

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
JUNE 16, 2010**

The Planning Commission met in the City of Bradenton Council Chamber, 101 Old Main Street, Bradenton, Florida on June 16, 2010 at 2:02 p.m.

Present:

Planning Commissioners: Jason Taylor, Chair; Adam Buskirk, Vice-Chair; Diane Barcus, Peter Keenan, Joseph Thompson, Richard Whetstone

City Staff: Thomas Cookingham-Assistant Director; Ruth Seewer- Development Review Manager; Karen Aihara-Executive Planning Administrator; Arlan Cummings-Public Works; Kenneth Langston-Fire Marshal

Absent:

City Staff: Tim Polk- Planning Director;

Planning Commissioners: Allen Yearick, Allen Prewitt, Gregg Guinta (alternate), O.M. Griffith (alternate)

REGULAR MEETING

Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:02 p.m.

- All items considered today, with the exception of variances, will be heard by City Council on July 21, 2010.
- The Pledge of Allegiance was recited.
- Approval of Minutes – Mr. Thompson made a motion to approve the June 16, 2010 meeting minutes as presented, second by Mr. Whetstone. Minutes approved and carried, 6-0.
- Ms. Aihara swore in all those wishing to speak before the Commission.

NEW BUSINESS

SU.10.0076 WARD 4 NEIGHBORHOOD 20.04 RS

Request of Grimes Goebel et al, agent for Bacon, Bennett & Kezar, owners; for a Special Use to allow an Adult Living Facility at 1015 57th Street East (zoning SCC, Suburban Commercial Corridor).

Ms. Seewer read the request and corrected to remove Bacon from request.

Mr. Caleb Grimes, Grimes Goebel, representing Mr. Bennett and Mr. Kezar gave an overview and history of the property. Mr. Grimes has no objections to the stipulations, but may want to discuss stipulation #3 if the fencing may be replaced with additional landscaping. Mr. Grimes requests approval to City Council.

Commission Questions:

- Mr. Buskirk confirmed that there is no parking on the boulevard road, updated on 5/24/10 plan.
- Mr. Whetstone confirmed Mr. Grimes' comments about additional landscaping in lieu of fencing with approval of the Planning & Community Development Director. Ms. Seewer stated that the fencing or additional landscaping would buffer the noise and lighting of the delivery and sanitation truck area from the neighboring property.
- Ms. Barcus confirmed that Phase 1 is on the eastern side the property; and would make

Phase 2 less disruptive. Ms. Barcus questioned type of business. Mr. Grimes confirmed that the building will be assisted living with their own rooms with meals served, not a nursing home. Group care is a general term for 7 or more people under the same roof. This facility will not be independent living; residents will typically not have their own cars.

- Mr. Taylor questioned the two sanitation areas and emergency vehicle entrance. Mr. Grimes will check with their engineer and stated that emergency vehicles would not arrive with lights or sirens and he would confirm location at facility.

Public Hearing: No one appeared in opposition or in favor.

General question from Bill Knecht, 5815 13th Avenue East. His property is south of proposed project and he would like to see adequate landscaping and/or fencing to provide sound and light buffering. Most of the landscaping will be north of the swale; hedge on south side of swale should not impede water flow. Landscape plan will be reviewed for enhancements. Lake will be SFWMD permitted. Public hearing was closed.

Public Works: Worked out major challenges with this project. Take note of Stipulation #6. Utilities will be privately maintained and it will be a master metered property.

Fire: No objections.

Staff Recommendation: Ms. Seewer stated that staff recommends **APPROVAL** with the amended 10 stipulations:

1. The plan submitted and identified as "City of Bradenton Exhibit F" dated May 24, 2010 is the approved plan.
2. Prior to land clearing and issuance of a site improvement permit, all trees to be removed in the development area will be marked and inspected by Planning and Community Development Staff in order to determine type, size and number for removal. Trees scheduled for removal will be replaced in accordance with the Land Use Regulations by planting or payment in lieu of planting.
3. Install approximately 500 feet of solid fencing or other opaque buffer on the south side to block off the service and parking areas.
4. Trees on the south side from the front face of the Phase 2 building to the rear face of the Phase 1 building will be a minimum of 4 inch dbh, planted 50 feet on center, along with understory trees or shrubs, minimum 5 feet in height and a continuous hedge minimum of 3 feet in height. The hedge may be omitted in the fenced area.
5. A revised landscape plan will be submitted with the site improvement permit application.
6. Utility design will take into consideration future development on the subject property, including the property to the north. This will be required at the site improvement phase of development, and subject to the approval of the Public Works Department.
7. Any future construction proposed on the parcel will be approved only through the Subdivision or Planned Development Project process, which will allow multiple uses and structures with proper design mechanisms.
8. Prior to any future development approval, an updated wetland jurisdictional survey will be submitted, or documentation by state authorities will be submitted specifying that an update is not required.
9. If any endangered or threatened species listed in Rule 39-27.003 through 39.27-005 of the Florida Administrative Code are observed frequenting the site for nesting or breeding purposes, appropriate mitigation and/or protection measures will be taken, with immediate notification provided to the PCD.
10. The architectural design and features of the proposed buildings shall be consistent with the rendering submitted and identified as City of Bradenton Exhibit J, or otherwise approved by the Planning and Community Development Director prior to construction.

Planning Commission Action: APPROVED

Ms. Barcus made a motion to approve SU.10.0076 with the stipulations as amended. Mr. Thompson seconded the motion. Vote 6-0 in approval. Motion carried.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR: No report today.

ADJOURNMENT

Mr. Whetstone made motion to adjourn, second by Ms. Barcus, 6-0 in approval.
Next meeting is on Monday, July 19. Meeting adjourned at 2:55 p.m.

Jason Taylor, 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 WHICH THE APPEAL IS TO BE BASE