

**ABBREVIATED MINUTES  
PLANNING COMMISSION MEETING  
April 15, 2015**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on April 15, 2015 at 2:00 pm.

**Present:**

**Planning Commission Members:** Ben Bakker-Chair, Diane Barcus, Peter Keenan, Richard Whetstone

**City Staff:** Tim Polk- Planning Director; Brady Woods-Development Services Manager; Tatiana Gonzalez-GIS/Planner; Officer Camacho-Police; Karen Aihara-Executive Planning Administrator

**Absent:**

**Planning Commission Members:** Stuart Moon Jr., Veronica Rogers, Darin Autrey

**Staff:** Ken Langston-Fire Marshal, Kim Clayback-Public Works

**REGULAR MEETING**

- Meeting was called to order by the Planning Commission Chair, Mr. Bakker at 2:00 p.m.
- Pledge of Allegiance
- Approval of Minutes – Approval of minutes deferred until next meeting.
- Vice Chair Mr. Autrey has submitted a request to be moved to Alternate Commissioner due to work conflicts. Nominations are open to replace Mr. Autrey as Vice Chair. Whetstone made a Motion to nominate Ms. Barcus as Vice Chair (Whetstone/Keenan). Ms. Barcus accepted the nomination, motion carried 4-0.
- Speakers were sworn in by Ms. Aihara.

**NEW BUSINESS**

**PR.15.0671**

**WARD 1**

**NEIGHBORHOOD 4.08**

Request of David Scherer-TDS Construction, owner, for Preliminary Planned Development Project approval to establish Office/Workshop uses at 4310 63rd Street West (zoned SCC).

Mr. Woods introduced the request with staff presentation, staff evaluation, recommendations with eleven (11) stipulations:

1. No structures or private retention shall be allowed within existing easements.
2. Units shall be separated using 2-hour rated fire walls, at a minimum.
3. Exterior cameras shall be installed and connected to a recording system for security.
4. Exterior perimeter lighting shall be shielded to prevent illumination onto adjacent properties and roadways in excess of LUR lighting standards.
5. An eight (8) foot tall privacy fence shall be permitted as shown on Exhibit E-PDP site plan. Barbed wire is prohibited.
6. All trees scheduled for preservation shall be adequately barricaded.
7. Ingress/Egress gates shall be accessible to emergency vehicles via Knoxboxes.
8. Minimum 25 feet building setback from the north property line shall be permitted as shown on Exhibit E-PDP site plan.
9. The architectural design and features of the proposed buildings shall approved by the Planning and Community Development Director prior to construction.
10. Uses not approved as part of this PDP or allowable 'By-Right' within SCC zoning district shall be prohibited. Noxious, hazardous, and nuisance uses are strictly prohibited. Any future use of this property will be required to adhere to stipulations of approval established with this request, unless amended and approved by City Council.

11. The Final PDP must address all Stipulations and other Staff/DRC recommendations/concerns included in this report as determined by the Planning and Community Development Director.

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

- Ms. Barcus asked if the type of fence is stipulated. Mr. Woods stated that it will be an eight (8) foot opaque security fence.
- Ms. Barcus asked if the retention areas are dry or wet? Mr. Woods stated that former Public Works Civil Engineer, Arlan Cummings told him that this is Florida and retention areas are always considered wet; but we will hear from the applicant's civil engineer on this question.
- Ms. Barcus stated that the types of uses for this project include office, storage, large scale hobbyist, equipment storage, etc.; noxious, hazardous, and nuisance uses are strictly prohibited. Is the cleaning of lawnmowers and boats not considered hazardous? Mr. Bakker stated that running a motor (motorcycle, boat, lawnmowers) for 15-20 minutes would be considered a nuisance, not noxious. Noxious would include 24 hour noise, chemical spills, hazardous waste. Mr. Woods stated that there is an outside stall for the cleaning of boats, etc. Storage units will have a two hour fire wall and fire suppression due to the varied onsite uses.
- Mr. Bakker asked if there is a divider wall to the north of the property. Mr. Woods stated that currently there is a chain link fence. The applicant will be putting in a solid 8 foot PVC fence. Mr. Woods will check with Public Works, but there is a problem in putting a landscape buffer because of the City easement.
- Mr. Bakker asked about the building height. The building height is 24 feet with a slightly sloped roof.
- Mr. Bakker asked for description of Knoxbox. Officer Camacho stated that it is a box attached to a building that the Fire Department has a key to open for gates, buildings, etc. Police do not have Knoxbox access.

Tim Healey, PO Box 4750, Tampa, Civil Engineer, Frontier Engineering presented a colored site plan showing the amount of green space. The property is surrounded in a figure 8 by easements. A landscape architect came up with an esthetically pleasing landscape design with 44% green space, 25% is code minimum. The project is 18 units on 2.55 acres. Owner's office is across the street and looks for your support in this development. Darena Marvin, legal counsel is present.

David Scherer, 708 Palma Sola Blvd. has maintained an office at 4239 63<sup>rd</sup> St West for the last 20 years and has owned this property for past 15 years.

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

- Ms. Barcus asked if the ponds are all wet retention. Mr. Healey said they will be dry retention, unless it is raining with 4:1 slope.

**STAFF:** No objections from Public Works, Fire or Police.

**PUBLIC HEARING:**

- No one appeared to speak for or against for the project.
- Public Hearing was closed.

**STAFF RECOMMENDATION**

APPROVAL of PR.15.0671 with aforementioned eleven stipulations as mentioned.

**PLANNING COMMISSION RECOMMENDATION**

**Motion to Approve** PR.15.0671 Request of David Scherer-TDS Construction, owner, for Preliminary Planned Development Project approval to establish Office/Workshop uses at 4310 63rd Street West (zoned SCC) with eleven aforementioned stipulations (Barcus/Whetstone) Approved 4-0.

The next public hearing will be before City Council on May 13, 2015 at 8:30 a.m.

**REPORT OF THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR**

- The Planning Staff is meeting with Chamber of Commerce to discuss Millennial Housing needs. This is a hot topic locally and nationally. Manatee County needs jobs & housing prices to attract millennials. It is important to get it right and do the research to make it happen.
- Mr. Bakker encouraged asking millennial questions and foster discussion. He is excited about the Chamber, City and County working together and discussing future growth.
- Ms. Barcus saw the announcement of two new restaurants in town – Jimmy Johns in Sun Trust Building and Japanese on Old Main Street.

**NEXT PLANNING COMMISSION MEETING** - Wednesday, May 20, 2015.

**ADJOURNMENT** – Motion to adjourn at 3:02 p.m. (Whetstone/Keenan)

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Benjamin Bakker, Chairman

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