

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
March 16, 2016**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on March 16, 2016 at 2:00 pm.

**Present:**

**Planning Commission Members:** Diane Barcus-Vice Chair, Stewart Moon Jr., John Vita, Darin Autrey

**City Staff:** Catherine Hartley-Director; Chris Gratz-Development Services Manager; Myra Schwarz-GIS/Planner; Karen Aihara-Executive Planning Administrator; Kim Clayback-Public Works; Susan Hochuli-Public Works

**Absent:**

**Planning Commission Members:** Ben Bakker-Chair, Veronica Rogers, Richard Whetstone, and O.M. Griffith (alternate)

**City Staff:** Ken Langston-Fire Marshal; Officer Camacho-Police

**REGULAR MEETING**

- Meeting was called to order by the Planning Commission Vice Chair, Ms. Barcus at 2:00 p.m.
- Pledge of Allegiance.
- Approval of February 17, 2016 Minutes by Mr. Moon, second by Mr. Vita, approved 4-0.
- Speakers were sworn in by Ms. Aihara.

**NEW BUSINESS**

**SU.16.0146, WARD 4, NEIGHBORHOOD 20.12**

Request by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners, for a Special Use approval of a new 134,630 square foot Building Materials store on the 20.97 acres of properties located at 5700, 5704, and 5820 State Road 64, 711, 823, and 907 Morgan Johnson Road (57<sup>th</sup> Street East) and three (3) contiguous parcels with no addresses (PIDs 11203000056, 1120900004, 1121710209, 1121700059, 1121700109, 1121710159, 1121800005, 1121400004, and 1424600003) with ten stipulations:

1. Subject to Manatee County approval, complete the sidewalk along Morgan Johnson Road the entire length of the property.
2. Provide a bicycle rack that accommodates at least (6) bicycles near the entrance of the store.
3. Relocate the proposed shed display area adjacent to Morgan Johnson Road to inside, beside, or in front of the Garden Center.
4. Relocate the proposed trailer display spaces adjacent to Morgan Johnson Road as far away from the right-of-way as possible.
5. Outside storage, outdoor sales and display, truck rental spaces, and seasonal sales shall be limited to the locations indicated on the site plan.
6. A shopping cart retention system shall be installed and maintained.
7. Lighting is to be installed below/not in conflict with the tree canopy and maintained.
8. Secure the rear and east side unused land to show the perimeter, if not with fencing, then with unfriendly (thorny) plants/hedges, to prevent vagrancy and discourage entry into unseen areas. The chain link fencing around the retention ponds is to be clad with black or brown vinyl fencing and fence posts.
9. The use of loud speakers is prohibited.
10. Overnight parking is to be prohibited; towing signs and a towing contract are to be maintained.

Mr. Gratz introduced the Special Use request with staff presentation, staff evaluation, and recommendations.

**PUBLIC WORKS** - No objections or comments.

**PUBLIC HEARING:**

Mr. Edward Allen, GreenbergFarrow for MIMCO Properties spoke as the agent for the project. Lot C will remain unchanged, landscape will be planted along perimeter of the property with fencing in rear and east side of unused land. Mr. Allen contested that stipulation #6 shopping carts would not be a theft risk at this location and requested removal of this stipulation. Ms. Barcus commented that if this is a problem, it should be determined by Bradenton Police. Mr. Allen said that conduit can be laid in the driveway for potential installation of cart security system. Applicant agreed to the other stipulations. Public Hearing closed.

**MOTION TO APPROVE:**

Mr. Autrey made the motion to approve SU.16.0146 with ten stipulations, modifying stipulation #6:

6. A shopping cart retention system shall be installed and maintained should it be determined to be necessary by the Bradenton Police Department or the Community Services and Code Compliance Division.

Second by Mr. Moon, 4-0 approved as amended. This request will be heard before the City Council on April 13, 2016.

**VA.16.0148, WARD 4, NEIGHBORHOOD 20.12**

Request by GreenbergFarrow Architecture, agent, for MIMCO Properties, LLC / Kathy & Jack McKendree, owners, for the approval of two (2) Variances relating to the number of required parking spaces and the number of permitted wall signs for a new Building Materials store on the 20.97 acres of properties located at 5700, 5704, and 5820 State Road 64, 711, 823, and 907 Morgan Johnson Road (57<sup>th</sup> Street East) and three (3) contiguous parcels with no addresses (PIDs 11203000056, 1120900004, 1121710209, 1121700059, 1121700109, 1121710159, 1121800005, 1121400004, and 1424600003). Specifically:

**Variance #1**, from “Schedule 4.1.4.1 Automobile On-Site Parking Space Requirements” which requires 549 parking spaces for a 134,630 square foot Building Materials store (1 parking space per 200 sq. ft. of building floor area for the first 10,000 sq. ft. plus 2 per each additional 500 sq. ft.); to reduce the requirement by 132 parking spaces for a total of 417 parking spaces.

**Variance #2**, from “Schedule 5.5.3.2 Area, Dimensional, Quantity Requirements For Signs In Non-Residential LUR Atlas District” which allows one (1) wall sign; to allow two (2) additional wall signs (21.8 sq. ft. and 25.88 sq. ft.) that identify departments in the store.

Mr. Gratz introduced the request for Variance #1 and Variance #2 with staff presentation, staff evaluation, and recommendations. Parking spaces were amended today to reduce the number of spaces to 120 (from 132). This is only five (5) spaces under the projected maximum parking on Saturday as calculated by the ITE Parking Generation Manual. Staff recommends approval of both variances.

**PUBLIC WORKS** - No objections or comments.

**PUBLIC HEARING:**

Mr. Edward Allen, GreenbergFarrow for MIMCO Properties spoke as the agent for the project. Mr. Allen stated that the parking variance is only one space short per ITE standards. The parking islands were enlarged to plant larger caliper trees. Ms. Barcus asked if the plantings areas will be irrigated, the entire site will be irrigated per Mr. Allen. Public Hearing closed.

**MOTION TO APPROVE:**

Mr. Vita made the motion to approve VA.16.0148 – Variance #1 with a revision to 120 parking spaces, Variance #2 with approval of additional signage, second Mr. Autrey, 4-0 approved as amended. This request will be heard before the City Council on April 13, 2016.

**SU.16.0566 and MA.16.0565, WARD 4, NEIGHBORHOOD 20.11**

Request by McCON Building Corporation, agent, for S & L Properties Bradenton, LLC, owners, for the approval of a Special Use and Major PDP Amendment for a 4,734 sq. ft. Culver's restaurant with a drive-through and a future 4,500 sq.ft. commercial use building on 3.2467 acres of property located at 4714 State Road 64 East (PID 1127212059). One Stipulation:

- Stipulation 1.d. from the original approval is changed to a 4,734 sq. ft. drive-through restaurant and a future 4,500 sq. ft. commercial building. The commercial building shall not be entitled to a free-standing sign unless the existing sign for the entire plaza is moved no closer than 100 feet from the sign to the west and there be at least 100 feet between signs along SR 64 East.

Mr. Gratz introduced the requests with staff presentation, staff evaluation, and recommendations. MA.16.0565 was original PDP-00-02 and approved May 24, 2000.

**PUBLIC HEARING**

Mr. Chris McGuire, McCON, 1059 Circle Drive, Highland, Wisconsin, agent, complimented the staff and stood for questions. Mr. McGuire had no objections to the stipulations. Public Hearing closed.

**PUBLIC WORKS** - No objections or comments.

**COMMISSIONERS COMMENTS**

Mr. Autrey stated for the record that many of the original PDP exhibits were prepared by his partner, before Mr. Autrey joined the firm. The firm is not currently involved with this client.

**MOTIONS TO APPROVE:**

- Mr. Moon made the motion to approve SU.16.0566, Mr. Vita second, 4-0 approved.
- Mr. Moon made the motion to approve MA.16.0565 with Stipulation 1.d, Mr. Autrey second, 4-0 approved. This request will be heard before the City Council on April 13, 2016 at 8:30 a.m.

**STAFF REPORTS AND UPDATES – Christopher Gratz**

- A nine story hotel will be built on Old Manatee Players site.
- Riverwalk Village update – the judge retired, Mr. Vogler made motion for summary judgment.
- Villages at Glen Creek – pre-construction meeting to start April 1<sup>st</sup>.
- Tidewater – changed plan to 6 plexes, still under 100 units with administrative approval.
- Sunz Insurance moving to downtown Bradenton

**WELCOME NEW DIRECTOR, CATHERINE HARTLEY**

Catherine introduced herself to the Planning Commission.

**PUBLIC WORKS UPDATE – Kim Clayback**

- \$750,000 spent on “sidewalks to schools” project.
- Closing Orange Ridge School on 30<sup>th</sup> Avenue, children will be attending Rogers Garden.
- Water main replacement projects will be out to bid in April 2016 for 2017 projects.
- Paving on hold due to spring training baseball season, will resume April 1, 2016.
- FDOT is starting to plan a round-about at 15 St E and 9<sup>th</sup> Ave E near Tropicana.
- Wastewater is upgrading their delivery system from River Run pump station to Lakewood Ranch.

**ADJOURNMENT** – Motion to adjourn at 3:15 p.m. by Vita/Moon.

---

Diane Barcus, Vice Chair

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