

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

The Planning Commission met in the City of Bradenton Council Chamber, 101 Old Main Street, Bradenton, Florida on August 16, 2010 at 2:00 p.m.

**Present:**

**Planning Commission Members:** Jason Taylor, Chair; Diane Barcus, Joseph Thompson, Richard Whetstone, Peter Keenan, Allen Yearick

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

**Absent:**

**Planning Commission Members:** Adam Buskirk, Allen Prewitt, Gregg Guinta (alternate), O.M. Griffith (alternate)

**REGULAR MEETING**

Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:03 p.m.

- All items considered today, with the exception of variances, will be heard by City Council on September 8, 2010, 8:30 a.m.
- The Pledge of Allegiance was recited.
- Ms. Aihara swore in all those wishing to speak before the Commission.
- Approval of Minutes – Mr. Yearick made a motion to approve the July 19, 2010 meeting minutes as presented, second by Mr. Thompson. Minutes approved 6-0.

**NEW BUSINESS**

**SU.10.0081 Ward 5 Neighborhood 1.03 RS**

Request of George Hoagland, agent for Joseph Iacuone, owner for special use approval to operate an automotive repair facility in addition to automotive sales for the property located at 2212 1st Street West zoned UCC (Urban Commercial Corridor).

Ms. Seewer read the request. Charles J. Shields, 1004 Casabella Drive and manager at Red Hoagland, gave an overview of the project.

**Commission Questions/Comments:**

- Mr. Keenan asked about landscaping improvements. Mr. Shields stated trees were trimmed and mulched beds as needed. Employee parking on north and south sides of lot for approximately 15 cars.
- Ms. Barcus expressed concern that siding material looks like roofing material. Mr. Shields stated that this same material was used at another Hoagland property. Edges of siding material have been covered to prevent injury. Planning to paint, but delayed until after this meeting. The addition has two bays with lifts and one bay for storage or light maintenance with no lift. Paint color to be determined.
- Mr. Yearick asked if paint will improve appearance and is this material allowable. Structural engineering certification has been received by the City of Bradenton.
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- Mr. Taylor asked about storage of vehicles for repair. Mr. Shields stated that all repairs are “light” maintenance work and should not be stored overnight unless waiting for customer pickup or a part to come in. Mr. Hoagland does not like a messy lot and there are no plans for expansion.

**Public Works/Fire:** No objections.

**Public Hearing:** No one appeared in opposition or in favor. Public hearing was closed.

**Staff Recommendation:** APPROVAL with the following stipulations:

1. Exterior landscape buffers will be brought up to code, with installation of a tree every 50 feet and a continuous hedge along the public rights-of-way. The specific plan will be subject to approval of the PCD Director.
2. The wood fencing along the west property line will be maintained for buffering from the residential properties.
3. The “proposed building” identified on the plan is subject to building permit approval by the Fire Department and the Planning and Community Development Department.
4. Hours of operation are Monday through Friday, 7:30 a.m. to 5:00 p.m.
5. All automotive repair will be done within the enclosed building(s).
6. Exterior finish color shall be approved by the PCD Director.

**Additional Questions/Comments:**

- Ms. Barcus asked about flammable chemicals, do fire codes need to be met? Fire Marshal stated that fire separation has been met for the accessory building.
- Mr. Polk stated that the site is monitored by Code Enforcement to ensure stipulations are met and tied into the CO for the building.
- Ms. Seewer stated that signage will not exceed the maximum allowed, regardless of the size of wall, limited to maximum which was granted.

**Planning Commission Action: APPROVED**

Ms. Barcus made a motion to approve SU.10.0081 with the additional stipulation #6. Mr. Thompson seconded the motion, vote 5-1, motion carried. Barcus opposed.

### **LU.10.0047 RS**

Request of the City of Bradenton for text amendments to the Land Use Regulations relating to special and permitted uses, setbacks, building height, Village of the Arts, multiple buildings, signs, and Public Art.

Ms. Seewer read the request, reviewed and answered questions regarding the executive overview of the Land Use Regulation changes.

**Questions/Comments:**

- Mr. Polk explained that many of the changes will be part of the Form-Based Code.
- Ms. Barcus wants to new green garbage can, suggested she call Public Works.

**Public Hearing:** Ann Wykell, Public Art Coordinator, DDA spoke and distributed memo on public art to Planning Commission. Mr. Polk plans to vet through the Form-Based Code process with input from the development and business communities. Public hearing was closed.

**Planning Commission Action: APPROVED**

Ms. Barcus made a motion to approve LU.10.0047 for text amendments to the Land Use Regulations with Scribner’s errors to be determined. Mr. Yearick seconded the motion. Vote 6-0 in approval.

## **REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

- The Form-Based Code (FBC) contract with Dover Kohl & Partners will be brought before the City Council for approval this Wednesday morning. The FBC kick-off will take place on September 24-28 and will include review and analysis, public planning workshop, and meetings with stakeholders. The timeline is nine months to one year for FBC completion, including public hearings and approval by Planning Commission and City Council. FBC budget is not to exceed \$200K with approved funding from CRAs and DDA. FBC integration into Land Use Regulations is to be determined at this point. Mr. Taylor asked staff to send invites to the commissioners and for the commissioners to be involved in the FBC process.

## **ADJOURNMENT**

Motion to adjourn by Mr. Yearick, second by Mr. Whetstone, approved 6-0. Meeting adjourned at 3:15 p.m.

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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