

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
JUNE 19, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on June 19, 2013 at 2:00 p.m.

Present:

Planning Commission Members: Jason Taylor-Chair, Adam Buskirk, Diane Barcus, Ben Bakker, Joseph Thompson, Richard Whetstone

City Staff: Tim Polk- Planning Director; Brady Woods-Development Services Manager; Arlan Cummings-Public Works; Ken Langston-Fire Marshal; Tatiana Gonzalez-GIS/Planner; Karen Aihara-Executive Planning Administrator; Jaime Schindewolf, Planning Intern

Absent:

Planning Commission Members: Steve Kastner, Peter Keenan, Greg Guinta (alternate), O.M. Griffith (alternate)

Staff: Officer Camacho-Police

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Mr. *Taylor* at 2:00 p.m.
- Today's agenda item will be heard at City Council Meeting, June 26 at 6:00 p.m.
- Pledge of Allegiance was led by Ms. Schindewolf, summer planning intern from FSU.
- Approval of Minutes – Ms. Barcus made a motion to approve the May 15, 2013 meeting minutes as distributed with Form 8B from Mr. Buskirk, second by Mr. Whetstone, approved 6-0.

NEW BUSINESS

RV.13.00029 WARD 4 NEIGHBORHOOD 7.03 BMW

Request of City of Bradenton, owner, for a Right-of-Way Vacation Permit to vacate the platted alley north of 720 Manatee Avenue West (zoned T6).

Mr. Woods read the request. Ms. Schindewolf presented the staff report and recommendations for the right-of-way vacation request.

STAFF RECOMMENDATION: APPROVAL of RV.13.00029 with the following stipulation:

1. The 20' x 180' vacated portion of the property must remain accessible as a utility easement for public and private utilities.

Planning Commission Questions/Comments:

- Ms. Barcus asked if the access will remain open and maintained. Mr. Woods stated the access will remain open, per informal agreement between the owners of the funeral home and doctor's office. Alley cannot be used as additional parking and will remain as a driveway.
- Mr. Buskirk asked who is property owner to the northwest? The northwest corner of block is owned by a medical software company, Med Exchange.
- Ms. Schindewolf stated that there has been no public comment, for or against.

- Mr. Buskirk asked how this was this vacation initiated? The funeral home requested that the City vacate the property, no opposition from the funeral home.
- Mr. Whetstone asked if the City will be maintaining this property. Ms. Shindewolf stated that the vacation will be maintained by the funeral home with a utility easement.
- Ms. Barcus asked what is 8th Street alley property, the platted alley was vacated many years ago. Platted alley is a City right-of-way. Mr. Bakker confirmed that after vacation, this alley will be owned by the funeral home, because they own the properties to the north and south.

Public Hearing:

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

Public Works/Fire/Police:

- Mr. Cummings confirmed that the easement will cover the entire 20x180 foot parcel. Mr. Woods stated that Application and Resolution 13-20 will go to City Council on June 25, 2013.
- No comments from Fire or Police.

PLANNING COMMISSION RECOMMENDATIONS:

Ms. Barcus made a motion to approve RV.13.00029. Second by Mr. Bakker, approved 6-0.

REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- Mr. Polk will introduce the new Building & Permitting staff at July 10 meeting at which our new Building Official, Jeff Camden will present the new Florida floodplain language standards.
- The City is bringing in new software, MUNIS, to further our paperless/digital environment in permitting and inspections this fall. Permits and building activities are UP.
- CCRA is finalizing the negotiations with 13th Avenue grocery store site and new market tax credits. Intern is working on survey of Bradenton's housing stock. Ware's Creek is addressing replacement housing, working with USF and MPO. Ware's Creek is planning to launch public charettes with a recreational opportunity. Looking to auction 6-7 houses (avg. 2200 sq.ft.) to the public.
- 14th Street will be a redevelopment opportunity using new market tax credits.
- A New Market Tax Credit Forum is in the planning stages to involve ARB, Planning Commission, CRA Boards, City Council and business community to see how the New Market Credits work with public/private partnerships.
- Congratulations to Ms. Shindewolf on her presentation, well done.
- Officer Camacho was absent due to illness.
- Mr. Woods announced that Mr. Whetstone will serve out his appointment as a full-time Commissioner, Mr. Kastner will become an Alternate Commissioner.

ADJOURNMENT - Motion to adjourn by Mr. Buskirk, second by Ms. Barcus at 2:41 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.