes before and after school, and summer school classes for the property located at 201 10th Avenue East. (Zoned R-2A/R-1D)

Larry Williams, Pastor, gave a brief description of the project.

Commission Discussion: Mr. Barnhill questioned length of time for temporary use. Mr. Zoller asked if there were existing handicapped spaces. Kenny Langston of the Fire Dept. stated they need the alarm hooked up to the modular building before a certificate of occupancy is issued.

Public Hearing: none

Action (s): Mr. Surface motioned to approve **SU-04-0005** with the following stipulations:

- 1) Special Use for modular building is permitted for three years. After that a Special Use Amendment will be required to continue use.
- 2) All handicap parking space design will be corrected to meet code.
- 3) A sidewalk will be installed from parking lot to modular building.
- 4) Landscape will be installed around the foundation of building and DDS Director must approve landscape materials.

Approved: **Yea:** 4 Mr. Barnhill, Mr. Zoller, Mr. Talley, and Mr. Surface
Nay: 1 Ms. Barcus

AB-04-0004 Ward 4 Neighborhood 101.RS

Request of John DeLesline, Agent for Joseph McDonald, owner, for alcoholic beverage approval for a 2-COP (sale of beer and wine for consumption on premises) on the property located at 438 Old Main Street. (Zoned PDP)

Ruth Seewer stated address was incorrect. The correct address is 436 Old Main Street and the application will have to be re-advertised.

Commission Discussion: None

Public Comment: None

The applicant will re-advertise and the Public Hearing will be continued to October 20, 2004.

SP-04-0001 Ward 4 Neighborhood 20.03 LF

Request of Betsy Benac, Agent for McClure Properties, LTD, owner, for preliminary subdivision approval for "Mangrove Point" to be located at 101 48th Street Court North East. (Zoned PDP)

PR-04-0007 Ward 4 Neighborhood 20.03 LF

Request of Betsy Benac, Agent for McClure Properties, LTD, owner, for preliminary approval of a Planned Development Project to include 1135 units. The project consists of single family detached home sites 41 two-story quad-plex condominium building units; with 164 mid-rise (five stories of parking) units; tower units (11 and 12 stories over two stories of parking) and 24 Casitas (small single family units) as well as a range of common recreational amenities on the property located at 101 48th Street Court North East. (Zoned PDP)

Steven Thompson attorney representing applicant Betsy Benac requests an additional forty-five minutes at the Planning Commission Meeting. Mr. Thompson thanks Larry Frey and Ruth Seewer for the time they have put into this project.

Gary Nelson of WCI presents a fifteen-minute video showing the work they provide.

Betsy Benac, Manager of Planning with Wilson Miller, discusses Mangrove Point.

Bob Hall, architect, gave details regarding the design of the buildings from the interstate view.

Richard Stiles, address: 544 Bay City Drive, a certified planner, states that the traffic analysis will conform to the City's standards. The traffic analysis is in the process of review by the City. Mr. Stiles stated that 48th Street Ct. E would be enhanced by sidewalks and new curbs. The planned roadway enhancements will be built upon the Public Works approval.

Dana West, Senior Vice President with Environmental Consulting Firm-Biological Research Associates, spoke regarding the sites historical and future properties. A fifteen-minute slide presentation showed the habitat on the site in the past and how the site would become after the development.

Public Comment: In favor: none

Opposition: Julie Castaneda, 323 48th Street Ct. E. -Does not want 26th Street West in her front yard. Feels the density would make safe hurricane evacuation impossible.

Norm Lupino represents Manatee County. Mr. Lupino states the building height does not comply in many aspects to the Manatee County Land Development Code #603.7.4.9. Report presented to the board. States that FDOT would like to participate with this review. The impacts on Public Shelters have not been addressed therefore Manatee County Commission feels this project should be denied or deferred until these aspects of the project can be further considered.

Bill Hague, 4315 4th Ave. E, repeats concerns regarding widening of I-75 as well as those concerning building height.

Louise Congdon, 1614 21st Ave W, ditto to traffic problems. Mrs. Congdon questions the cost of the sewer. Questions the evacuation situation and whether we have enough evacuation space. In this aspect Mrs. Congdon feels this development will be a great danger to the public.

Madeline Freshwater, 4836 14th Avenue E., Ms. Freshwater states that there is only one entrance in and out of her subdivision and feels adding the development would further hinder their ability to evacuate during any type of emergency.

Stephanie Nolan of 331 Bow Lane in the Inlets states that there is no possible way for the developer to expand the roads without purchasing land from the residents on 48th Court E. States the county has problems with this development due to the Emergency Evacuation. Questions why the city does not have these same concerns.

Mary Terrell of 337 Bow Lane expresses concerns about traffic issues such as air quality, noise problems, and the upkeep of the roads.

Isabelle West of 303 48th St Ct. E. The evacuation issues are too grave for a massive development such as this to move forward. Citizens will be in danger.

Joan Perry of Manasota 88, after a review of available documents feels this project should be denied for the following reasons: 1) not enough time to consider evacuation problems 2) missing traffic analysis 3) increased risk of putting 1135 persons in the A evacuation area 4) No data demonstrating that there would be only 30% occupancy during hurricane season 5) All historical and archeological components should be identified before this project is brought before the board 6) the size of the proposed buildings are too massive for this area 7) the shelter concept is not in place

Tamalynn Phippen of 403 48th St. Ct. E. is concerned about the safety issue regarding the evacuation process. Mrs. Phippen has concerns regarding the commercial access of trucks and cars with danger to the children and animals in surrounding area.

Mary Sherpard 4220 32 Ct. E. - Environmental concerns, loss of habitat.

Close Public Hearing

Steve Thompson attorney for applicant responds to the public hearing.

- 1) Traffic issues- the impact is considerably less than what could actually be approved for the property.
- 2) A hurricane evacuation plan has been submitted from Wilson Miller pursuant to the county regulations. This is not a city requirement but they knew it would be an important issue.
- 3) The city has no obligation to approve developments in conjunction with the counties regulations.
- 4) Power failures will be handled with a generator in the towers to make elevators accessible.
- 5) Mr. Thompson is unaware of any county disapproval for the development.
- 6) The developer has submitted all required documentation.
- 7) Property is close to evacuation routes; this community is closer than many other communities.
- 8) There will be an overall improvement in water quality so therefore the environmental issues will be protected.

Commission Discussion: Mr. Barnhill discussed whether or not there was a footprint of building four in the two-foot contour. Larry Frey stated that no there was not any encroachment on any of the buildings. Mr. Barnhill questions whether or not all of the construction material will go in and out of 48th Street Ct. East. The board had many questions regarding the traffic study. Larry Frey stated that he and the staff would like to review the final traffic study. The city is using a third party traffic consultant; the final traffic study will be submitted by August 30.

Mr. Surface discussed the problem of the traffic being led in and out of the Riverdale neighborhood. The audience applauded in agreement.

Jerry Zoller discussed his concerns regarding the height of the buildings and also the traffic on 48th St. Ct. E. Would like to have more information on the archeological sites that the development will be covering.

Chairman Barcus has concerns regarding the issue of the children having to walk so far to catch the school bus. Discusses also the irrigation problems. Chairman Barcus states she is uncomfortable in not having the results of the third party traffic analysis. Chairman Barcus states that WCI has a wonderful reputation but would like to see more information on the development.

Mr. Barnhill would like to see traffic analysis and work session before voting on development.

Public Works Arlan Cummings has no objections. Feels that developer will conform to what is needed.

Fire Department Kenny Langston states that the sprinkler system is not mandatory but has been requested.

Larry Frey takes out stipulation requirement for mandatory sprinkler system.

Mr. Surface has objections to the one-way access.

Action (s) Mr. Barnhill motions to continue case SP-04-0001 until the September 15th meeting.

Approved: Yea: Unanimous
Nay:

Adjournment:

Meeting was adjourned at 5:23 p.m. The next scheduled meeting is Wednesday, September 15th, 2004 at 2:00 p.m. for consideration of the CCRA Plan

Diane Barcus, Chairperson

Note: This is not a verbatim record. A recorded cd is available upon request for a

\$10.00 service charge.