

**ABBREVIATED MINUTES
PLANNING COMMISSION MEETING
September 16, 2015**

The Planning Commission met in the City of Bradenton Council Chambers, 101 Old Main Street, Bradenton, Florida on September 16, 2015 at 2:00 pm.

Present:

Planning Commission Members: Diane Barcus-Vice Chair, John Vita, Veronica Rogers, Richard Whetstone

City Staff: Tim Polk- Planning Director; Chris Gratz-Development Services Manager; Kim Clayback-Public Works; Officer Camacho-Police; Karen Aihara-Executive Planning Administrator

Absent:

Planning Commission Members: Ben Bakker-Chair, Stewart Moon Jr., and Darin Autrey and O.M. Griffith (alternates)

City Staff: Myra Schwarz-GIS/Planner; Ken Langston-Fire Marshal

REGULAR MEETING

- Meeting was called to order by the Planning Commission Chair, Ms. Barcus at 2:00 p.m.
- Pledge of Allegiance
- Approval of Minutes: August 19, 2015 motion to approve by Mr. Vita/second Mr. Whetstone approved 4-0.
- Speakers were sworn in by Ms. Aihara.

NEW BUSINESS

CP.15.3381 WARD 4 NEIGHBORHOOD 7.03

Request by ZNS Engineering, LC and Vogler Ashton, agents, for the City of Bradenton, owner, and Bradenton Land Group, LLC and O'Reo Farm Two, LLC, applicants, for a Small Scale Comprehensive Plan Map Amendment for properties located at 1205 and 1219 2nd Avenue East, from Residential Medium Density (up to 10 DU/AC) to Urban Village.

Mr. Gratz reviewed the request including staff report, aerial maps and the small scale comprehensive plan map amendment, changing map to be consistent with the Villages of Riverwalk project. Parcels will be changed from Residential Medium Density to Urban Village.

Planning Commission Questions/Comments to Staff:

- Mr. Whetstone reiterated the workshop discussion that this request is not to change or add any additional lot usage, just restoring to the original approval of the original development plans. This is a correction of the code.

Applicant Presentation:

Ms. Rachel Layton, Planning Director, ZNS Engineering presented overview of the request, changing the small scale comp plan amendment to be consistent with previous development approvals and rights vested to the property.

PUBLIC HEARING:

For: None appeared.

Opposed:

- **Jackie Atwood**, 1010 Riverside Drive East asked for previous zoning was Residential 1. Mr. Polk responded that City had a different designation from the County. Ms. Atwood questioned the "restoration" of zoning and is against this change.

- **Dian Weldon**, 1212 2nd Avenue East is opposed to this development. She requested public records yesterday and they were emailed to her. Ms. Weldon questioned the increase of density to 25 units per acre, is 10 units per acre not profitable. Is there police protection, traffic, ambulances, school capacity for this increased density.
- **Lydia Copeland-McNeal**, 1002 3rd Avenue East, spoke against the request. She expressed concern regarding green space and replacement of a historical park.
- **Alice Carter Lawton**, 1403 2nd Avenue East, spoke about the old Dr. Arnold property currently considered for rezoning. She would like an explanation of urban development. Ms. Barcus explained that the development on 2nd Avenue East is residential only. Mr. Polk answered that when the City changed zoning and land use regulations, the City reduced the number of classifications from 34 to 14. Any classification that starts with urban means getting people out of their cars and allow mixed use development, that would prompt redeveloping areas such as Villages of Riverwalk. Any further changes would require a review by the City.
- **Kim Young Shepard**, 1420 1st Avenue East has problem with the zoning classification Urban Village, this property is not developed. She has concerns about the number of empty office buildings and apartments currently in the City of Bradenton. Where is the three year study?
- **Sandra Zaloudek**, business manager at 1420 1st Avenue East, the current zoning does not mirror the area. The Old Town of Manatee is dependent on historical and ecological revenue and tourism dollars, which is the backbone for businesses in the area. Opposed to changing the zoning and put condominiums in.
- **Frank Lambert**, 102 15th Street East, concerned about the change of zoning. Glazier Gates Park would be much better on this property than currently proposed location. We need a better deal. The impact report traffic study states no impact, 1,000 cars in this area – how can there be no impact of 25 units/acre. No environmental impact when the developer will clear cut 24 acres.

Public Hearing is closed.

Public Work and Police – no comments.

Planning Commissioners – no further questions.

Staff Comments – Mr. Polk commented that the neighbors had questions about urban development/urban village. When the City made the changes to the land use regulations and zoning classifications, we wanted to stress that Village would be something we would try to put in the redevelopment projects. If Urban was in front of name, Urban Suburban Corridor, etc. and retain the character of the Friendly City and retain the Village character of new development and redevelopment.

PLANNING COMMISSION RECOMMENDATIONS: Mr. Vita made a motion to approve CP.15.3381 with one stipulation to reimburse the City for all advertising costs required for the application, second by Ms. Rogers, 4-0 approved.

SA.15.3388 WARD 2 NEIGHBORHOOD 4.06

Request by ZNS Engineering agent, for Bradenton Christian School, for a Special Use-Amendment to allow for construction of a new 16,642 square foot Middle School building on the property located at 3304 43rd Street West (zoned R-1).

Mr. Gratz reviewed the request including staff report, aerial map, land use map, and building facades. No questions from the Commissioners.

Applicant Presentation:

Ms. Rachel Layton, Planning Director, ZNS Engineering presented overview of the request,

PUBLIC HEARING:

For: None appeared.

Opposed:

- **Jackie Atwood**, 1010 Riverside Drive East asked for previous zoning was Residential 1. Mr. Polk responded that City had a different designation from the County. Ms. Atwood questioned the “restoration” of zoning and is against this change.
- Dian Weldon**, 1212 2nd Avenue East is opposed to this development. She requested public records yesterday and they were emailed to her. Ms. Weldon questioned the increase of density to 25 units per acre, is 10 units per acre not profitable. Is there police protection, traffic, ambulances, school capacity Special Area Plan approval with the following six stipulations:

Motion to Approve with six stipulations and correction on stipulation #2 by Ms. Barcus, second by Mr. Moon, 5-0 approved.

These requests are going to City Council on September 9, 2015 at 8:30 am with second reading on the comprehensive plan on September 23, 2015 at 6:00 pm.

REPORT OF THE PLANNING & COMMUNITY DEVELOPMENT DIRECTOR

- The Villages of Riverwalk aka Riviera Southshore project goes way back with six reiterations of site plan, then went dormant for a while. Density dropped from 693 units to 531 units. Kudos to Chris, Myra and Karen for their work. This has been an intensive project to review.
- Flowers Bakery is under construction with the possibility of nearby work force housing.
- Manatee Inn redevelopment on 14th Street plan for work force housing, not public housing.
- Mr. Bakker commented that the transient population has been on the up tic. It is a regional problem, needs a master plan between Sarasota and Manatee Counties. DDA Board had a discussion on community policing on Riverwalk and downtown areas. Homeless care should be a discussion point at the Manatee Chamber Planning Retreat.

NEXT PLANNING COMMISSION MEETING - Wednesday, September 16, 2015.

ADJOURNMENT – Motion to adjourn at 5:31 p.m. (Moon/Whetstone).

Diane Barcus, Vice Chairman

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