

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
JANUARY 18, 2012**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on January 18, 2012 at 2:30 p.m.

**Present:**

**Planning Commission Members:** Jason Taylor, Chair; Adam Buskirk, Vice Chair; Diane Barcus, Allen Yearick, Peter Keenan, Allen Prewitt, Richard Whetstone (alternate)

**City Staff:** Tim Polk- Planning Director; Brady Woods-Development Review Manager; Arlan Cummings-Public Works; Kenneth Langston-Fire Marshal; Karen Aihara-Executive Planning Administrator

**Absent:**

**Planning Commission Members:** Joseph Thompson, O.M. Griffith (alternate), Gregg Guinta (alternate)

**REGULAR MEETING**

- Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:28 p.m.
- Approval of Minutes – Ms. Barcus made a motion to approve the December 12, 2011 meeting minutes as amended, second by Mr. Thompson, approved 7-0.
- Election of Officers - Nomination and second for Mr. Taylor to continue as Chair, approved 7-0. Nominations and seconds for Mr. Yearick and Mr. Buskirk as Vice Chair, Mr. Buskirk approved 7-0. 2012 Chair is Mr. Taylor and 2012 Vice Chair is Mr. Buskirk.
- Ms. Aihara swore in all those wishing to speak before the Commission.

**BUSINESS**

**LU.12.0050 PUBLIC HEARING – REMOVED FROM AGENDA due to Florida State Floodplain Changes.** Request of the City of Bradenton to amend the City of Bradenton Land Use regulations to include text changes pertaining to floodplains and special flood hazard area requirements.

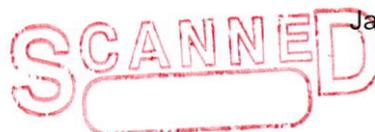
**SU.11.0093 WARD 5 NEIGHBORHOOD 7.03 BMW**

Request of Luis Tabares, agent, for Harry Bakker, owner, for special use approval for a used car sales lot to be located at 704 Manatee Avenue East (zoned T5).

Mr. Woods read the request. Chester Scott, 411 133<sup>rd</sup> St East, Bradenton, partner in Studio x2 Architects and adjacent property owner gave an overview of this request.

**Commissioner/Staff Questions/Comments:**

- Ms. Barcus asked if cars on the lot are on consignment or automotive repairs not picked up. Mr. Scott replied that the cars are owned by Auto Clinic for resale, it is a side business to the car repair business.
- Mr. Taylor asked about the handicapped parking. Mr. Scott responded that the auto sales will be on south side of building with a handicapped parking space and ramp. Inside the building, the bathroom will be renovated to be handicapped accessible. Signage will indicate location of handicapped accessible entry.



- Mr. Cummings asked about existing parking spaces on the east side of building. Mr. Scott stated that there are five (5) bumpers against east side of building, stripes are faded. Mr. Cummings stated that Public Works may retain the right to relocate the dumpster if it becomes a burden to access the dumpster on south side of property. Mr. Scott stated that the dumpster can be slid over ten (10) feet for alignment if necessary. Mr. Cummings stated that Public Works is acceptable to that plan. The handicapped space in front of the building will be removed.

**Public Hearing:**

- No one appeared for or against. Public Hearing was closed.

**Public Works/Fire:**

- Public Works has no objections.
- Fire asked if this is the same business, not two separate businesses. Mr. Scott said that is correct, the Auto Clinic will also sell the cars. One business, one owner, one name. Fire Marshal Langston said that stipulation #2 can be removed.

**Staff Recommendation:**

Mr. Woods said staff recommendation is for **APPROVAL** with no stipulations.

**Commissioner Questions/Comments:**

- Mr. Taylor asked if Mr. Scott was aware of the police department recommendation for a security fence on the perimeter. Mr. Scott stated that no cars will be left outside overnight, twelve cars can be moved off the lot each night.
- Mr. Taylor asked if any cars will be kept overnight for extended repairs? Mr. Scott stated that there is no anticipation that any cars will be left outside. Mr. Woods will supply Police Department contact name to Mr. Scott.
- Mr. Buskirk asked if there are any legal issues if the business decides to split into two businesses. Mr. Scott stated that he is not aware of any potential split; it is a family-run business with repair and car sales. Fire Marshal Langston stated that he asked if there were two tenants, because the fire code and building code are different for tenant separation. Does the City need a stipulation that the building is for two tenants? Discussion followed. Stipulation will be added.

**PLANNING COMMISSION RECOMMENDATION: Motion by Mr. Buskirk for APPROVAL** with the following stipulation:

1. If business ownership is transferred to an entity outside of current owner/family/tenant, the building shall be brought up to all current codes.  
Second by Mr. Yearick. Motion approved 7-0.

**LU.11.0049 PUBLIC HEARING (CONTINUED)** - Request of the City of Bradenton for Amendments to the City of Bradenton Form-Based Code to include minor text amendments pertaining to signage standards, fence standards, marina facility requirements.

**PUBLIC HEARING:**

- Grant Vosburg, Robson Corporation, 3311 Florida Blvd, Bradenton, is in total agreement and support of proposed changes. Thank you to Mr. Polk and Mr. Woods for inclusion in the process.
- Ben Bakker, McGee Sign Service, 2316 55<sup>th</sup> Avenue West, endorses the current version as stated. Meeting last week reviewed code with sign companies. Mr. Bakker wanted to clarify the wording 4.12.3 (a) "Backlighting (or haloing) with florescent white light for signs that use singular opaque characters is allowed." The singular opaque characters are commonly called channel lighting. Mr.

Bakker would like to reword to: "Backlighting or haloing with LED white light for signs that use singular opaque characters is allowed." Fully endorse and thank the City of Bradenton for their cooperation and our inclusion in the process.

- Public Hearing was closed.

**Public Works/Fire:**

Public Works and Fire have no objections.

**Staff Recommendation:**

Mr. Woods said staff recommendation is for **APPROVAL** based on the findings of staff.

**Commissioner Questions/Comments:**

- Mr. Taylor stated that during workshop there was discussion regarding meeting held with Scott Tibbetts, Manatee Landings regarding the marina text amendment. Staff has been unable to contact Mr. Miller, Twin Dolphin Marina to date.
- Mr. Taylor commended the Staff and all parties for working together on the text amendments.

**PLANNING COMMISSION RECOMMENDATION:** Motion by Ms. Barcus for **APPROVAL**, second by Mr. Prewitt, approved 7-0.

**Commissioner Question:**

- Ms. Barcus asked about Riverwalk boat day docks, does it fall under Marina FBC standards? Mr. Polk stated that the Riverwalk will be grandfathered in, it is coded, but not under Form-Based Code. It is a day dock, not a marina.

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

- Name badges have been ordered for Tree & Land Preservation Board, and Mr. Polk also ordered for the Planning Commission, to be distributed at next meeting.
- Revenge of the Electric Car was shown at Burns Court, Sarasota and sponsored by City of Bradenton. Electric vehicles were on display. City has eight charging stations installed in downtown district and solar panels on roof. Looking at retro-fitting the city garage lighting to LEDs and improve the signage.
- The text amendment meetings were well received and Mr. Polk plans to contact Hugh Miller, Twin Dolphin Marina again before City Council meeting.
- Ms. Barcus asked that code enforcement check the Bradenton Christian School sign for code compliance.
- Mr. Taylor commented that Village Green Parkway 7-11 is entirely lit with LED lighting.
- Ms. Barcus stated that people holding/waving/spinning signs along roadways are distracting and should not be allowed in the City. Mr. Polk will discuss with Mr. Lisch.
- Mr. Yearick acknowledged the New Year and looks forward to new projects. Mr. Polk stated that some dormant PDPs are restarting including Magnolia Lakes and a 55+ adult housing subdivision. The urban format grocery store will be started at 1<sup>st</sup> and 13<sup>th</sup> Avenue site under form-based code.
- CCRA Executive Director, Sherod Halliburton has resigned effective February 2<sup>nd</sup>. Search will start for a new Executive Director.
- Suncoast Community Capital announcement today to receive a major grant from the Kaufman Foundation. Mike Kennedy is Executive Director of Suncoast and they work with small businesses to incubate and grow their businesses. Mr. Yearick worked with Kaufman Foundation in Kansas City and gave an overview of their business model.

- Mr. Yearick asked if building applications will include 'green' aspects of future projects to address and create ongoing awareness. Mr. Polk stated that meetings to address 'green' awareness are in progress. Form-based code addresses sustainability standards, but looking at how to be 'green' without the LEED certification. Mr. Taylor talked about 'green' incentives for promoting 'green' building, one option is incentivization. LEED adds 2-7% of construction costs. Looking at a City incentive checklist for low hanging fruit, middle hanging fruit, and stretches. Next steps include stakeholder and community involvement. Sustainability will be an ongoing topic.
- The internet café article today, considering banning internet cafes.

**February 15<sup>th</sup> Planning Commission is cancelled.**

**ADJOURNMENT**

Motion to adjourn by Mr. Yearick, second by Mr. Prewitt, meeting adjourned at 3:37 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 BASED.