

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
FEBRUARY 20, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on February 20, 2013 at 2:00 p.m.

Present:

Planning Commission Members: Jason Taylor-Chair, Adam Buskirk, Diane Barcus, Peter Keenan, Joseph Thompson, Ben Bakker, Steve Kastner, Richard Whetstone (alternate)

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

Guest: Maria Moreno, Lakewood Ranch High School student

Absent:

Alternate Planning Commission Members: Greg Guinta, O.M. Griffith.

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:00 p.m.
- Pledge of Allegiance was led by Mr. Kastner.
- Ms. Aihara swore in all those wishing to speak before the Commission.
- Chair introduced Ms. Maria Moreno as a non-voting participant and Mr. Taylor's job shadow from Lakewood Ranch High School. Mr. Whetstone is seated, but not voting today.
- Approval of Minutes – Ms. Barcus made a motion to approve the January 16, 2013 meeting minutes, second by Mr. Thompson, approved 7-0 with one correction.
- Election of Officers continued from January meeting – Ms. Barcus nominated Mr. Buskirk for 2013 Vice Chair, Mr. Thompson made a motion to close the nominations. Vote was unanimous by acclamation. Officers for 2013: Mr. Taylor, Chair and Mr. Buskirk, Vice Chair.

NEW BUSINESS

SU.12.00100 WARD 2 NEIGHBORHOOD 1.01 BMW

Request of Matt Coates, agent for John DeLesline, owner, for special use approval of a lounge located at 436 12th Street West (zoned T5).

AB.13.00024 WARD 2 NEIGHBORHOOD 1.01 BMW

Request of Matt Coates, agent for John DeLesline, owner, for a 4-COP alcohol beverage license to be used in conjunction with a lounge located at 436 12th Street West (zoned T5).

Mr. Woods read the request. Matt Coates gave an overview of the project. Planning Commission discussion is summarized due to digital court recorder equipment problem. Questions:

- Why is there only one toilet for ladies room? Plumbing was upgraded by previous tenant.
- Live music will be inside only with electric piano.
- Plan to hang a neon sign in the window, Blue Moon, an outdoor signage request would go to Architectural Review Board.

- Plan to open in May 2013.
- Mr. Bakker stated that this project makes six (6) bars and eight (8) establishments on Main Street that sell alcohol.
- Matt is working with B'towne to create a bar menu for deliveries.

Public Hearing:

- John Delesline, building owner, spoke in favor of the project.
- No one appeared in opposition.
- Public Hearing was closed.

Public Works/Fire/Police: No objections.

STAFF RECOMMENDS APPROVAL of SU.13.00100 with the following four stipulations:

1. Hours of operations: 11 am to 2 am daily.
2. No commercial cooking.
3. Outdoor seating area must be maintained and cleaned on a weekly basis.
4. Must meet all Life Safety codes and maintain minimum 6 feet clear access between building and outdoor tables/chairs on right of way.

PLANNING COMMISSION MOTION: Mr. Buskirk made a motion to **APPROVE** SU.13.00100 with the four stipulations. Second by Mr. Thompson. Vote was 6 in favor, 1 opposed-Mr. Bakker.

STAFF RECOMMENDS APPROVAL of AB.13.00024 with the following stipulations:

- Series 4-COP license to allow for on-premise consumption of beer, wine, and liquor.
- No more than four (4) tables permitted on right of way.

PLANNING COMMISSION MOTION: Mr. Buskirk made a motion to **APPROVE** AB.13.00024. Second by Mr. Thompson. Vote was 6 in favor, 1 opposed-Mr. Bakker.

PR.13.00043 WARD 4 NEIGHBORHOOD 20.04 BMW

Request of Kimley-Horn & Associates, agent for Faith United Church, owner, for Preliminary Planned Development Project approval of a convenience store and service station located at 4850 State Road 64 East (zoned PDP).

Mr. Woods read the request. Jobe Ballard, Kimley-Horn, 655 N. Franklin St, Tampa is representing Faith United Church and gave an overview of the project. There are two Thornton's in operation in Pinellas County. Owners are in agreement with Stipulation #5, #6 and #7. Stipulation #8 - FDOT is currently working on SR64 roadway. Stipulation #9 – represented an example of the masonry column fencing with vinyl panels (Exhibit O). Stipulation #10 - (shown site plan) needs to modify wording.

COMMISSIONER COMMENTS

- Ms. Barcus asked about stacking on 48th Street East, west bound. Mr. Ballard answered that Thornton's is from Louisville KY, that their gas trucks will be exiting I-75, east down SR64, then U-turn at the light for fuel delivery.
- Parking code has been met.

- Recommend hostile vegetation along property line.
- Church is designated as a “safe place”; Thornton’s also wants to be a “safe place”.
- This project has been CPTED approved.
- Mr. Woods spoke about school bus safety, enhancing bus stop location and shelter on church site.
- Mr. Taylor suggested tree screening. Confirmed that there will be a grease trap for hot dog roller, but no cooking on-site. Location of their emergency exit.

PUBLIC HEARING

Mr. Woods read into the record a letter signed by Evelyn Borsheim, the City has received 19 letters of opposition, 18 identical letters signed by different individuals.

The following fourteen (14) citizens spoke in opposition of this project. Their traffic concerns included increased traffic on 48th Street East, dangerous intersection, increased noise, left turn arrow is not long enough, red light runners, traffic stacking, U turns at the light, and accidents. Safety concerns included children’s safety, nearby school bus stop, litter, alcohol sales, and crime. This is the only entrance/exit to the 535 residents of Braden River Lakes and belief that store will lead to devaluation of their homes. There are six gas stations and convenience stores in the area. Delivery trucks’ turning radius and their use of 48th East are in question.

1. **Rebecca Noe**, 507 45th St. East, Bradenton
2. **Rita Fligiel**, 4701 6th Avenue East, Bradenton
3. **Evelyn Borsheim**, 4826 14th Avenue East, Bradenton
4. **Chuck Binkley**, 4302 14th Avenue East, Bradenton
5. **Sydney Hinton**, 703 49th St. East, Bradenton
6. **Timothy Calpin**, 4408 14th Avenue East, Bradenton
7. **Tina Jensen**, 512 44th St. Court East, Bradenton
8. **Lurline Chambers**, 4309 14th Avenue East, Bradenton
9. **Beverly Herrington**, 910 48th St. Circle East, Bradenton
10. **Russ McIntosh**, 910 48th St. Circle East, Bradenton
11. **Janette Lawson**, 4838 9th Avenue East, Bradenton
12. **Floretta Caulder**, 4902 9th Avenue East, Bradenton
13. **Madeline Freshwater**, 4836 14th Avenue East, Bradenton
14. **Alice Lanford**, 1228 50th St. East, Bradenton

No one appeared in favor. Public Hearing was closed.

Public Works: Manatee County is currently working with FDOT to enhance the intersection, including more turn lanes. No objections.

Fire: Fire needs two-sided access for fire trucks. Entry point off 48th is a must with a left turn.

STAFF RECOMMENDATION FOR CONTINUING TO MARCH 20, 2013

Mr. Polk recommends to continue and address the concerns of Braden River Lakes community. Citizens must have chance to vet project and understand FDOT work. Continue to March 20, 2013 meeting.

COMMISSIONER COMMENTS

- Mr. Taylor stated that we are missing information on the SR64 FDOT plan and he agrees with Mr. Polk. Need to further discuss concerns, including food truck deliveries, access for fire department, and screening of property. Residents need to consider that this is a commercial property and if they don't like Thornton, what could be next use?
- Mr. Buskirk stated that the school bus stop is not the responsibility of church. This is an issue between the homeowners and school board. Comment to homeowners: This board looks at the city planning code and safety, not revenue or impact fees.

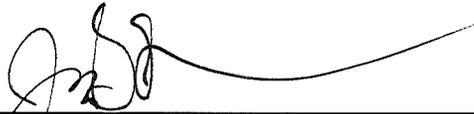
PLANNING COMMISSION MOTION:

Mr. Bakker made motion to postpone to March 20, 2013 Planning Commission Meeting time certain. Second by Mr. Thompson. Vote: 7-0 to table until March 20, 2013.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

Mr. Polk reported that it is important for citizen awareness of the SR64 FDOT plans. There are large numbers of applications coming in for convenience stores and gas stations. SR64 is commercial zoning and it is by-right. The parcel we reviewed today is a PDP from 20 years ago and had to be legislatively approved; otherwise it would have been by-right. There is another application at the old Eckerd property and this is straight zoning by-right in the Suburban Commercial Corridor. Staff recommends that another homeowners meeting is held with representative from Thornton's. Thornton's is a high end convenience store and gas store.

ADJOURNMENT - Motion to adjourn by Ms. Barcus. Second by Mr. Whetstone, meeting ended at 4:01 p.m.



Jason Taylor, Chairman

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