

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
MAY 21, 2014**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on May 21, 2014 at 2:00 pm.

**Present:**

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

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

**Absent:**

**Planning Commission Members:** Ben Bakker, 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 2:00 p.m.
- Pledge of Allegiance
- Presentation – This is Commissioner Joe Thompson’s last meeting as he is resigning after nine years of service to the Planning Commission. Ms. Barcus and Mr. Polk thanked him and presented Mr. Thompson with a plaque and cookies for his service.
- Approval of Minutes – Motion to approve the April 16, 2014 meeting minutes Barcus/Whetstone, approved 6-0.
- Speakers were sworn in by Ms. Aihara.
- Today’s agenda item will be heard at City Council Meeting on June 11, 2014 at 8:30 a.m.

**NEW BUSINESS**

**MA.14.00033 WARD 5 NEIGHBORHOODS 7.05 & 8.03**

Request of King Engineering Associates, agent, for John Ryan, owner, for a Major Amendment to the previously approved Village of Glen Creek Planned Development Project located at 2605 26th Avenue East (zoned PDP) with the following stipulations:

1. Any historical or archaeological resources that may be discovered during development must be immediately reported to the Florida Department of State Division of Historical Resources (DHR) and mitigation would be determined by the DHR and the City of Bradenton prior to resuming disturbance activities.
2. If any species listed in Rule 68A-27.003 through 68A-27.005 of the Florida Administrative Code are observed frequenting the site for nesting or breeding purposes, appropriate mitigation and/or protection measures will be taken, with immediate notification provided to the PCD.
3. The wetland mitigation plan must be approved by Public Works and the Planning and Community Development Department prior to Final PDP approval for the phase containing such wetland mitigation.
4. Tree preservation shall be provided to the fullest extent possible. All significant trees proposed for removal shall require approval by the Planning and Community Development Director. All 16" and larger Live Oak trees proposed for removal in the proposed site plan must be individually identified, with removal requiring approval by the Planning and Community Development Director for a determination of preservation versus mitigation.
5. Sanitary sewer and potable water must be provided to the site; at the expense of the developer pursuant to a Development Agreement to the extent it is required, between the developer and the City. These systems shall require approval by the City Public Works Department prior to building construction, and outright dedication of the applicable infrastructure to the City, or access through appropriate access easement, as determined by the City.

6. Adequate infrastructure will be completed, or sufficiently completed prior to the commencement of any phase, as determined and approved by the Planning and Community Development Department and Department of Public Works.
7. The architectural design and features of the proposed buildings shall approved by the Planning and Community Development Director prior to construction.
8. Impact fee equivalency will be required in accordance with the definitions of the ACCORD prior to the issuance of a Certificate of Occupancy as determined by the City of Bradenton Planning and Community Development Director.
9. The applicant or developer shall submit to the Planning and Community Development Department an Impact Fee Credit application pertaining to Public Safety (Fire and Police), Roads, Parks, and Water and Sewer impact fee requirements, if seeking such credits, prior to development permitting. If the applicant is requesting final plat approval prior to the construction of improvements and as a part of the Impact Fee Credit application, the applicant or developer shall provide assurance of required improvements through submittal of a performance bond, irrevocable letter of credit, or escrow agreement. The appropriate impact fee credits and methodologies for credit, and the type of assurance shall require approval by the Planning and Community Development Director, based on the applicable City ordinances.
10. Pursuant to the Revised PDP, approved by City Council on June 11, 2014, changes in product type and lot size, as described, shall be minor PDP modifications and approved by staff and any increase in density shall be a major modification, requiring a major PDP modification, approved by City Council.
11. All recommendations stated in "Villages of Glen Creek" Traffic Impact Study Review letter dated August 11, 2006, from Robert Frey, AICP, Project Manager of the HNTB Corporation, Inc. attached as Exhibit "Q" shall be complied, when warranted.
12. The landscape buffer along the perimeter of the project shall be at least ten (10) feet wide with a six (6) foot high opaque fence with a hedge on the outside of the fence, or an acceptable alternative approved by the PCD Director.
13. The developer shall provide a uniform mailbox and post design throughout the community.
14. Subject to Public Works Department approval, the developer shall provide a Street Tree plan at the time of construction including at least one (1) tree, including existing trees, per lot between the street and sidewalk.
15. The developer shall provide detail specifications at the time of construction plan regarding landscaping, buffering, and community center/park areas in accordance with the preliminary plan for the appropriate neighborhood or area. The developer shall also include a continuous pedestrian/bike line along Glen Creek.
16. The developer shall provide detailed specifications at the time of construction plan regarding entry features and signage for the appropriate neighborhood.
17. The developer shall provide street lighting installed in accordance with the standards set forth in current edition of the American National Standard Practice for Roadway Lighting, published by the Illuminating Engineering Society of North America or industry equivalent standards. Enhanced street lighting may be required, with the approval of Public Works Department. If enhanced or upgraded street lighting is installed, streetlights shall be operated and maintained by a street lighting district, homeowners association, or community development district. All privately owned and operated street lighting shall be placed outside city owned and operated rights-of-way.
18. The developer shall provide staggered front yard setbacks, staggered not less than two feet on adjacent lots, and in order to avoid repetitive front elevations and exterior colors, homes with the same front elevation or exterior color shall not be located next to each other or directly across the street from each other. The structures designed with a greater front setback (to achieve the staggered look) shall also be eligible to reduce the minimum rear yard setback, a distance equal to the additional front setback beyond the required minimum, as determined by the developer and the city.
19. A minimum of five (5) foot sidewalk shall be provided along both sides of the street on all internal roads within the project.
20. Site development standards for recreation areas will be in accordance with the City of Bradenton City Code of Ordinances
21. The developer shall enforce all stipulations and provisions in the exhibit entitled "Villages of Glen Creek" Community Standards Manual — For Participating Builders", as may be amended from time to time, throughout the entire buildout of the proposed PDP.
22. Residential and non-residential buildings shall conform to the "Villages at Glen Creek Community Standards Manual — For Participating Builders", as may be amended from time to time. All building elevations must be approved by the Planning and Community Development Director prior to building permits being issued.
23. All backflow preventers will be suitably located and landscaped subject to the approval of City Staff.
24. Stormwater ponds will be designed in accordance with Southwest Florida Water Management District (SWFWMD) design criteria. To the extent allowable under the SWFWMD design criteria and if it can be accommodated within the overall site design, the stormwater ponds may also be incorporated as an amenity to the

project using curvilinear design, aesthetically pleasing, environmentally sustainable landscape vegetation, fountains, and other features as determined by a registered landscape architect and biologist. Landscape design of Glen Creek and the stormwater ponds must be approved by the City as part of the Site Improvement Permit consistent with the Final PDP.

25. Construction of the access road shown on the site plan connecting to 15th Street East is subject to the developer receiving appropriate permits from the DEP and the Army Corps of Engineers to impact the jurisdictional wetland shown in that location.
26. Any change in the number or type of dwelling units that cause the total number of students to exceed 242 total projected students shall be subject to review and approval of new a School Concurrency Analysis and issuance of a Certificate of Level of Service for Public School Facilities.

Mr. Woods introduced the request with staff presentation, staff evaluation, recommendations, and changed stipulations. The applicant's request is for a major amendment to the previously approved Villages of Glen Creek (fka Northpark) PDP. The amendment primarily addresses changes in unit counts, unit types, and lot widths but also seeks to modify several stipulations originally approved by City Council.

#### **Planning Commission Questions/Comments to Staff:**

- Mr. Autrey confirmed changes to stipulation #17 changed to "enhanced street lighting may be required" and stipulation #10 has been changed to "June 11, 2014".
- Ms. Barcus – request change to stipulation #14 tree placement. Mr. Cummings stated that the trees will be covered under specifications.
- Mr. Autrey asked about the arrows on site plan (Exhibit M), arrows indicate street access points. Parallel parking is still allowed on 23<sup>rd</sup> Street East. Mr. Cummings stated that all of the gated streets are private, all others are public and vetted at final PDP.
- Mr. Buskirk confirmed that the blue line is Glen Creek dividing the neighborhood.
- Mr. Autrey asked if there are any stipulations for the bike path along the Glen Creek. Brady stated that the end of stipulation #15 addresses the pedestrian/bike path.
- Ms. Barcus asked about the missing parcel (gap) north of PDP, applicant can address.
- Mr. Autrey asked if new street construction is required to have reclaimed water. Mr. Cummings stated that the owner would like to have reclaimed water and the City can provide to 27<sup>th</sup> Street East, but the City will not be the owner.

Mr. Polk was exited to attend CCRA Public Meeting.

#### **Planning Commission Questions/Comments from the Applicant:**

Misty Servia, Planner with King Engineering, 2930 University Parkway with Mike Lawson, Metro Development Group and Denise Greer, Engineer with King Engineering addressed the following questions and comments:

- In agreement with the School Board comments
- The original site plan was 5 pages, but only 2 pages distributed to Commission, no changes on the other three pages that are on the record with the Planning Department.
- Gated streets will be private.
- Product mix will have no substantial changes.
- Glen Creek will be a linear park and focal point through the project.
- Parcel not included is not owned by development and is a county property.
- Mr. Cummings confirmed with Denise Greer that there are no changes from the 2006 utilities plan. The city will pursue the county to take ownership of the water main at 27<sup>th</sup> Street East from the school to 26<sup>th</sup> Avenue East to make the connection easier. If not, the developer will have to extend the connection.
- Mr. Autrey asked if there are any grand trees slated for removal? Misty stated that she is not aware of any grand trees for removal.

- Ms. Barcus asked if there is a proposed start construction date/year. Michael Lawson stated that they are working on 1<sup>st</sup> phase of 81 single-family detached lots with construction plan marketing to builders. No contracts yet, looking at 2015 for start date.

**Public Hearing:**

- **Dean Mixon**, Mixon Farms, 2525 27<sup>th</sup> Street East, neighbor. Expressed concern that the drainage ponds and the history that Glen Creek has overflowed its banks many times over the years. A berm was constructed next to the wetlands to prevent flooding the Mixon property and the campground to the east.
- Public Hearing was closed.

**Staff Recommendations:**

**PW/Police:** No comments or objections.

**Planning Staff:** APPROVAL of MA.14.00033 with the 25 stipulations as amended and additional stipulation #26 reading: Any change in the number or type of dwelling units that cause the total number of students to exceed 242 total projected students shall be subject to review and approval of new a School Concurrency Analysis and issuance of a Certificate of Level of Service for Public School Facilities.

**Planning Commission Questions:**

- What regulates the stormwater going down stream? Denise Greer stated that flood permits have been issued for the entire site with stormwater ponds based on a conceptual layout. This is located in a Manatee County 25-Year flood area. Water quality and quantity will be handled in the stormwater ponds before discharge back to the creek.
- Mr. Whetstone asked about the school stipulation #26. Mr. Woods stated that the school numbers from 2006 PDP to present have changed and concurrency from 2006 was grandfathered as long as they did not exceed numbers. Based on this request, the numbers exceed current concurrency standards.
- Ms. Barcus stated that 2006 report did not have capacity for middle schools. Haile and Harlee Middle Schools are in service area 2 and children would have to be bussed to middle schools.

**PLANNING COMMISSION RECOMMENDATION:**

Motion to APPROVE MA.14.00033 (PR.06.0025) with the 26 stipulations (including two modifications and one additional stipulations), approved 6-0 (Autrey/Whetstone).

**REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR** – no report this month.

**WELCOMES**

- Welcome Kimberly Clayback, engineering understudy to Arlan Cumming, Public Works. Arlan is planning to retire in September.
- Welcome Donnette Stahnke, Planning Technician addition on Brady's staff.

**ADJOURNMENT** - Motion to adjourn by Mr. Thompson at 3:33 p.m.

  
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 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.