

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
February 17, 2016**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on February 17, 2016 at 2:00 pm.

**Present:**

**Planning Commission Members:** Ben Bakker-Chair, Diane Barcus, John Vita, Richard Whetstone  
**City Staff:** Chris Gratz-Development Services Manager; Officer Camacho-Police; Karen Aihara-Executive Planning Administrator; Kim Clayback-Public Works; Susan Hochuli-Public Works

**Absent:**

**Planning Commission Members:** Veronica Rogers, Stewart Moon Jr., Darin Autrey (alternate) and O.M. Griffith (alternate)  
**City Staff:** Myra Schwarz, Ken Langston-Fire Marshal

**REGULAR MEETING**

- Meeting was called to order by the Planning Commission Chair, Mr. Bakker at 2:00 p.m.
- Pledge of Allegiance
- Approval of January 20, 2016 Minutes by Mr. Vita, second by Ms. Barcus, approved 4-0.
- Speakers were sworn in by Ms. Aihara.

**NEW BUSINESS**

**CP.16.0144, WARD 4, NEIGHBORHOOD 20.12**

Request by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners, for a Comprehensive Plan Map Amendment from RES-6 (County) to SCC, Suburban Commercial Corridor on 2.35 acres located at 5700 State Road 64, 711 Morgan Johnson Road (57th Street East) and two (2) contiguous parcels with no addresses on the east side of Morgan Johnson Road; Assessor Parcel Numbers (APN): 1120300056, 1120900004, 1121700059, 1121710209.

**LU.16.0145, WARD 4, NEIGHBORHOOD 20.12**

Request by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners, for a Zoning Atlas Amendment from PDC and A-1 (County) to SCC, Suburban Commercial Corridor on 2.35 acres located at 5700 State Road 64, 711 Morgan Johnson Road (57th Street East) and two (2) contiguous parcels with no addresses on the east side of Morgan Johnson Road; Assessor Parcel Numbers (APN): 1120300056, 1120900004, 1121700059, 1121710209.

Mr. Gratz introduced the two requests for Small Scale Comprehensive Plan Map Amendment and Zoning Atlas Amendment with staff presentation, staff evaluation, and recommendations.

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

- Ms. Barcus asked about the pie shaped parcel. Mr. Gratz stated that it is included in project.
- Mr. Whetstone asked about the traffic study. Mr. Gratz stated that applicant will work with the Manatee County and FDOT for their approved road access.
- Mr. Bakker asked about the status of the annexation. Mr. Gratz stated that the annexation is in process and will go for City Council second reading and concurrent approvals.

**Applicant Presentation:**

Mr. Edward Allen, GreenbergFarrow for MIMCO Properties spoke as the agent for the project. The roadways will meet the City's standard and minimum level of service on both roadways.

**POLICE/PUBLIC WORKS** - No comments.

**PUBLIC HEARING** – No one appeared.

**STAFF RECOMMENDATION:**

Staff recommends APPROVAL on both requests and two separate motions are needed for approval.

**MOTIONS TO APPROVE:**

Mr. Whetstone made the motion to approve CP.16.0144, second Ms. Barcus, 4-0 approved.

Mr. Whetstone made the motion to approve LU.16.0145, second Mr. Vita, 4-0 approved.

This request will be heard before the City Council for first hearing on February 24, 2016 and second hearing on March 9.

**SU.15.5128, WARD 3, NEIGHBORHOOD 1.01**

Request of Tina Long-Forslund, agent for Galatians 6:2 Inc., owner, for a Special Use approval of a Conference Center at 518 13th Street West (Zoned T5).

Mr. Gratz introduced the requests with staff presentation, staff evaluation, and recommendation for 1,655 square feet of 6,734 square foot building to be used as a conference center with the following stipulations as stated in the applicant's submission:

1. The approval is only to use the building for office and training center facilities. It is not to be used as retreat, conference center (traditional), exhibit hall, church, or venue for weddings, funerals, or concerts; with alcohol prohibited on the site.
2. Hours of operation:
  - 8:00 A.M. to 5:00 P.M. Monday through Friday.
  - After 5:00 P.M. until 10:00 P.M. Monday through Friday for staff and by appointments.
  - Weekends for staff and by appointments from 8:00 A.M. until 10:00 P.M.

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

- Mr. Bakker asked about appliances in the break room. Mr. Gratz stated that there is to be no range or stove, microwave and refrigerator are allowed.

**Applicant Presentation:**

Mr. Gary Crawford, 3907 Bayside Circle stood for questions and explained his business model.

**PLANNING COMMISSION QUESTIONS/COMMENTS TO APPLICANT**

- Mr. Bakker asked about the frequency of evening meetings. Mr. Crawford said they may have evening series of training classes upon request.
- Mr. Vita asked how do you attract or market your business. Mr. Crawford said mostly word of mouth, they have never advertised.
- Ms. Barcus asked about the \$5500 for Day of Hope back packs for needy children. Were the back packs distributed through your facility? Mr. Crawford said they were distributed through churches and public schools in Sarasota and Manatee Counties.
- Mr. Bakker asked will there be a time that homeless people will be lined up outside your door for any reason? Mr. Crawford said, not by our invitation since 1997.
- Mr. Vita stated that he believes that the homeless population will line up at your door and your organization will have to have a plan to deal with them. Mr. Crawford stated that King's Station does not cater to the homeless; they will be directed to Salvation Army or other services. If they refuse to leave, 911 will be called to escort them off the property.

**PUBLIC WORKS** – Ms. Clayback introduced Susan Hochuli, who recently joined the Engineering department at Public Works as an Environmental Compliance Engineer. Ms. Clayback stated that even though King’s Station is within 800 feet of the parking garage and bus station; there is not adequate parking for evening events. Mr. Crawford stated that there is additional parking available in private lots.

**POLICE** – no comments. Officer Camacho commented that during the past four years there have been no calls at their business.

### **PUBLIC HEARING**

- Mr. Vincent Crisci, owner of adjoining properties at 530 and 540 13<sup>th</sup> Street West, asked that the applicant accept the restriction prohibiting any service to the homeless people. If yes, Mr. Crisci supports the application. The prior plans from 2012 and 2014 show intent to serve homeless population and their issues.
- Mr. John Moody, 535 13<sup>th</sup> St West, Moody Landscape Architectural Firm, welcomes more businesses on the street. Homelessness is a real problem and since the bus transfer station was relocated there, the character of the street pedestrians is dramatically different. Mr. Moody can no longer leave office doors open, because people wander in and panhandle. Parking is an issue. All street parking is one hour.
- Mr. Bakker suggested the Crisci wording as an additional stipulation. The applicant agrees with the wording.
- Public Hearing was closed.

### **STAFF RECOMMENDATION - APPROVAL** of SU.15.5128 with the following two stipulations:

1. The approval is only to use the building for office and training center facilities. It is not to be used as retreat, conference center (traditional), exhibit hall, church, or venue for weddings, funerals, or concerts; with alcohol prohibited on the site.
2. Hours of operation:
  - 8:00 A.M. to 5:00 P.M. Monday through Friday.
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### **COMMISSIONERS COMMENTS**

- Ms. Barcus suggested the additional stipulation:
  3. Galatians 6:2, Inc. or any successor owner or occupant is prohibited from using any portion of the premises to feed, clothe, shelter or otherwise assist or serve homeless people, or permit them to assemble, or in any way congregate. Violation of this condition is an express violation of this Special Use Permit.

### **MOTION TO APPROVE:**

- Mr. Vita made the motion to approve SU.15.5128 with the two staff stipulations and the additional third stipulation as presented, second Ms. Barcus, 4-0 approved.

This request will be heard before the City Council on March 9, 2016 at 8:30 a.m.

### **STAFF REPORTS AND UPDATES**

- Mr. Gratz shared Development Services projects:
  - Annexation of Lapidus property was approved by City Council.
  - The Point Pleasant Neighborhood Conservation District passed unanimously by Council.
  - First City Federal Bank was bought by Sun Insurance and will be investing in a substantial improvement with full ADA compliance. Looking to provide Food Truck parking site.

- Minnie Rogers Plaza has stalled – CCRA project.
- Active Senior Housing project on 14<sup>th</sup> south of Salvation Army coming in with 4 story, 72 units.
- The Old Manatee Players was sold to Marriott, Springfield Suites 9 stories with a rooftop bar. Applications for alcohol beverage and special use will be coming to Planning Commission. Plan to build a parking garage with 100 spaces. Construction will start by October.
- Village at Riverwalk should receive a summary judgment and start pulling permits by the end of the February.
- The PCD Director search should be completed by March.
- Ms. Clayback shared Public Works projects:
  - Public Works has a 10 year paving project in place to improve the streets, improving sidewalks to Manatee, Ballard Park & Rogers Garden Elementary schools.
  - Fifteen year CIP improvements to replace cast iron water mains across the City.
  - New well drilling at the water treatment plant to harvest water during wet season to preserve potable water supply during dry season.
- Mr. Bakker discussed city power transformer box artwork with Realize Bradenton grant dollars to print and install graphics. Officer Camacho added that when the neighborhood participates that there is a dramatic drop in vandalism. Ms. Clayback will take this topic back to the new PW Director, Jim McLellan.

**NEXT PLANNING COMMISSION MEETING** - Wednesday, March 16, 2016.

**ADJOURNMENT** – Motion to adjourn at 3:52 p.m. by Vita/Whetstone.

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Benjamin Bakker, Chair

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