

**ABBREVIATED MINUTES  
PLANNING COMMISSION WORKSHOP & MEETING  
NOVEMBER 6, 2013**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on November 6, 2013 at 2:00 p.m.

**Present:**

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

**WORKSHOP**

- Mr. Woods distributed the 2014 Calendar of Application Deadlines and Meetings.
- The Planning Commission will participate in pilot project to go paperless starting in January 2014. Documents will be accessible via the City website under the Government Calendar.
- Mr. Woods distributed a draft of the Zoning Handbook, a condensed version of the current Land Use Regulations and Form-Based Code Zoning Handbook will be distributed free to all realtors, developers, etc. Interactive zoning map can be accessed from the City website.
- Review of today's Planning Commission New Business agenda items.

**REGULAR MEETING**

- Meeting was called to order by the Planning Commission Chair, Mr. Taylor at 2:03 p.m.
- Today's agenda items will be heard at City Council Meeting on December 18 at 8:30 a.m.
- Pledge of Allegiance was led by Ms. Layton.
- Speakers were sworn in by Ms. Aihara.
- Approval of Minutes – Mr. Thompson made a motion to approve the October 16, 2013 meeting minutes, second by Ms. Barcus, approved 7-0.

**NEW BUSINESS**

**SP.13.00010      WARD 1      NEIGHBORHOOD 12.04      BMW**

Request of ZNS Engineering, agent for Land Trust 97-12, owner, for Preliminary Subdivision Plat approval (zoned: R-1) with the following stipulations:

1. Residential development not to exceed R-1 district standards.
2. Residential fire suppression system required for all homes within the subdivision.
3. Provide an area for turning maneuvers at subdivision entrance for sanitation and emergency vehicles.
4. Construction prohibited within conservation buffer.

Mr. Woods reviewed the request, staff presentation and staff recommendations with four stipulations.

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

- Ms. Barcus asked about fencing the dry storm water retention. Mr. Taylor responded that dry retention does not have to be fenced, wet retention with over one foot of standing water has to be fenced.
- Mr. Buskirk asked if the lots have rights to water. Mr. Woods responded that, no because the parcels do not extend into the intercoastal waterway. There are thick mangroves between the parcels and water. Ms. Barcus clarified that the area outside the four lots will be retained by Land Trust 97-12.
- Mr. Taylor asked Mr. Cummings about trash pickup, there will be a dumpster or containment area in the hammerhead, close to tract #1.

Mr. Patrick Neal, 5800 Lakewood Ranch Blvd., Sarasota, reviewed the project and distributed "Harbor Sound" handout (exhibit K) to the Commissioners and introduced Rachel Layton, ZNS Engineering, 201 5<sup>th</sup> Ave Drive East, Bradenton. Structures will be around 4000 sq ft, no current dollar value or timeline for construction. Applicant is in agreement with the four stipulations. Mr. Woods stated that this does not require a public hearing and will be on the November 13 City Council consent agenda.

**Public Hearing:**

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

**Staff Recommendations:**

- **Public Works/Fire/Police:** No objections, except as stipulated.
- **Planning Staff:** Recommends APPROVAL of SP.13.00010 with 4 stipulations.

**PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Whetstone made a motion to approve SP.13.00010 with 4 stipulations, second by Ms. Barcus, motion approved 7-0.

**SU.13.00103                  WARD 3                  NEIGHBORHOOD 1.03                  BMW**

Request of Jonathan Wysaski, owner, for an Auto Specialty use at 1505 14th Street West (zoned: T4-Open) with the following stipulations:

1. Hours of operation as stated by the applicant: 8AM to 6PM
2. Primary use of the property is Automotive Specialty. Ancillary uses to include car wash/detail operations.
3. Provision of at least one (1) ADA-compliant parking space is required.

Mr. Woods introduced the request, staff presentation with stipulations.

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

- Mr. Buskirk asked about the change of operation. Mr. Woods replied that car wash was vacant for more than 12 months with a change of ownership. This car care is no longer a permitted use and requires a special use permit approval from City Council.

Ed Zbiegien, 1505 Tamiami Trail, co-owner of Bradenton Car Care and Chester Scott, 411 133<sup>rd</sup> St East, Studiox2 Architects spoke about the project. There is no apartment upstairs, used as office space.

**Public Hearing:**

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

**Staff Recommendations:**

- **Public Works/Police/Fire:** No objections.
- **Planning Staff:** Recommends APPROVAL of request SU.13.00103 with the three stipulations as noted.

**PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Bakker made a motion to approve SU.13.00103 with three stipulations, second by Mr. Thompson, motion approved 7-0.

**VA.13.00069                      WARD 3                      NEIGHBORHOOD 1.01                      BMW**

Request of the City of Bradenton, owner, to erect exterior temporary banner signs for use in conjunction with art exhibit to be held within the Municipal Auditorium at 222 10<sup>th</sup> Street West (zoned: T6) with the following stipulations:

1. Banner signs shall not exceed a total area of 80 square feet for any one sign.
2. Temporary banner signs shall be installed no sooner than November 4, 2013 and shall be removed no later than May 2, 2014

Mr. Woods introduced the request and staff presentation with stipulations.

**Planning Commission Questions/Comments:**

- Ms. Barcus asked about displaying banners along Wares Creek Bridge. Not at this time.
- Questions about admission charges, who owns exhibit. Mr. Polk stated that the exhibit will enhance downtown with opportunity for cultural events, and additional foot traffic.
- Mr. Whetstone asked if auditorium is for use of the City or the City's citizens? Mr. Woods clarified that we do not have answers to those questions, this request is for signage.
- Mr. Taylor asked where the 72 sq. ft. sign on the eastern side of the building will go, not covering a window? Not sure of placement at this time.

**Public Hearing:**

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

**Staff Recommendations:**

- **Public Works/Fire/Police:** No objections. Change in Stipulation #3.
- **Planning Staff:** Recommends APPROVAL of VA.13.00069 with two stipulations.

**PLANNING COMMISSION RECOMMENDATIONS:**

Mr. Bakker recommended an added stipulation #3 to patch and repair walls after sign removal.

1. Banner signs shall not exceed a total area of 80 square feet for any one sign.
2. Temporary banner signs shall be installed no sooner than November 4, 2013 and shall be removed no later than May 2, 2014
3. Contractor shall patch and repair any/all exterior wall penetrations created by the installation of the signs.

Ms. Barcus made a motion to approve VA.13.00069 with 3 stipulations, second by Mr. Thompson, motion approved 6-1 (Whetstone opposed).

**REPORT OF PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

- Construction documents have been submitted for River Song apartments with 189 luxury apartments, 4 stories, no retail with a one tier parking garage behind Players.
- Bradenton Herald site doctors' offices plan been withdrawn.
- Wawa is underway on First Street.

- Checkers site sold for \$2.2M, City is in discussion and due diligence with client, FBC (form-based code) zoned T-5.
- Riveria Southshore – 2 interested parties in negotiations, FBC T4-O mixed use.
- City has been meeting with developers looking at brownsfields sites.
- Hampton Inns opening on Nov. 19<sup>th</sup>.
- Manatee Players have identified “off lot” parking sites, and is looking into trolleys, pedicabs and golf cart shuttle options.
- Save-A-Lot grocery store in final stages and underwriting, working with Allison Gause and Fawley Bryant. Rebekah Brightbill has resigned to get married in early January.
- Miller Building, a gateway building, has a new owner, Vincent Cristi.
- Impact fees will start on January 1, 2014.
- Market on Main plans to open soon.

**ADJOURNMENT** - Motion to adjourn by Ms. Barcus at 3:23 p.m.



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Jason B. 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.