

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
SEPTEMBER 18, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on September 18, 2013 at 2:00 p.m.

**Present:**

**Planning Commission Members:** Jason Taylor-Chair, Adam Buskirk, Ben Bakker, Peter Keenan, 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; Officer Camacho-Police

**Absent:**

**Planning Commission Members:** Diane Barcus, Steve Kastner (alternate), Greg Guinta (alternate), O.M. Griffith (alternate)

**REGULAR MEETING**

- Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:00 p.m.
- Today's agenda items will be heard at City Council Meeting on October 9 at 8:30 a.m.
- Pledge of Allegiance was led by Fire Marshal Langston.
- Speakers were sworn in by Ms. Aihara.
- Approval of Minutes – Mr. Bakker made a motion to approve the August 7, 2013 meeting minutes, second by Mr. Thompson, approved 6-0.

**NEW BUSINESS**

**SU.13.00107      WARD: 4      NEIGHBORHOOD: 20.11      TG**

Request of Joseph Vallor, owner, for a Restaurant use located at 5254 State Road 64 East (zoned: SCC) with the following stipulations:

1. Hours of operation: 11AM to 2AM daily.
2. A grease trap is required.
3. A food service dumpster is required.
4. A full service kitchen is required.
5. A hood system is required and must be approved by the Fire Marshal.
6. Must maintain a minimum distance of 44" for walkthrough between bar and dining area.
7. Must maintain a 44" clear access path between booths and tables.
8. Final capacity to be determined by Fire Marshal.
9. Outdoor seating is limited to seating plan as shown.

**AB.13.00026      WARD: 4      NEIGHBORHOOD: 20.11      TG**

Request of Joseph Vallor, owner, for a 4COP/SRX Alcoholic Beverage License for use at a restaurant located at 5254 State Road East (zoned: SCC) with the following stipulation:

1. Series 4-COP license to allow for on-premise consumption of beer, wine, and liquor.

Ms. Gonzalez reviewed the requests, staff presentation with stipulations for both requests. Mr. Taylor asked if a grease trap was shown in a presentation photo, confirmation to be determined. Joseph Vallor, 5254 SR 64 East appeared. No questions or comments from the Commissioners.

**Public Hearing:**

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

**Staff Recommendations:**

- **Public Works/Fire/Police:** No comments or objections based on stipulations.
- **Planning Staff:** Recommends APPROVAL of SU.13.00107 with 9 stipulations and recommends APPROVAL of AB.13.00026 with one stipulation.

**PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Buskirk made a motion to approve SU.13.00107 with noted 9 stipulations, second by Mr. Bakker, motion approved 6-0. Mr. Buskirk made a motion to approve AB.13.00026 with 1 stipulation, second by Mr. Thompson, motion approved 6-0. This request will be heard at the September 25, 2013 City Council Meeting.

**SU.13.00108                      WARD: 2                      NEIGHBORHOOD: 4.06                      BMW**

Request of Joel King-Pinebrook Ironwood Golf Club, owner, for a Lounge use located at 4260 Ironwood Circle West (zoned: R-3/PDP) with the following stipulations:

1. Hours of alcoholic beverage sales: 7AM to 6PM daily.
2. Include signage to indicate “no off-premise consumption”.
3. Seating in Lounge Area must be configured to allow ADA-compliant clear paths of travel.

**AB.13.00027                      WARD: 2                      NEIGHBORHOOD: 4.06                      BMW**

Request of Joel King-Pinebrook Ironwood Golf Club, owner, for a 2COP Alcoholic Beverage License for use at a lounge located at 4260 Ironwood Circle West (zoned: R-3/PDP) with the following stipulation:

1. Series 2-COP license to allow for on-premise consumption of beer and wine only.

Mr. Woods introduced the requests, staff presentation with stipulations for both requests. One letter was received in opposition to this request.

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

- Mr. Buskirk verified the hours of operation were stipulated by the applicant.
- Mr. Bakker confirmed that the alcohol consumption request encompasses the entire parcel – golf course and clubhouse.

Joel King, 4260 Ironwood Circle, Pinebrook Ironwood Golf Club, gave an overview of his request and stated that the course business has increased to 70% public play and driven by golfer requests.

**Public Hearing:**

- John McMahon, 4530 Pinebrook Circle #401 spoke in favor of request.
- Dr. Bruce Benson, 3730 Pinebrook Circle #608, President, Pinebrook/Ironwood Recreation Association, supports the project and the success of golf course. Golf Course has been a good neighbor to the community.
- Melinda Benson, 3730 Pinebrook Circle #608, President, The Woods at Pinebrook, supports the golf course’s request. It would be a great addition to the golf course tournaments.
- Ted Miller, 4570 Pinebrook Circle #603, lanai directly over the porch on 6<sup>th</sup> Floor. Noise echoes into his lanai, wanted to confirm hours did not exceed 9 P.M. Not opposed to request.
- Ethel Budelman, 3860 Ironwood Lane, question about hours of operation and parties or additions to clubhouse.
- Thomas Grotz, 3660 Ironwood Circle, concern about music.
- Joanne Walsh, 4480 Ironwood Circle #109, approves the request, but questioned where the location where the golfers will be parking.
- Public Hearing was closed.

**Staff Recommendations:**

- **Public Works/Fire/Police:** No objections.
- **Planning Staff:** Recommends APPROVAL of both requests with the stipulations as noted.

**REBUTTAL:**

Mr. King stated that there are future plans to enclose the deck, currently working with a contractor. No plans for parties or music. Parking will remain the same. Tournaments will remain the same.

**PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Bakker made a motion to approve SU.13.00108 with three stipulations, second by Mr. Thompson, motion approved 6-0. Mr. Bakker made a motion to approve AB.13.00027 with 1 stipulation, second by Mr. Thompson, motion approved 6-0.

Mr. Jason Taylor recessed the meeting and passed the gavel to the Vice Chair, Mr. Buskirk.

**SU.13.00109            WARD: 5    NEIGHBORHOOD: 1.03    BMW**

Request of Fawley-Bryant Architects, agent, for William Cornelius, owner, for Light Industrial (Brewery) and Lounge use located at 803 17th Avenue West (zoned: T4-Open) with the following stipulations:

1. Stipulated Hours: Brewery Operation-24 hours. Deliveries/Shipping-7AM to 9PM. Lounge-11AM to 2AM.
2. 7-foot tall semi-opaque fence with 8-foot tall masonry post to extend the length of east property line.
3. Outdoor furniture must be secured nightly.
4. Outdoor amplified music shall not exceed city noise standards after 10PM.
5. Seating areas must be configured to allow ADA-compliant clear paths of travel.
6. Form-Based Code building design, landscape, lighting, and public art standards must be met.
7. Exterior wall signage may exceed Form-Based Code standards with PCD dept. approval at time of permitting.

**AB.13.00028            WARD: 5    NEIGHBORHOOD: 1.03    BMW**

Request of Fawley-Bryant Architects, agent, for William Cornelius, owner, for a 2COP Alcoholic Beverage License for use at a lounge located at 803 17th Avenue West (zoned: T4-Open) with the following stipulation:

1. Series 2-COP license to allow for on-premise consumption of beer and wine only.

Mr. Woods introduced the requests, staff presentation with stipulations for both requests.

**Planning Commission Questions/Comments:**

- Mr. Bakker asked if the painted wall logo/mural is classified as “public art”. Mr. Woods stated that the wall sign is a logo signage. The Director has final approval on form-based code art.
- Mr. Buskirk asked about surrounding properties, on east side is fenced with future site for Galvano One Stop storage, west side is currently open to Brownie’s Auto Service.

Mr. Jason Taylor, Fawley-Bryant Architects, 1001 Manatee Avenue West, gave an overview of the site plan, public art requirement, and signage and introduced Matthew and Bill Cornelius, owners of Darwin’s Brewing Company.

**Commissioner Questions:**

- Mr. Bakker asked how many parking spaces? Mr. Taylor answered that there are 19 onsite spaces, plus additional on-street parking on 17<sup>th</sup> Avenue West..

**Public Hearing:**

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

Officer Camacho exited the meeting.

**Staff Recommendations:**

- **Public Works/Fire:** No objections.
- **Police:** Mr. Buskirk commented that Officer Camacho had to leave the meeting, but wanted to confirm that the furniture and electrical outlets are secured at night. Add as stipulation.
  
- **Planning Staff:**  
Recommends APPROVAL of SU.13.00109 with two additional stipulations:
  1. Stipulated Hours: Brewery Operation-24 hours. Deliveries/Shipping-7AM to 9PM. Lounge-11AM to 2AM.
  2. 7-foot tall semi-opaque fence with 8-foot tall masonry post to extend the length of east property line.
  3. Outdoor furniture must be secured nightly.
  4. Outdoor amplified music shall not exceed city noise standards after 10PM.
  5. Seating areas must be configured to allow ADA-compliant clear paths of travel.
  6. Form-Based Code building design, landscape, lighting, and public art standards must be met.
  7. Exterior wall signage may exceed Form-Based Code standards with PCD dept. approval at time of permitting.
  8. Fire Marshal to determine final seating capacity.
  9. Outdoor electrical outlets must be secured.Recommends APPROVAL of AB.13.00028 with one stipulation:
  1. Series 2-COP license to allow for on-premise consumption of beer and wine only.

**Commissioner Questions:**

- Mr. Buskirk commented on the management of external water faucets and flow of traffic in one way driveway while deliveries are in progress.
- Mr. Bakker commented that the night lighting along the driveway.

**PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Bakker made a motion to approve SU.13.00109 with 9 stipulations, second by Mr. Thompson, motion approved 5-0. Mr. Thompson made a motion to approve AB.13.00026 with 1 stipulation, second by Mr. Bakker, motion approved 5-0.

**REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

- City of Bradenton Zoning Handbook will be distributed at future meeting. This handbook is a comprehensive guide. Great job, Brady and Tatiana!
- Brownfields within the City – 43 sites identified mostly within the CRA areas. Tax credits are available for these private/public partnerships.
- Expansion of the Enterprise Zones was approved by City Council last week. Rebates for equipment purchases and hiring people within the Enterprise Zone area.

**ADJOURNMENT** Motion to adjourn by Mr. Bakker at 3:30 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.