

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

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

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; Arlan Cummings-Public Works; Tatiana Gonzalez-GIS/Planner; Karen Aihara-Executive Planning Administrator; Officer Camacho-Police; Ken Langston-Fire Marshal

Absent:

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

Staff: Brady Woods-Development Services Manager

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. Buskirk at 2:00 p.m.
- Pledge of Allegiance was led by Mr. Buskirk.
- Approval of Minutes – Motion to approve the February 19, 2013 meeting minutes, Barcus/Autrey, approved 7-0.
- Speakers were sworn in by Ms. Aihara.
- Today's agenda items will be heard at City Council Meeting on March 26 at 6:00 pm.

NEW BUSINESS

SA.14.00027 WARD 3 NEIGHBORHOOD 1.01

Request of Gary Walczak, agent for John Delesline, owner, for a Special Use Amendment to establish a restaurant in an existing lounge at 436 12th Street West (zoned T5, Historic District) with the following stipulations:

1. Hours of operation for the sushi bar: 11AM to 11PM. Lounge will operate from 11AM to 230AM.
2. Fryers are not permitted for food preparation.
3. Signage must conform to Historic District Overlay requirements.

Ms. Gonzalez introduced the request with staff presentation, staff evaluation, recommendations, and stipulations.

Planning Commission Questions/Comments to Staff:

- Mr. Buskirk confirmed the hours of operation 11 am to 11 pm were requested by applicant.

Planning Commission Questions to the Applicant:

Gary Walczak, 3605 31st Avenue West, answered questions about project.

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

Staff Recommendations:

Public Works/Police: No comments or objections.

Planning Staff: Recommends APPROVAL of SA.14.00027 with three stipulations:

1. Hours of operation for the sushi bar: 11AM to 11PM. Lounge will operate from 11AM to 230 AM.

2. Fryers are not permitted for food preparation.
3. Signage must conform to Historic District Overlay requirements.

PLANNING COMMISSION RECOMMENDATION:

Motion to APPROVE SA.14.00027, approved 7-0 (Whetstone/Keenan).

SA.14.00028 WARD 1 NEIGHBORHOOD 4.06

Request of ZNS Engineering, agent for Manatee County Girls Club, owner, for a Special Use Amendment to establish a charter school at 3809 59th Street West (zoned R-1) with the following stipulations:

1. Manatee County approval for new driveway cuts on 59th St required prior to Site Improvement.
2. Dumpster to be located per Public Works review and approval.
3. Fire suppression system (sprinklers) will be required inside building.
4. Any future commercial kitchen will require additional review and approval by Fire/Building at time of permitting.
5. Add protective bollards, spaced accordingly, at entrance to building.
6. Add controlled-access doors behind registration desk at entry for security.
7. Parking lot lighting to comply with current lighting standards.
8. Add 6ft tall opaque fencing along south property line to screen from adjacent residential uses.
9. Hours of Operation: 6AM to 10PM.
10. Maximum number of school students shall not exceed 360. Students in excess of this number will require a future amendment to the Special Use.
11. Before and After school care program will be an associated ancillary use to the primary Charter School.
12. ~~Coordinate with Manatee County School District for Charter School siting requirements.~~

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

Planning Commission Questions/Comments to Staff:

- Ms. Barcus asked about the security access doors behind the reception desk, the doors will be used in emergency lockdown situation.
- Mr. Whetstone asked about the additional curb cuts on 59th St. Mr. Cummings answered there is one additional cut requested, but it is a Manatee Co. road and their decision.
- Mr. Whetstone questioned if the student max count is 350 or 360. Applicant will answer.
- Mr. Autrey questioned the intent of the bollards. Officer Camacho answered that purpose is to secure the building and students from vehicle impact. There are no City construction standards. Mr. Autrey suggested amendment to stipulation #5 to add intent of bollards.

Planning Commission Questions to the Applicant:

Becky Canesse, 1011 21st Street East, introduced the team of Atty. Doug Peebles, Atty. Patty Petruff, Jeb Mulock and Rachel Layton, ZNS Engineering, and Dr. Jennifer Rosenboom, Principal of Just for Girls (JFG) School. Dr. Rosenboom and Rachel Layton gave the project presentation.

- Mr. Autrey asked if the school will meet FL423 emergency standards for public schools. Ms. Canesse replied that during an emergency JFG would be used as a shelter for Red Cross first responders only, then afterwards could be used for displaced families.
- Mr. Whetstone asked to clarify number of students, Ms. Canesse stated that during Planning Review process the number was increased a max of 360 students.
- Mr. Bakker asked about the east location of other JFG. Ms. Canesse stated that it is part of the Norma Lloyd Park project.
- Mr. Buskirk asked about ages and grades at the locations. Ms. Canesse stated that the east location is currently K-4 this year and plans to add one grade each year, until reaching K-8. Norma Lloyd will continue to offer before and after school care. There is a Palmetto

alternative school site. There are plans to transport the girls to the new West Bradenton JFG school in partnership with Manatee County District Schools.

- Ms. Barcus confirmed that the YMCA and JFG is connected by a sidewalk.
- Ms. Barcus asked if the girls "age" out of the school. Dr. Roseboom answered that JFG follows the pupil progression policies of the Manatee County School district.

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

Staff Recommendations:

Public Works/Police: No comments or objections based on the stipulations.

Planning Staff: Recommends APPROVAL of SA.13.00026 with the eleven stipulations. Mr. Polk commented that JFG is a sub-recipient of City CDBG funding and JFG runs a fine program structuring young girls' lives. Kudos to Becky Canesse and her staff for a job well done.

PLANNING COMMISSION RECOMMENDATION:

Motion to APPROVE SA.13.00026, approved 7-0 (Bakker/Barcus) with 11 stipulations as amended:

1. Manatee County approval for new driveway cuts on 59th St required prior to Site Improvement.
2. Dumpster to be located per Public Works review and approval.
3. Fire suppression system (sprinklers) will be required inside building.
4. Any future commercial kitchen will require additional review and approval by Fire/Building at time of permitting.
5. Add protective bollards, spaced accordingly, at entrance to building to shield pedestrians from vehicles.
6. Add controlled-access doors behind registration desk at entry for security.
7. Parking lot lighting to comply with current lighting standards.
8. Add 6ft tall opaque fencing along south property line to screen from adjacent residential uses.
9. Hours of Operation: 6AM to 10PM.
10. Maximum number of school students shall not exceed 360. Students in excess of this number will require a future amendment to the Special Use.
11. Before and After school care program will be an associated ancillary use to the primary Charter School.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- The Village of the Arts Tapestry will meet tonight at Renaissance on 9th at 6 pm. Presentations will include expansion of the Village of the Arts overlay and other ad hoc committees.
- Ms. Barcus observed that the Village of the Arts stores are not open on a consistent basis, except for 1st Friday night walks. Mr. Polk will submit her comments at the meeting.
- Grand Prix racers are being displayed tonight on Old Main Street.
- Mr. Buskirk questioned why today the JFG project was designated as Special Amendment. Mr. Polk replied that due to the severity of the amendment change, this project is to be reviewed by public hearing.

OTHER

- Comments on the Tip Top Tavern flying the Confederate flag on Bradenton's main corridor.
- Code Enforcement issues: 6 foot fence in front and corner of house/living in trailer, call Tim Polk with addresses and Code Enforcement will investigate.

ADJOURNMENT - Motion to adjourn by Mr. Bakker at 3:18 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.