

ABBREVIATED MINUTES
 PLANNING COMMISSION MEETING
 NOVEMBER 14, 2005

The City of Bradenton Planning Commission met on Monday, November 14, 2005 at 2:00 p.m. in City Hall Council Chambers.

ATTENDANCE

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

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

City Staff:

Development Services	Public Works	Fire	Police
Director	Arlan Cummings	Kenny Langston	Chief Michael Radzilowski
Assistant Director Matt McLachlan	Seth Kohn		Officer Linda Stoops
Dev. Review Mgr. Ruth Seewer			
Review Coordinator Susan Sileo			

PRELIMINARIES

Meeting called to order by Chairman Diane Barcus at: 2:00 p.m.

- 1) Pledge of Allegiance at 2:01 p.m.
- 2) Mr. Barnhill moved, with a second by Mr. Thompson, to approve the Minutes of October 19, 2005. Motion carried unanimously.
- 3) Janet Mitchell swore in all those wishing to speak before the Board.
- 4) The Chair advised that, with the exception of variance requests, all items considered today would be heard by City Council on December 14, 2005 at 8:30 a.m.

OLD BUSINESS- None.

NEW BUSINESS

SU.05.0016 WARD 5 NEIGHBORHOOD 1.03/1.04 RS

Ms. Seewer read the request of Thomas P. Jones, owner, and Jim Stewart, agent, for vehicle storage at 705 17th Avenue West (Zoned C3).

Mr. Stewart, owner of Top Gun Towing, requested a variance to store police cars at 705 17th Avenue West which was across from his business located at 624 17th Avenue West. Responding to Mr. Cohenour's question, Mr. Stewart advised that he would not be storing vehicles over 60 days as regulated by State Statute. Mr. Stewart further advised that he had had a storage lot at 25th Street off 9th in the City which he no longer used so that this would actually be a replacement for that lot.

Public Hearing:

The Chair opened the Public Hearing. No one appeared to speak in favor or in opposition to the request. The Chair then closed the Public Hearing.

Public Works -

Mr. Cummings stated that he had no objections.

Fire Department -

Responding to Fire Marshal Langston's inquiry, Mr. Stewart advised that a gate would be erected in the front and there was a large gate in the back already.

Staff Report –

Ms. Seewer reiterated that Mr. Stewart had had a lot on 25th Avenue and the City never had any problems. She advised that this was a replacement lot. Ms. Seewer advised that staff recommended approval with the following stipulations:

1. Two trees, a minimum of 2" DBH and a continuous hedge 24" high, 24" OC, will be installed along the south property line.
2. Vines, a minimum of 10 ft. OC will be installed on the east side along the fence.
3. Opaque slats will be installed along the chain link fence.

The Chair inquired whether Mr. Stewart was familiar with the stipulations and he responded that he was and that he had no objections to them.

Ms. Gaufillet moved, with a second by Mr. Barnhill, to approve SU.05.0016 with the three stipulations. Motion carried unanimously.

PR.05.0018 WARD 3 NEIGHBORHOOD 1.01 RS

Ms. Seewer read the request of WilsonMiller, Inc., agent for Old City Hall Associates, owner, for Planned Development Project approval for proposed 106 condominiums and 80,000 square feet of office/retail space located at 500 15th Street West and /701 9th Street West (Zoned C-1).

Clifford L. Walters, Esq., representing the applicant, stated that this was an exceptional mixed use project. He stated that the buildings would be a cornerstone to the downtown urban core coming from the west. He further stated that it was his belief that this was the first project of significance from the west of Old Main Street and south of Manatee Avenue in 20 years. Mr. Walters advised that it was an important initiative for the City of Bradenton. He stated that the PDP would have a retail, office, professional, banking and residential component. He introduced the following persons involved with the project: Jason Bartz, Aaron Rubin, Wayne Rubin, Ron Allen, Betsy Benac, land planner from WilsonMiller, Chris Jordan, project engineer with WilsonMiller, John

Moody, landscape architect with Moody & Associates, Martha Martinez and Chuck Jones from Curtis Gaines Hall Jones Architects and Joe Grimail, traffic consultant from Grimail Crawford, Inc.

Ron Allen, President of NBC Construction Company, then reviewed the site plan with the Commissioners.

John Moody presented the landscaping plan.

Mr. Walters stated that they were in accord with the DDS staff recommendations with one exception, that is, the elimination of six angled parking spaces along 6th Avenue West.

The Chair remarked that the six parking spaces were not on the street but off the street.

Mr. Walters explained that they were off the street but one would have to back up into the street to use them.

Mr. Escalante agreed that the stipulation on the six parking lots should be removed. He questioned staff about the road improvements.

Ms. Seewer explained that it would not be a drive-through street. It would be an exit only onto 15th Street. Ms. Seewer further explained that the developer's traffic engineer was working with Bob Frey, consultant for the City. She stated there were a few traffic issues but nothing that would put a screeching halt to the project but that was why staff added the 6th stipulation regarding traffic concurrency prior to the issuance of any Certificate of Occupancy. She advised what typically would happen would be that the developer's civil engineer would work through Public Works and many of the issues would be ironed out, such as, traffic and drainage. Ms. Seewer further advised that if there were any major change, although none were anticipated, the applicant would be required to come back before the Commission. Ms. Seewer stated that this area was in the C1 district which allowed buildings up to 95 feet with 0 set back. She advised that the reason the developers decided to go through the PDP process was for the additional height over 95 feet. Ms. Seewer further explained that they want 15 stories rather than the 9 stories allowed by Code.

Mr. McLachlan suggested as an alternative to eliminating the angled parking, to address the safety issue identified in the staff report, such as, back-in angled parking.

Ms. Seewer explained that there was angled parking outside her office window and she has seen many people backing into others. She commented that the parking was intended for the elderly who live in DeSoto Towers which would be an extremely dangerous situation because this was the only entrance into the complex. Ms. Seewer remarked that this was a safety issue.

Responding to an inquiry made by Ms. Gaufillet, Mr. Allen stated that the elderly have difficulty in parking structures so that was the rationale for outside parking for the elderly.

Mr. McLachlan requested that Bob Frey make some suggestions.

Mr. Frey suggested that he address the parking and site access issues at the same time he met with the client's traffic engineer and Public Works and then come back to the Commission with a recommendation as to the best way to handle the parking.

Mr. Barnhill inquired whether the developer would be relieved of providing the six spaces if those six were eliminated.

Mr. Allen explained there was a three party agreement signed at the time of sale with the City of Bradenton, the buyer of the piece of property and DeSoto Towers. He explained that if those six spaces were eliminated, they would still have an obligation to provide 20 spaces.

Mr. Barnhill stated that would mean that the developer would have to redesign or put the spaces underneath.

Mr. Allen commented that they could turn some of the spaces into parallel parking and put the remainder in the garage but it did not solve the problem with the elderly parking in an enclosed structure.

The Chair stated that she had a concern about the maneuvering of the elderly in an inside garage, but this was such a large overall project, she did not want to get hung up on six parking spaces. Ms. Barcus said she was willing to let the traffic people figure it out.

Mr. Barnhill commented that he had heard that a traffic light was going to be installed at 15th Street at 6th Avenue.

Mr. Frey stated that he did not anticipate a traffic signal because certain criteria would have to be met, such as, an engineering study from the State of Florida showing that a signal was warranted. Mr. Frey advised that it would have to go through Public Works.

Mr. Yearick inquired how long the project would take to complete.

Mr. Allen stated that with every condo project there was uncertainty but construction was anticipated to begin next summer with occupancy to be at the end of 2007.

Public Hearing:

The Chair opened the Public Hearing.

Patrick Roth, 602 Virginia Drive, spoke in favor of the project. He stated that bringing more residents in the Wares Creek neighborhood was an asset for the residents of DeSoto Towers and a safety feature to keep vagrants out along the creek.

No one spoke in opposition.

There being no further individuals wishing to speak before the Commission, the Chair closed the Public Hearing.

Public Works- Mr. Cummings commented that the six parking spaces were within the public right-of-way thereby it opened those spaces up to the public. He stated that he supported this project 100% but he did not like backing out onto 6th Avenue, therefore, he supported eliminating the six parking spaces.

Fire Department- Fire Marshal Langston had no comment.

Staff Report- Ms. Seewer advised that the plan was consistent with the Comprehensive Plan. She commented that it was an exciting plan for the City and staff recommended approval with the following stipulations:

1. As required as a condition of the sale of the property, the ownership of the proposed park

along Ware's Creek will be reverted to the City for continuous maintenance subject to the PDP.

2. Future development of Parcel B will be commercial or professional in nature and will require a Major Amendment to this PDP.
3. Prior to the issuance of any Certificate of Occupancy, Parcel B will be cleared of all building materials and debris. Sod will be installed and maintained until such time as a development is approved and construction commences.
4. The six angled parking spaces along 6th Avenue West will be eliminated.
5. Drainage specification will meet the approval of Public Works.
6. Improvements will be completed as required by HNTB regarding traffic concurrency prior to the issuance of any Certificate of Occupancy.
7. All signage will conform to Section 550 of the Land Use Regulations.

Mr. Escalante inquired whether the six parking spaces were for overflow parking for DeSoto Towers, and Ms. Seewer responded in the affirmative.

Mr. Escalante asked whether they were dedicated parking spaces to a particular apartment or for general parking, and Ms. Seewer advised general parking. She explained that those persons living in DeSoto Towers pay a fee for parking on their lot but there was not enough parking for all residents.

Mr. Cummings reiterated that these six spaces were in a public right-of-way, therefore, they would have to be public parking spaces.

Ms. Seewer remarked that DeSoto Towers could put a sign up but that still would not preclude the public from parking there.

Questions posed by Ms. Gaufillet regarding construction traffic were answered by Mr. Allen.

Mr. Escalante moved, with a second by Mr. Yearick, to approve PR.05.0018 removing the stipulation to remove the six parking spots.

Mr. Barnhill stated that the Commission heard from staff that the parking spaces should be eliminated and he, too, felt they should be eliminated. He stated that stipulation 6 would take care of the problem. Mr. Barnhill stated that he had a problem voting for the motion as presented.

Ms. Gaufillet concurred with Mr. Barnhill.

Mr. Prewitt said that he did not see this as a concern because he felt it would be a low traffic area for through traffic and he did not see how else the parking requirements would be accomplished. Mr. Prewitt inquired whether the developer had been working with staff because he felt this was a minor problem for such a big project.

Ms. Seewer stated that they have had several meetings with them and this was one issue upon which they did not agree.

Voting in favor of the motion: Escalante, Yearick, Prewitt, and Barcus
Voting against the motion: Barnhill, Gauflillet, and Thompson

Motion carried 4-3.

The Chair advised that Mr. Thompson had to take a break so that Mr. Cohenour would be sitting in for Mr. Thompson until he returned.

CP.05.0011 WARD 1 NEIGHBORHOOD 12.04A RS

Request of Clifford L. Walters, Esq. agent for Paradise Pointe, L.L.C., owner, to change the Future Land Use Designation from County Res-3 to City Commercial for the property located at 12320 Manatee Avenue West.

LU.05.0019 WARD 1 NEIGHBORHOOD 12.04A RS

Request of Clifford L. Walters, Esq., agent for Paradise Pointe, L.L.C., owner, to change the Zoning Atlas Designation from County PDW-CH to City PDP for the property located at 12320 Manatee Avenue West.

PR.05.0019 WARD 1 NEIGHBORHOOD 12.04A RS

Request of Clifford L. Walters, Esq., agent for Paradise Pointe, L.L.C., owner, for commercial Preliminary Planned Development Project located at 12300, 12320 Manatee Avenue West (Zoned PDW-CH).

Ms. Seewer read the three requests advising that each request would have to be acted upon separately. She advised, for the record, that the Comprehensive Plan Amendment and the Land Use Atlas Amendment were scheduled for First Reading at the November 16, 2005 City Council Meeting because there was only one Council Meeting this month so she felt safer putting it on the Agenda in order to keep the project moving. Otherwise, Ms. Seewer explained, the project would not be heard by City Council until January.

Mr. Walters advised that Paradise Pointe would enhance the west entry into Bradenton from the islands. He stated that Leverocks was recently annexed into the City which was adjacent to the Marina that was located on the western edge of the City boundary. He advised that a Comp Plan Amendment was needed for zoning for PDP so that the zoning would be under the same classification. Mr. Walters then introduced the project's development team: representing Paradise Pointe - Bill Gardner, Jim Hudgins, President of CZR Engineering, Christopher Hatten with Kimley-Horn and Associates, Inc., Doug Crawford, consultant, Chris Heller, landscape architect with Miller Legg, Tony Russo, land planner from PBS&J, Dave Decker, coastal engineer from East Bay Corp. Mr. Walters discussed the plans.

Mr. Gardner then presented the conceptual renderings.

Mr. Walters stated that all staff's recommendations and stipulations were acceptable to the developers. He answered questions of the Commission Members.

Public Hearing:

The Chair opened the Public Hearing for those wishing to speak in favor. No one appeared.

The Chair then opened the Public Hearing for those wishing to speak in opposition.

Joan Perry, representing Manasota 88, stated that she had an issue about the statement regarding reducing boat slips. She stated, for the record, that that was not necessarily true. She opined that dry storage was not the equivalent of the boat basin being enlarged. She expressed concern because sea grass would be destroyed and there were oyster beds there. Ms. Perry expressed concern about issues, such as, water quality, fisheries and storm water stating that these issues should be addressed up front. Ms. Perry also commented that the Commission was sitting as a legislative body with regard to the small scale comprehensive plan amendment but the other two issues were quasi judicial and she queried whether any of the Commission Members had any ex parte conversations in that regard.

Mr. Walters responded that the environmental quality of this site would be enhanced through the redevelopment initiative as the drainage would be connected through a master drainage system which would benefit the water quality. He stated that the replacement of the older gas tanks by state of the art systems would significantly enhance the quality of the environment. He stated that the whole activity of taking boats out of dry storage, putting boats in the water and taking them out and having boat trailers was being eliminated which would be a much better process than what was there in the past. Mr. Walters stated that this would be a much better cornerstone for entry into the City.

Arlene Fletcik, 4106 24th Avenue W., stated that she was concerned about the spectrum of uses from rezoning from County Res 3 to City Commercial. She stated that Keep Manatee Beautiful had designated this as a scenic highway and there were things in commercial that do not belong there, such as take out liquor which would cause drinking on the causeway. Ms. Fletcik commented that she did not want to see Pandora's Box opened for things that were unwanted. She also remarked that by moving from dry storage to wet slips would create three acres of removal of sea grass which tax payers had paid for and volunteers often spend hundreds of hours planting.

There being no further speakers to come before the Commission the Chair closed the Public Hearing.

Mr. Walters responded to Ms. Fletcik's concerns by advising that this would be a first class project and nothing in the plans were inappropriate. He advised that the entire facility would be upgraded.

Public Works - Mr. Cummings stated he had no objection to the plans.

Fire Department - Mr. Langston stated he had no objection.

Staff Report –

Ms. Seewer explained that the Comprehensive Plan designation changed the designation from County residential which allowed commercial uses to City commercial which did not allow residential. Ms. Seewer stated that if the Commission looked at the overall picture, there had been a restaurant that served alcoholic beverages, a dry dock marina with offices to operate the dry dock and a convenience store with gasoline pumps; therefore, none of the services going in were different from what was there now with the exception of additional office space, adding banquet facilities and a specialized take-out area. Ms. Seewer advised that basically the uses were the same. She advised further that City commercial was consistent with County residential but the City could prevent more residential in those areas where it was stated in the Comprehensive Plan to keep density low in first priority hurricane evacuation areas. She advised that the Land Use designation was PDP to assure a more in-depth review of any development. Moreover, it required Planning Commission and City Council approvals. Ms. Seewer stated that through the proposed PDP, services would be available to the property and dilapidated and intrusive structures on the

site would be removed. She remarked that it was a thoughtful and well designed plan. Ms. Seewer advised that staff recommended approval with the following stipulations:

1. Exotic species such as Australian Pines and Brazilian Pepper Trees will be removed from the site as required by SWFWMD.
2. All existing mangrove areas along the southernmost shoreline will remain undisturbed and be preserved in perpetuity.
3. Parking spaces may be relocated subject to dumpster pickup area verification.
4. A landscape easement consistent with this PDP approval shall be entered into with the adjoining eastern property owner. Applicant shall maintain the landscape easement.
5. Applicant and eastern adjoining property owner shall enter into an access easement agreement, which allows pedestrian and fire access to the commercial site.
6. Applicant and the City shall investigate the Clean Marine Initiative Program.

Responding to an inquiry by the Chair, Ms. Seewer advised that she would add the word "vehicular" after the word "pedestrian" in stipulation #5.

Ms. Gaufillet moved, with a second by Mr. Prewitt, to approve CP.05.0011. Motion carried unanimously. (Mr. Thompson had returned and Mr. Cohenour voted in place of Mr. Yearick who was not present for the vote.)

Ms. Gaufillet moved, with a second by Mr. Prewitt, to approve LU.05.0019. Motion carried unanimously. (Mr. Cohenour voted in place of Mr. Yearick who was not present for the vote.)

Ms. Gaufillet moved to approve PR.05.0019 with the stipulations as read by staff with the following changes: #1 as presented with the additional requirement for ongoing maintenance of exotic species, not just during time of construction, stipulation 4 after the words "adjoining eastern property owner" adding the words "prior to the first CO", stipulation 5 add "vehicular" after "pedestrian"; add new stipulation 7 requiring that the landscaping be installed in conformance with the landscape plans entered into the record.

The Chair inquired whether that stipulation was agreeable with Mr. Walters.

Mr. Walters stated that he was in agreement but would like the stipulation to allow that the landscape plan be equal to or greater than presented so that they had the opportunity to enhance the landscape plan if possible.

Ms. Gaufillet agreed to the change. Mr. Barnhill seconded the motion and the motion carried unanimously. (Mr. Cohenour voted in place of Mr. Yearick who was not present for the vote.)

SU.05.0017 WARD 5 NEIGHBORHOOD 1.03/1.04 MM

Request of Community Coalition on Homelessness Corp. and Our Daily Bread, agents, for Harry Bakker, owner, for social services, health clinic and food service located at 701 17th Avenue West (Zoned C3).

Ms. Seewer read the request.

Patricia Petruff, attorney, 1111 3rd Avenue West, Suite 300, presented the request for the co-applicants, Homeless Coalition and Our Daily Bread. Ms. Petruff advised that this request was for a one stop resource center to address the problems of the homeless in Manatee County. She addressed concerns which were in the City's staff report concerning signage and revised dumpster detail. She advised that they have eliminated the parking on 18th Avenue West because of the

conflict with the loading zone and deliveries to the property. Ms. Petruff advised that the parking would be reduced to the 28 spaces requested by staff. She stated that security and protocol on how to handle security situations would be addressed. She stated that there were some inadequacies of what the Police Department wanted but that they had no problem working with the Police Department to satisfy its needs.

Erica Maroonic, project planner from WilsonMiller, presented a revised site plan for the One Stop Services Center and addressed the interior of the building.

Max Lasseter, architect, pointed out certain features of the plan including square footages and outside areas.

Ms. Petruff requested that the Planning Commission move this project forward to City Council because different agencies have contracts. Questions of the Commission Members were answered by Ms. Petruff.

Public Hearing:

The Chair opened the Public Hearing for those wishing to speak in favor.

Patrick Roff, 602 Virginia Avenue, stated that he felt the plans were great and important for revitalization of the area.

Michael Chuldras, Coordinator for Open Door, was sworn by Mrs. Mitchell. Ms. Chuldras spoke about her own life experiences being a homeless person and how important this project was for Manatee County.

Rita Dralus, 5536 37th Street East, Co-chairman of Our Daily Bread, was sworn in by Mrs. Mitchell. She then discussed the important work of Our Daily Bread in serving families of poverty, and she expressed appreciation to the Commission for its approval of this Center.

Joan Perry, 507 74th Street, Holmes Beach, stated that she strongly supported this facility. She stated that she worked with the homeless as a counselor. She stated that more facilities were needed and she requested that the Commission push this project forward to City Council.

Mary Rojas, 315 25th Street West, stated that she had worked in social services and felt very encouraged by this proposal. She stated that it was a very positive solution for the homeless problem. She stated that it was a tremendous partnership with the City, the County, religious groups and nonprofit agencies. She stated it was a sensible approach from a planning perspective and from a human perspective.

The Chair then opened the Public Hearing for those wishing to speak in opposition.

Stanley Thompson advised that he owned a business at that location, First Auto Sales, 1827 9th Street West. He expressed concern about vandalism and car theft and said he saw this project as a huge setback for his business. Mr. Thompson further expressed concern regarding transients coming into the area for a free meal or other services, the facility being closed and those individuals remaining in the area. He advised that he worried that these people would end up at his property. Mr. Thompson stated that he had 150 vehicles within a block which was a sizeable investment and he visualized this Center as a potential problem.

Raymond Felski, owner of Rayco Electric, stated that he owned his business plus three other properties within the block and he expressed concern that a 14th Street problem was being moved into his neighborhood. He stated that he was worried about the safety of his 90 employees and their property as well as his 56 trucks. Mr. Felski stated that he had been trying to bring the neighborhood up and he worried about these people sleeping in the bushes, finding bottles and drugs and other trash in the neighborhood. He queried where these people would go after the Center was closed.

Tom Jones, 705 17th Avenue West, stated that his property was right next door to the proposed Center. He advised that he had found people sleeping in his backyard now and there was nothing there. He said there had been trash all over the place and this would not make it any better.

There being no further individuals to speak, the Chair closed the Public Hearing.

Adell Erozer, Executive Director for the Community Coalition on Homelessness, addressed the two populations of homelessness: the visible and the invisible. She advised that there were 2,865 children identified as homeless and all have someone living with them. She commented that these were families who were in crisis. She spoke about the people living with family, in hotels, the chronic homeless with mental health and drug addictions who could not find a place to rent within their budget. She explained that this was a huge issue which was only getting worse. Ms. Erozer said she understood the concerns but these people were already causing some of those problems. She requested that these people have a place to go to link them to services so that could get help. Ms. Erozer said they were looking to be good neighbors and the proposal was a good option for the City and the residents in the area.

Mr. McLachlan stated that most problems relating to the site plan were minor and the revised site plan took care of those issues. He stated he regretted that he did not have the opportunity to see the revised site plan prior to this meeting to review the changes. Mr. McLachlan stated that with regard to the operational issues they were proposing handling those by a stipulation with the Police Department to get its approval prior to occupying the building and he had no problem with that solution. Mr. McLachlan stated that he would like the Police Department to weigh in on this issue to provide its perspective.

Mr. Barnhill inquired how much time they had with the owner in getting these approvals.

Ms. Erozer stated that the contract they were under had a due diligence period which was over November 23 but it did allow for extensions. She stated that they were waiting for word from the owner whether he would extend the period for thirty days.

Mr. Barnhill noted that the applicants were under the gun with City Council, and Ms. Erozer responded affirmatively.

Officer Linda Stoops advised that she had been trained in crime prevention through environmental design. She stated that the security issues have been addressed; however, she noted that an eight foot concrete block outside courtyard waiting area was not a good design because the police could not see into the courtyard.

Ms. Petruff stated that they had no problem working out the design to satisfy that security measures and emergency access issues were met. Ms. Petruff stated that they were working through the design to make it appropriate.

Further discussion took place and questions of the Commission were answered.

Public Works- Mr. Cummings stated that he had no objections to the plan and was willing to work to resolve any issues.

Fire Department- Fire Marshal Langston stated that he had no objections because he had been working with the applicants in the past months.

Police Department- The Chair asked Police Chief Michael Radzilowski whether he saw this Center as decreasing the vagrancy because people have a place to go or whether there would still be vagrants on the outside.

Chief Radzilowski stated it was his professional opinion from having dealt with this type problem in another city that whether the problems were on 14th Street or whether they would be on 9th Street, they would be out there for him to deal with. He stated that if a larger facility was built, they would come. Chief Radzilowski stated that the police problem was when they filter into the neighborhood. He commented that if the facility was on 9th Street, there would be a problem a few blocks from the facility. He stated that his concern would be whether he would now have a crime problem on 9th Street for two or three blocks and 14th Street for two or three blocks but he could only hope for the best. Chief Radzilowski said he liked the one stop shop but he would like to see a complete shop including a sleeping component.

Staff Report- Mr. McLachlan recommended approval with the following stipulations:

1. The use shall be conducted within the parameters of the security plan. The security plan shall be reviewed and approved by the Police Department and shall address proposed fencing.
2. There shall be no overnight accommodations provided in the building.
3. The parking shall be depicted on the revised site plan eliminating all the parking on 18th Avenue West.
4. No special event parking shall be permitted on the site.
5. The dumpsters shall be screened as required by Code and as shown on the revised site plan.
6. Fence detail shall be approved by the Police Department and Development Services prior to installation.
7. Signs shall conform to the City's Land Use requirements.
8. All required revisions shall be completed prior to proceeding to City Council for consideration.

The Chair asked whether the applicant had any problems with any of the stipulations.

Ms. Petruff stated that the stipulations were fine.

Mr. Escalante inquired why there was no children's play area with all the emphasis on homeless children.

Lee Martin, 6012 9th Avenue West, Coalition Board Member and Member of the Inter-faith Hospitality Network, was sworn by Mrs. Mitchell and answered questions regarding family issues. He advised that the children were segregated from the rest of the facility while the parents were being taken care of so that the children were protected and taken care of.

Mr. Barnhill moved, with a second by Mr. Thompson, to approve SU.05.0017 plus all the stipulations that staff has added to the proposal. Motion carried unanimously. (Mr. Cohenour voted in lieu of Mr. Yearick who was not present.)

LU.05.0018 – ALCOHOLIC BEVERAGES REVISIONS IN PDP'S RS

Request of City of Bradenton for text amendments for Alcoholic Beverages Revisions in Planned Development Projects (PDP's).

Ms. Seewer read the text amendment explaining that the change to the text of Land Use Regulation 303.A.1 was to allow the sale of alcoholic beverages in residential PDP's. Ms. Seewer advised that a request would have to go through the PDP process and come before the Planning Commission and the City Council for approval. She advised that State requirements would still have to be met. Ms. Seewer further explained that if there was an existing residential PDP that wanted to serve alcoholic beverages, it would have to be amended in order to get approval. Ms. Seewer recommended Planning Commission approval for transmittal to the City Council for adoption.

Public Hearing:

The Chair opened the Public Hearing. No one appeared to speak in favor or in opposition to the request. The Chair then closed the Public Hearing.

Fire Department- Fire Marshal Langston recommended approval.

Staff Report- Ms. Seewer stated that DDS recommended approval.

Mr. Barnhill moved, with a second by Mr. Prewitt, to approve LU.05.0018. Motion carried unanimously. (Mr. Cohenour voted in lieu of Mr. Yearick.)

The Chair called for a 15 minute break. (Mr. Prewitt left.)

REPORTS AND PRESENTATIONS

Evaluation and Appraisal Report

Mr. McLachlan advised that he had discussed the report at the workshop. He introduced Frances Chandler-Marino, from Glatting-Jackson, a community planning firm in Orlando, to formally present the report. She explained that the firm had been retained by the City to support the planning staff and the Comprehensive Plan Review Committee (CPRC) that had been reviewing the City's Comprehensive Plan. Ms. Chandler-Marino addressed the following eight major issues which were identified by the staff and Committee: (1) annexation, (2) neighborhood revitalization, (3) compatibility, (4) affordable housing/workforce housing, (5) transportation system management, (6) transportation connections and enhancements, (7) redevelopment corridors/areas, and (8) downtown repositioning. Ms. Chandler-Marino answered questions of the Commission Members.

Public Hearing:

The Chair opened the Public Hearing for those who wished to speak in favor.

Patrick Roth, 602 Virginia Drive, stated that he served on the Committee and it had been a real pleasure to do so.

The Chair opened the Public Hearing for those who wished to speak in opposition. No one appeared and the Chair then closed the Public Hearing.

Mr. McLachlan recommended approval of the draft Evaluation and Appraisal Report.

Ms. Gaufillet moved, with a second by Mr. Thompson, to approve the draft report. Motion carried unanimously with Messrs. Yearick and Prewitt not present.

Adjournment

Ms. Barnhill moved to adjourn the meeting at 5:45 p.m. Motion carried unanimously.

Diane Barcus
Chairman

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.

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