

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
JULY 10, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on July 10, 2013 at 2:00 p.m.

**Present:**

**Planning Commission Members:** Jason Taylor-Chair, Ben Bakker, 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:** Adam Buskirk, Diane Barcus, Steve Kastner (alternate), Greg Guinta (alternate), O.M. Griffith (alternate)

**Staff:** Ken Langston-Fire Marshal

**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 on July 17<sup>th</sup> at 8:30 a.m.
- Pledge of Allegiance was led by Mr. Camden, Building Official.
- Approval of Minutes – Mr. Whetstone made a motion to approve the June 19, 2013 meeting minutes, second by Mr. Thompson, approved 5-0.

**NEW BUSINESS**

Mr. Polk introduced Jeff Camden, Building Official and Floodplain Manager, and his staff of Customer Service Specialists and Inspectors. Mr. Camden announced that effective August 1, 2013, inspections will be scheduled five days a week due to the increased demand. The City of Bradenton has over 5,290 parcels of land within the flood zone.

**LU.13.00052 TEXT AMENDMENT LAND USE REGULATIONS**

Request of the City of Bradenton to textually amend the Land Use Regulations pertaining to floodplains and special flood hazard area requirements.

Mr. Woods introduced the text amendment land use changes. The City Council had 1<sup>st</sup> reading of Ordinance 2950 on June 26<sup>th</sup> with second reading and adoption on July 17, 2013.

**Planning Commission Questions/Comments:**

- Mr. Taylor asked about the references to the Florida Building Code. Mr. Camden stated that when the National Flood Insurance program established its guidelines, they were adopted by individual jurisdictions since 1968, but not standardized. This ordinance seeks to combine both together into a more easily understood format. FEMA established the new ordinance, because the prior one made no reference to the Florida Building Code. The index page of the Florida Building Code is the best location to find the references in each chapter.

- Mr. Camden reviewed highlights, but there are no major differences. The ordinance is to acknowledge the existence of the Floodplain Requirements, now in the Florida Building Code, to establish a complete form for a Floodplain Administration Program. Goal is to elevate our Community Service Rating, which is a 6 now, and directly contributes to the insurance cost and insurability of our citizens and their property.
- Mr. Woods responded to Mr. Taylor's question that the detail has not changed much; this amendment will consolidate all floodplain regulations into one section (the appendix) of the Land Use Regulations in adherence with state law as well as enhance convenience and efficiency for the user.
- Mr. Camden stated that additionally the ordinance established the Floodplain Manager position to sign off administratively on Certificates of Occupancy in his absence.

**Public Hearing:**

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

**Staff Recommendations:**

- **Public Works:** Mr. Cummings asked if the City will be changing any of the road minimum elevations in hazard areas. Mr. Camden stated that will be a separate issue and separate ordinance. Minimum base flood elevations changes throughout the country and is based on NGDB. This ordinance does not have any bearing on roads or anything outside the building structure.
- **Police:** No comments.
- **Planning Staff:** Recommends APPROVAL based on findings of fact and analysis.

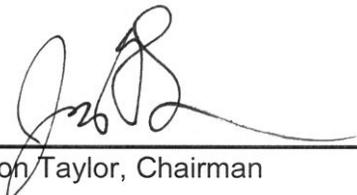
**PLANNING COMMISSION RECOMMENDATION:**

Mr. Whetstone made a motion to approve LU.13.00052. Second by Mr. Bakker, approved 5-0.

**REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

- Mr. Woods commented about Ms. Barcus' request to look at a Southern Parkway property and it has been addressed by Code Enforcement.
- Mr. Taylor asked about the process to report foreclosures. Mr. Polk stated that Code Enforcement is proactive, but also responds to police and citizen reports.
- Mr. Polk stated that the City is cracking down on the banana signs and tube dudes especially downtown, but also city-wide. Business owners will be allowed due process for compliance.
- Officer Camacho stated that the BPD is starting the new Business Chain on July 29<sup>th</sup>. Any issues, such as signage, email to Officer Camacho for business distribution.

**ADJOURNMENT** - Motion to adjourn by Mr. Thompson at 2:40 p.m.




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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.