

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 19, 2014**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on February 19, 2014 at 2:00 p.m.

Present:

Planning Commission Members: Adam Buskirk-Chair, Darin Autrey, Ben Bakker, Diane Barcus, Peter Keenan, Joseph Thompson, Richard Whetstone

City Staff: Tim Polk- Planning Director; Brady Woods-Development Services Manager; Arlan Cummings-Public Works; Tatiana Gonzalez-GIS/Planner; Karen Aihara-Executive Planning Administrator; Officer Camacho-Police

Absent:

Planning Commission Members: Steve Kastner and O.M. Griffith (alternates)

Staff: Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Buskirk at 2:01 p.m.
- Pledge of Allegiance was led by Mr. Buskirk.
- Approval of Minutes – Mr. Bakker made a motion to approve the January 15, 2013 meeting minutes, second by Mr. Autrey, approved 7-0.
- Speakers were sworn in by Ms. Aihara.
- Today's agenda items will be heard at City Council Meeting on February 26 at 6:00 p.m.

NEW BUSINESS

CP.13.00031 WARD 4 NEIGHBORHOOD 20.03

Request of David Goree, agent for Belleair Development Group, owner, for a Future Land Use Map Amendment from County RES-6 to City SCC at 4465 State Road 64 East.

LU.13.00054 WARD 4 NEIGHBORHOOD 20.03

Request of David Goree, agent for Belleair Development Group, owner, for a Zoning Map Amendment from County RSF-6 to City SCC at 4465 State Road 64 East.

Mr. Woods introduced the two requests, staff presentations, staff evaluations and recommendations.

Planning Commission Questions/Comments to Staff:

- Ms. Barcus asked if the new building will straddle the two lot parcel. Mr. Woods confirmed.
- Mr. Buskirk asked about the curb cut. Mr. Woods stated that the applicant requested a wider curb cut on SR64 and this is one of the reasons for the purchase and annexation of the .39 acre lot as noted in the staff report.

Planning Commission Questions to the Applicant: No additional comments or questions.

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

Staff Recommendations:

- **Public Works/Police:** No objections.
- **Planning Staff:** Recommends APPROVAL of CP.13.00031 and LU.13.00054, two separate motions will need to be made.

PLANNING COMMISSION RECOMMENDATIONS:

Motion to APPROVE CP.13.00031 passed 7-0 (Barcus/Whetstone).

Motion to APPROVE LU.13.00054 passed 7-0 (Whetstone/Barcus).

SA.13.00026 WARD 5 NEIGHBORHOOD 1.05

Request of Mary Lasseter, agent for 26th Avenue West LLC, owner, for a Special Use Amendment to establish an Auto Repair facility at 109 26th Avenue West (zoned UCC) with three stipulations:

1. Hours of operation for Auto Repair Facility will be consistent with existing Auto Sales Center.
2. Provide exterior lighting at rear of building for security.
3. Other uses within the building will be ancillary to the Automotive Repair Facility.

Mr. Woods introduced the staff presentation, evaluation, recommendation and three stipulations.

Planning Commission Questions/Comments to Staff:

- Mr. Buskirk clarified stipulation #1, the hours of operation. Mr. Woods stated that they have the *ability* to be open when the auto sales is open.

Planning Commission Questions to the Applicant: No additional comments or questions.

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

Staff Recommendations:

- **Public Works/Police:** No objections.
- **Planning Staff:** Recommends APPROVAL of request SA.13.00026 with the three stipulations as noted.

PLANNING COMMISSION RECOMMENDATION:

Motion to APPROVE SA.13.00026 passed 7-0 (Bakker/Barcus).

AB.14.00030 WARD 3 NEIGHBORHOOD 1.01

Request of Widewater Bradenton LLC, owner, for a 2COP Alcohol Beverage License to allow on premise alcohol consumption at 309 10th Street West (zoned T6-Urban Core) with stipulations:

1. Series 2-COP license to allow for on premise consumption of beer and wine only, and in sealed containers for package sales.
2. Sign must be posted stating that alcohol consumption is on premises only.
3. Point of sale for alcohol will take place in the lobby area only.

Ms. Gonzalez introduced the staff presentation, evaluation, recommendation, and stipulations.

Planning Commission Questions/Comments:

- Mr. Bakker asked if Courtyard by Marriott has a 2COP. Mr. Polk said he doesn't think Courtyard has a 2COP. What is the deterrent for minors to steal alcohol? Ms. Gonzalez stated that there is one only access to the Sweet Shop and coolers which is walking past the registration desk; and the applicant can give further explanation.
- Ms. Barcus asked that if the 2COP is for packages sales, can they take off premises. Mr. Woods explained that the package sales allow for sales, but 2COP allows for purchase and consumption on premises or can purchase and/or take off property.

- Mr. Buskirk asked if all alcohol sales will take place in the lobby, is there room service? Ms. Gonzalez stated that there is no room service.

Planning Commission Questions to the Applicant:

Mr. Spurgeon Nesbett, 309 10th Street West, representing Widewaters Bradenton LLC answered Commissioners' questions:

- Mr. Bakker asked about the plan to monitor the Sweet Shop. Mr. Nesbett stated there is a good view of Sweet Shop from front desk and it is closely monitored especially when minors are present. The lobby has cameras.
- Mr. Buskirk asked if the cooler was unlocked. Mr. Nesbett said, yes, it is unlocked.
- Ms. Barcus commented that with this 2COP that meetings or functions can now serve and consume beer and wine on the premises.
- Mr. Buskirk commented that he would like to see local wares available. Mr. Nesbett said it is in the plan.

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

Staff Recommendations:

- **Public Works/Police:** No objections.
- **Planning Staff:** Recommends APPROVAL of AB.14.00030 with three stipulations as noted.

PLANNING COMMISSION RECOMMENDATION:

Motion to APPROVE AB.14.00030 passed 7-0 (Barcus/Autrey).

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- River Song apartments are underway.
- Riveria Southshore in Old Manatee Village is in negotiations with Wells Fargo Bank. This area is in form-based code zoned T4R or T4O, will be market driven.
- The Villages at Glen Creek, near Matzke and Mixon Farms are coming back with 1300 housing units and varied lot sizes. The Villages are expected to come before the Planning Commission and City Council to amend their PDP.
- The Rogers Plaza grocery store is in negotiations with lender and in underwriting.
- First Street is a very active redevelopment corridor with new Wawa, Racetrac, etc.
- Mr. Cummings stated that FDOT on SR64 is supposed to be completed by the end of March.
- Popi's Restaurant site will be converted to a parking lot after spring training season.

PLANNING COMMISSION NEW ELECTRONIC PROCESS

Mr. Buskirk stated that after a two month trial, the process is not working as expected per Commissioners' comments. Staff has noted their comments and concerns. Mr. Polk stated that future large scale plans will be distributed for proper vetting.

ADJOURNMENT - Motion to adjourn by Ms. Barcus at 3:11 p.m.



Adam Buskirk, Chairman

NOTE: This is not a verbatim record. An audio CD or DVD recording of the meeting is available for a fee upon request.