

CITY OF BRADENTON
CITY COUNCIL MEETING
Feb. 13, 2013
8:30 A.M
MINUTES



The City of Bradenton City Council met in regular session in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 8:30 a.m. on Wednesday, February 13, 2013.

Present: Mayor Wayne Poston; Councilman Ward II Gene Brown; Councilman Ward III Patrick Roff; Councilman Ward IV Bemis Smith; and Councilman Ward V Harold Byrd, Jr.

City Officials: Carl Callahan, City Clerk & Treasurer/Chief of Staff; Michael Radzilowski, Police Chief; Claude Tankersley, Public Works Director; William Lisch, City Attorney; Chuck Edwards, Fire Chief; and Tim Polk, Department of Planning & Community Development Director.

The ecumenical invocation was led by Councilman Harold Byrd, Jr.

The Pledge of Allegiance was led by Mayor Poston.

The meeting was called to order by Mayor Poston.

Vice Mayor/Councilman Gallo was out with an excused absence.

PROCLAMATIONS: None.

PRESENTATIONS: None.

Carl Callahan administered the oath to anyone wishing to speak on any non-agenda items and during the public hearings.

CITIZEN COMMENTS: None.

CONSENT AGENDA:

- A. Final Budget Adjustments
- B. Minutes: Jan. 23rd City Council Meeting
- C. SHIP Program Budget Adjustments
- D. Amendment to Previously-Approved Public Event Application
- E. Line Item Adjustment for Park Impact Fees East
- F. Request of Bradenton Police Department to Use Forfeiture Funds for Equipment
- G. Request of Bradenton Plastic Surgery Center, LLC, for a One-Year Extension of Time for Site Improvement Permit SI.08.0131
- H. Public Event: Coalition of Immokalee Workers March and Celebration on Sunday, March 10th
- I. Public Event: Shamrock 5K Run & Walk in Conjunction with Main Street Live on Sunday, March 17th
- J. Public Event: Lions' Club Walk-a-thon on Saturday, March 23rd, on the Riverwalk
- K. Public Event: Harvest Chapel Christian Fellowship's Children's' Easter Egg Hunt on Saturday, March 30th with Street Closure of 16th Ave. West
- L. Resolution 13-07: Reappointing William Swan III to the Tree and Land Preservation Board
- M. Resolution 13-08: Creating City Policy for Rules of Conduct for the City Council
- N. Resolution 13-09: Resolution Reappointing Brady Woods, Bruce Wickens, William Humphreys, Jr., Rebekah Brightbill, and Ellen Weiss to the Affordable House Advisory Board
- O. Resolution 13-10: Reappointing Richard Gross and Dr. Diane Michaels to the Enterprise Board

MOTION TO APPROVE CONSENT AGENDA ITEMS A-O was made by Councilman Smith, seconded by Councilman Byrd, and approved 4:0. (Vice Mayor/Councilman Gallo was excused.)

Carl Callahan brought forward the need for approval for a utility easement across the front of the property of the new Manatee Players Theater.

MOTION TO APPROVE THE UTILITY EASEMENT FOR THE MANATEE PLAYERS THEATHER was made by Councilman Byrd, seconded by Councilman Brown, and approved 4:0. (Vice Mayor/Councilman Gallo was excused.)

BUSINESS/ADVERTISING, PETITIONS, HEARINGS AND COMMUNICATIONS

SU.12.0099 WARD 3 NEIGHBORHOOD 1.03

Request of Princess T, LLC, agent for SSI Properties, Inc., owner, for a special use approval for a light manufacturing/lounge in order to operate a production brewery to be located at 1014 9th Street West (zoned T4-0).

The Public Hearing was opened and those in favor were asked to come forward.

Ann Altman and Denise & Frank Tschia, owners, stated that the microbrewery business was the fastest growing new industry. The facility would be composed of a tap room, a beer garden, and an outdoor patio under the name of Motorworks Brewery. They felt the site would be a good addition to the area and would help create a gateway into the Village of the Arts by making a pass-through on the brewery property.

Discussion about parking and transportation options. Councilman Roff reported that the new secretary of the Metropolitan Planning Organization had said that a pedestrian crossway for 8th Avenue was in consideration.

Jack Sullivan, President & CEO of *Blues Review Magazine*, with two offices located in the Village of the Arts, stated that since his international company had moved into the Village, a greater diversity of people have been drawn into the area and made a positive financial impact. He felt the brewery would only further enhance the area.

Bryan Morris, 1001 10th Ave. West, adjoining property owner, said that he had had several discussions with the owners and felt their coming to the area would be a very positive thing. He said his only concern was the worsening of the current traffic gridlock. Claude Tankersley stated that he would bring it to the Traffic Safety Committee for study.

Trevor Gooby, Pittsburgh Pirates Association, thought that the brewery would also be a wonderful addition to McKechnie Field game attendees by offering them another exciting and close place to go to following a game. He also mentioned that they would proudly serve the brewery's product at the stadium.

Frank Tschida, owner, came forward to say that he knew that other area distributors intended to bring their vendors by bus on a monthly basis to tour the brewery, thus giving more exposure to the area and perhaps creating interest in some of the vacant properties.

The Public Hearing was opened to those in opposition. None came forward.

Tim Polk gave the Staff Planning Commission recommendation for approval with the following stipulations:

APPROVAL of SU.12.0099 with the following stipulations:

1. Hours of operations: Tasting room/Lounge-11AM to 2AM. Outdoor Beer Garden-11AM to 2AM with music (live or amplified) to cease at 10PM. Delivery hours-7AM to 6PM. Brewery/Manufacturing-24 hours a day.
2. Perimeter fencing and landscape to be improved and/or retained to buffer adjacent uses, where necessary.
3. Building and landscape design to be consistent with Form-Based Code requirements.
4. 11th Avenue West driveway to be improved to accommodate truck traffic.
5. Owner shall consult with a sound engineer to take measures in minimizing manufacturing noises.
6. Building shall be improved with fire sprinkler suppression and alarm systems.
7. Dumpster to be enclosed and location to be approved by Public Works.
8. Property owner and City shall prepare a road maintenance agreement that will address the conditions at the 10th Street West and 10th Avenue West intersection.

PLANNING COMMISSION RECOMMENDATION (January 16, 2013):

APPROVAL of SU.12.0099 with the following stipulations:

1. Hours of operations: Tasting room/Lounge-11AM to 2AM. Outdoor Beer Garden-11AM to 2AM with music (live or amplified) to cease at 10AM. Delivery hours-7AM to 6PM. Brewery/Manufacturing-24 hours a day.
2. Perimeter fencing and landscape to be improved and/or retained to buffer adjacent uses, where necessary.
3. Building and landscape design to be consistent with Form-Based Code requirements.
4. 11th Avenue West driveway to be improved to accommodate truck traffic.
5. Owner shall consult with a sound engineer to take measures in minimizing manufacturing noises.
6. ~~Building shall be improved with fire sprinkler suppression and alarm systems.~~ **PER THE FIRE MARSHAL ON FEBRUARY 5, 2013, FIRE SPRINKLER SUPPRESSION SYSTEM MAY BE REPLACED BY OTHER ACCEPTABLE METHODS OF FIRE PROTECTION IF APPROVED BY BRADENTON FIRE DEPARTMENT.**
7. ~~Dumpster to be enclosed and location to be approved by Public Works.~~ **1/22/13 REVISED PLANS SATISFY THIS CONDITION WITH PUBLIC WORKS. STIPULATION TO BE REMOVED.**
8. Property owner and City shall prepare a road maintenance agreement that will address the conditions at the 10th Street West and 10th Avenue West intersection.

Councilman Smith said he was very excited that a business of this type would be coming to the area which would promote baseball and the entertainment district.

Councilman Roff said this type of business brings with it four pluses:

1. Will attract a different crowd with disposable income who will tour the Village and McKechnie
2. Will increase TIF funds
3. Will create jobs
4. Will bring in a new type of real estate on 9th

MOTION TO APPROVE S.U. 12.0099 WARD 3 NEIGHBORHOOD 1.03 with eight stipulations was made by Councilman Roff, seconded by Councilman Smith, and approved 4:0. (Vice Mayor/Councilman Gallo was excused.)

AB.12.0022 WARD 3 NEIGHBORHOOD 1.03 BMW

Request of Princess T, LLC, agent for SSI Properties, Inc., owner, for a 2-COP alcohol beverage license to be used in conjunction with a production brewery/tasting room to be located at 1014 9th Street West (zoned T4-0).

The Public Hearing was opened and those in favor were asked to come forward. None came forward.

The Public Hearing was opened to those in opposition. None came forward.

The Public Hearing was closed.

Tim Polk gave the Staff and Planning Commission recommendations for approval with stipulations:

STAFF RECOMMENDATION:

APPROVAL of AB.12.0022 with the following stipulations:

1. Series 2-COP license to allow for on-premise consumption of beer and wine only, and in sealed containers for package sales.

PLANNING COMMISSION RECOMMENDATION (January 16, 2013):

APPROVAL of AB.12.0022 with the following stipulations:

1. Series 2-COP license to allow for on-premise consumption of beer and wine only, and in sealed containers for package sales.

MOTION TO APPROVE AG.12.0033 WARD 3 NEIGHBORHOOD 1.03 BMW was made by Councilman Roff, seconded by Councilman Smith, and approved 4:0. (Vice Mayor/Councilman Gallo was excused.)

NEW BUSINESS BY DEPARTMENT HEADS, CITY ATTORNEY, AND CITY COUNCIL – None scheduled.

BUSINESS BY APPOINTMENT - None scheduled.

COUNCIL REPORTS

Councilman Gene Brown, Ward II: Nothing to report.

Councilman Patrick Roff, Ward III: Reported that the Village of the Arts had had its second Village Envisioning Workshop at the Renaissance on 9th. Dr. David Brain and volunteer students had been very helpful in their analysis of possible options and enhancements which could be done.

Councilman Bemis Smith, Ward IV: Nothing to report.

Councilman Harold Byrd, Ward V: Nothing to report.

Mayor Wayne Poston: Mayor Poston reminded all that Spring Training games were starting and the following events were on tap:

Boosters Luncheon – Today, Feb. 13

Pirates Pep Rally – Saturday, Feb. 16

Tour of the newly remodeled McKechnie Field – Feb. 20

Mayor Poston also expressed his thanks to NDC for making McKechnie the best ball park in Florida.

DEPARTMENT HEADS

Carl Callahan: Nothing to report.

Deputy Chief Ezell: Nothing to report.

Chief Radzilowski: Nothing to report.

Claude Tankersley: Nothing to report.

Tim Polk: Nothing to report.

Bill Lisch: Nothing to report.

There being no further business, Mayor Poston adjourned the meeting at 9:02 a.m.

NOTE: This is not a verbatim record. An audio CD or DVD recording of the meeting is available for a fee upon request.